

# Plumpton & Kororoit

## Infrastructure Contributions Plan

April 2018



## Contents

<b>1.0 SUMMARY</b>	<b>4</b>	<b>5.0 CONTRIBUTIONS &amp; ADMINISTRATION</b>	<b>42</b>
1.1 Monetary Component	4	5.1 Collecting Agency	42
1.2 Public Purpose Land Provision	4	5.2 Development Agency	42
<b>2.0 INTRODUCTION</b>	<b>10</b>	5.3 Net developable area	42
2.1 Document Structure	10	5.4 Monetary Levy rates and classes of development	42
2.2 Planning & Environment Act 1987	11	5.5 Estimates of land value	43
2.3 Strategic Planning & Justification	11	5.6 Payment of levies	43
2.4 TimeFrame & Plan Review Period	11	5.7 Payment of Land Credit Amounts	43
2.5 Area to Which This Infrastructure Contribution Plan Applies	11	5.8 Development exempt from contributions	43
<b>3.0 MONETARY COMPONENT PROJECT IDENTIFICATION</b>	<b>12</b>	5.9 Works in kind	44
3.1 Cost Apportionment & Related Infrastructure Agreements	12	5.10 Credit for over provision	44
3.2 Transport Projects	15	5.11 Funds Administration	44
3.3 Community & Recreation Projects	23	5.12 Indexation	45
3.4 Project Staging	27	<b>6.0 APPENDIX 1 DEFINITIONS</b>	<b>45</b>
<b>4.0 PUBLIC LAND PROVISION</b>	<b>27</b>	<b>7.0 APPENDIX 2 LAND</b>	<b>47</b>
4.1 Public Purpose Land Component Projects	27		
4.2 Land Equalisation & Credit Amounts	34		

**PLANS**

<b>Plan 1</b>	ICP Area and Classes of Development	12
<b>Plan 2</b>	Monetary Component Standard Levy Transport Projects	14
<b>Plan 3</b>	Monetary Component Supplementary Levy Transport Projects	20
<b>Plan 4</b>	Monetary Component Community & Recreation Projects	22
<b>Plan 5</b>	Public Land Provision	26
<b>Plan 6</b>	Land Budget	46

**TABLES**

<b>Table 1</b>	Monetary Component ICP Levy Summary	4
<b>Table 2</b>	ICP Land Contribution Percentage	4
<b>Table 3</b>	Land Component Credit and Equalisation Amounts	5
<b>Table 4</b>	Development Classes & Areas	11
<b>Table 5</b>	Monetary Component Standard Levy Transport Projects	15
<b>Table 6</b>	Monetary Component Supplementary Levy Transport Projects	21
<b>Table 7</b>	Monetary Component Community & Recreation Projects	23
<b>Table 8</b>	Public Purpose Land Component Projects	27
<b>Table 9</b>	Public Purpose Land	34
<b>Table 10</b>	ICP Land Contribution Percentage	34
<b>Table 11</b>	Public Purpose Land Credits & Equalisation Amounts	35
<b>Table 12</b>	Classes of Development & Monetary Component Standard Levy Rates	42
<b>Table 13</b>	Classes of Development & Monetary Component Supplementary Levy Rates	42
<b>Table 14</b>	Classes of Development & Monetary Component Total Levy Rates	42
<b>Table 15</b>	Indexation & Timing	45
<b>Table 16</b>	Summary Land Use Budget	47
<b>Table 17</b>	Parcel Specific Land Use Budget	48

**1.0 MONETARY COMPONENT**

**1.1 Monetary Component**

The following table provides a summary of the funds expected to be collected through the monetary component of this Infrastructure Contributions Plan (ICP). Details of the individual projects and their apportionment can be found in Section 3 of this ICP.

Table 1 Monetary Component ICP Levy Summary

DEVELOPMENT CLASS	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE	TOTAL LEVY TO BE COLLECTED
<b>STANDARD LEVY</b>			
Residential	1,131.06	\$195,500	\$221,121,775
Commercial and Industrial	112.16	\$108,700	\$12,191,893
Subtotal	1,243.22		\$233,313,668
<b>SUPPLEMENTARY LEVY</b>			
Residential	1,131.06	\$31,256	\$35,351,914
Commercial and Industrial	112.16	\$31,256	\$3,505,660
Public Land	1,243.22		\$38,857,574
<b>TOTAL LEVY</b>			
Residential	1,131.06	\$226,756	\$256,473,689
Commercial and Industrial	112.16	\$139,956	\$15,697,553
<b>Total</b>	<b>1,243.22</b>		<b>\$272,171,242</b>

**1.2 Public Purpose Land Provision**

The following table identifies the ICP land contribution percentage for the provision of public purpose land in this ICP. Details of the individual projects and their apportionment can be found in Section 4 of this ICP.

Table 2 ICP Land Contribution Percentage

CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE
Residential	14.11%
Commercial & industrial	5.20%

The following table lists the public purpose land to be contributed by each parcel as well as the land credit amount (where the provision of land is above average) and the land equalisation amount (where the provision of land is below average).

Table 3 Land Component Credit and Equalisation Amounts

PARCEL ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
<b>PLUMPTON PSP</b>				
P-1	0.0000	\$0.00	\$4,861.63	\$52,726.35
P-2	0.0000	\$0.00	\$487,686.91	\$52,726.35
P-3	0.0000	\$0.00	\$441,334.76	\$52,726.35
P-4	0.0000	\$0.00	\$438,166.43	\$52,726.35
P-5	0.5000	\$268,406.11	\$0.00	\$0.00
P-6	0.0282	\$0.00	\$530,749.82	\$50,028.79
P-7	0.0000	\$0.00	\$41,266.12	\$52,726.35
P-8	0.0000	\$0.00	\$3,670.37	\$210,071.76
P-9	0.2926	\$0.00	\$1,872,620.47	\$170,411.22
P-10	0.9119	\$0.00	\$1,026,252.65	\$90,418.33
P-11 - R	1.2864	\$789,230.43	\$0.00	\$0.00
P-11 - E	0.3439	\$456,516.87	\$0.00	\$0.00
P-12 - R	8.9222	\$2,084,835.28	\$0.00	\$0.00
P-12 - E	1.4849	\$0.00	\$374,607.55	\$10,508.87
P-13	0.9513	\$417,961.51	\$0.00	\$0.00
P-14	1.6625	\$1,131,235.82	\$0.00	\$0.00
P-15	1.0755	\$564,653.79	\$0.00	\$0.00
P-16	1.3331	\$0.00	\$804,319.10	\$60,568.41
P-17	0.8025	\$0.00	\$1,147,171.07	\$102,884.36
P-18	5.6975	\$6,593,243.87	\$0.00	\$0.00
P-19	0.1833	\$0.00	\$1,301,228.80	\$173,644.03
P-20	1.0461	\$0.00	\$1,310,942.78	\$95,993.00
P-21	0.0000	\$0.00	\$3,441,229.63	\$210,071.76
P-22	0.0000	\$0.00	\$648,277.04	\$210,071.76
P-23	1.0000	\$0.00	\$1,201,331.58	\$93,795.03
P-24	2.4160	\$1,555,525.42	\$0.00	\$0.00
P-25	3.1065	\$3,305,586.58	\$0.00	\$0.00
P-26	0.0000	\$0.00	\$435,684.00	\$210,071.76
P-27	1.0000	\$0.00	\$8,695,491.59	\$179,353.41
P-28	3.1352	\$0.00	\$6,802,200.92	\$124,565.79
P-29	5.3398	\$5,715,402.30	\$0.00	\$0.00
P-30	5.6178	\$6,113,578.72	\$0.00	\$0.00
P-31	1.2386	\$0.00	\$546,335.97	\$48,002.55
P-32	4.4753	\$3,078,004.36	\$0.00	\$0.00
P-33	1.7189	\$1,821,280.37	\$0.00	\$0.00
P-34	1.0000	\$0.00	\$1,416,045.64	\$102,387.51
P-35	5.0703	\$5,811,469.37	\$0.00	\$0.00
P-36	2.4904	\$3,006,036.08	\$0.00	\$0.00
P-37	2.4393	\$2,918,009.99	\$0.00	\$0.00
P-38	0.8000	\$202,153.94	\$0.00	\$0.00
P-39 - R	0.0000	\$0.00	\$2,887,155.07	\$210,071.76
P-39 - E	0.0000	\$0.00	\$36,315.96	\$52,726.35
P-40	0.0000	\$0.00	\$1,036,846.36	\$210,071.76



PARCEL ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
P-41	0.4058	\$0.00	\$969,962.81	\$129,432.65
P-42	1.0000	\$0.00	\$1,138,134.60	\$90,995.81
P-43	0.7871	\$0.00	\$657,501.26	\$75,489.42
P-44	0.5965	\$0.00	\$1,267,364.66	\$123,504.59
P-45	0.8270	\$0.00	\$846,374.24	\$85,560.73
P-46	0.5252	\$0.00	\$918,036.24	\$113,429.64
P-47	1.5416	\$0.00	\$315,714.52	\$25,394.98
P-48	13.9983	\$5,263,824.05	\$0.00	\$0.00
P-49	1.7453	\$0.00	\$3,468,181.67	\$120,077.15
P-50	0.0000	\$0.00	\$0.00	\$0.00
P-51	0.0000	\$0.00	\$0.00	\$0.00
P-52	0.0141	\$0.00	\$19,996.42	\$102,477.95
P-53	0.0284	\$0.00	\$2,055,400.31	\$205,835.18
P-54	1.0000	\$0.00	\$374,598.29	\$42,219.30
P-55	2.5382	\$686,563.60	\$0.00	\$0.00
<b>Plumpton Road Reserve</b>				
P-R1 (Plumpton Road)	0.0000	\$0.00	\$0.00	\$0.00
P-R2 (Tarleton Road)	0.0000	\$0.00	\$0.00	\$0.00
P-R3 (Beattlys Rd)	0.0000	\$0.00	\$0.00	\$0.00
P-R4 (Seric Ct)	0.0000	\$0.00	\$0.00	\$0.00
P-R5 (Taylors Rd)	0.0000	\$0.00	\$0.00	\$0.00

PARCEL ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
<b>KOROROIT PSP</b>				
K-2	1.2129	\$0.00	\$223,867.65	\$23,164.23
K-3	0.0422	\$0.00	\$1,381,750.78	\$200,935.31
K-4	0.1525	\$0.00	\$1,292,623.87	\$178,684.70
K-5	0.0000	\$0.00	\$2,383,194.38	\$210,071.76
K-6	0.0000	\$0.00	\$997,494.04	\$210,071.76
K-7	0.8480	\$135,023.99	\$0.00	\$0.00
K-8	0.0079	\$0.00	\$1,332,994.38	\$208,223.21
K-8a	0.0000	\$0.00	\$0.00	\$0.00
K-9	0.3108	\$0.00	\$431,941.87	\$101,402.37
K-9a	0.0000	\$0.00	\$0.00	\$0.00
K-10	2.1044	\$1,110,741.01	\$0.00	\$0.00
K-11	4.3966	\$5,553,378.17	\$0.00	\$0.00
K-12	0.0893	\$0.00	\$59,408.98	\$64,860.93
K-13 - E	0.0001	\$0.00	\$16,265.97	\$52,416.08
K-13 - R	6.5945	\$6,517,347.41	\$0.00	\$0.00
K-14	0.8746	\$54,583.51	\$0.00	\$0.00
K-15	2.6185	\$2,217,545.49	\$0.00	\$0.00
K-16	0.0000	\$0.00	\$2,036,692.57	\$210,071.76
K-17	0.0000	\$0.00	\$639,831.53	\$210,071.76
K-18	0.0000	\$0.00	\$154,391.61	\$210,071.76
K-19	0.6006	\$442.92	\$0.00	\$0.00
K-20	0.2442	\$80,430.54	\$0.00	\$0.00

PARCEL ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
K-21	2.6269	\$1,684,354.61	\$0.00	\$0.00
K-24	1.2485	\$0.00	\$638,617.77	\$53,704.05
K-25	1.9661	\$759,051.96	\$0.00	\$0.00
K-26	0.5498	\$0.00	\$2,201,565.83	\$153,124.38
K-27	0.0073	\$0.00	\$2,167,734.87	\$209,026.73
K-28	0.0000	\$0.00	\$862,430.29	\$210,071.76
K-29	0.0000	\$0.00	\$0.00	\$0.00
K-30	0.1275	\$0.00	\$1,183,278.46	\$181,022.32
K-31	0.0000	\$0.00	\$862,003.21	\$210,071.76
K-31a	0.0000	\$0.00	\$0.00	\$0.00
K-32	1.0000	\$0.00	\$377,794.11	\$42,506.61
K-33	7.0541	\$8,876,041.70	\$0.00	\$0.00
K-34	0.4957	\$0.00	\$2,587,113.20	\$163,433.54
K-35	0.7058	\$0.00	\$618,549.08	\$77,821.39
K-36	0.0000	\$0.00	\$1,453,301.44	\$210,071.76
K-37	2.2842	\$1,572,710.00	\$0.00	\$0.00
K-38	1.0000	\$0.00	\$671,503.85	\$65,283.09
K-39	0.2107	\$0.00	\$1,620,020.35	\$175,985.55
K-40	0.0000	\$0.00	\$2,632,227.52	\$210,071.76
K-41	1.0000	\$0.00	\$806,600.15	\$73,802.80
K-42	0.0000	\$0.00	\$2,499,218.49	\$210,071.76
K-43	1.8187	\$1,051,625.45	\$0.00	\$0.00
K-44	0.0000	\$0.00	\$1,445,620.17	\$210,071.76
K-45	0.8000	\$236,529.29	\$0.00	\$0.00
K-46	4.7809	\$6,114,271.39	\$0.00	\$0.00
K-47	4.8927	\$6,467,206.98	\$0.00	\$0.00
K-48	2.2949	\$2,045,948.35	\$0.00	\$0.00
K-49	0.0000	\$0.00	\$444,165.44	\$210,071.76
K-50	0.0000	\$0.00	\$618,740.11	\$210,071.76
K-51 - E	0.0586	\$61,776.83	\$0.00	\$0.00
K-51 - R	0.2936	\$0.00	\$40,256.70	\$17,710.71
K-51a	0.0000	\$0.00	\$0.00	\$0.00
K-52	0.7555	\$0.00	\$144,638.33	\$23,927.58
K-53	1.0000	\$0.00	\$18,846.18	\$2,625.11
K-54	0.0009	\$0.00	\$83,859.26	\$52,167.12
K-55	0.0346	\$0.00	\$419,658.01	\$187,118.11
K-56	0.0627	\$0.00	\$375,463.38	\$168,213.16
K-57	0.5000	\$469,325.16	\$0.00	\$0.00
K-58	0.0000	\$0.00	\$357,898.63	\$210,071.76
K-59	0.0000	\$0.00	\$5,002.65	\$210,071.76
K-60	0.0000	\$0.00	\$498,422.35	\$210,071.76
K-61	0.0000	\$0.00	\$177,976.58	\$210,071.76
K-63	0.5695	\$0.00	\$1,318,420.63	\$127,834.40
K-64	1.3816	\$36,379.40	\$0.00	\$0.00
K-65	1.2326	\$0.00	\$698,267.28	\$57,887.63
K-66	0.5504	\$0.00	\$3,954,975.37	\$174,006.73

THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK



PARCEL ID	PARCEL CONTRIBUTION TOTAL (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
K-66a	0.0925	\$0.00	\$91,227.60	\$83,680.62
K-67	0.9820	\$0.00	\$1,345,147.09	\$100,643.73
K-67a	0.0000	\$0.00	\$0.00	\$0.00
K-68	5.6166	\$847,375.60	\$0.00	\$0.00
K-69	4.9039	\$0.00	\$2,277,827.57	\$49,942.51
K-70	0.0000	\$0.00	\$0.00	\$0.00
<b>Kororoit Road Reserve</b>				
K-R1 (Taylors Rd)	0.0000	\$0.00	\$0.00	\$0.00
K-R2 (Vere Ct)	0.0000	\$0.00	\$0.00	\$0.00
K-R3 (Sinclairs Rd)	0.0000	\$0.00	\$0.00	\$0.00
K-R4 (Monaghans Ln)	0.0000	\$0.00	\$0.00	\$0.00
K-R5 (Reed Ct)	0.0000	\$0.00	\$0.00	\$0.00
K-R6 (Deanside Ct)	0.0000	\$0.00	\$0.00	\$0.00
K-R7 (Gray Ct)	0.0000	\$0.00	\$0.00	\$0.00
K-R8 (Neale Rd)	0.0000	\$0.00	\$0.00	\$0.00
K-R9 - E	0.0000	\$0.00	\$170,976.04	\$52,726.35
K-R9 - R	0.0000	\$0.00	\$618,742.08	\$210,071.76
<b>ICP TOTALS (1078 &amp; 1080)</b>	<b>165.3752</b>	<b>\$97,875,608.22</b>	<b>\$98,004,458.92</b>	

**2.0 INTRODUCTION**

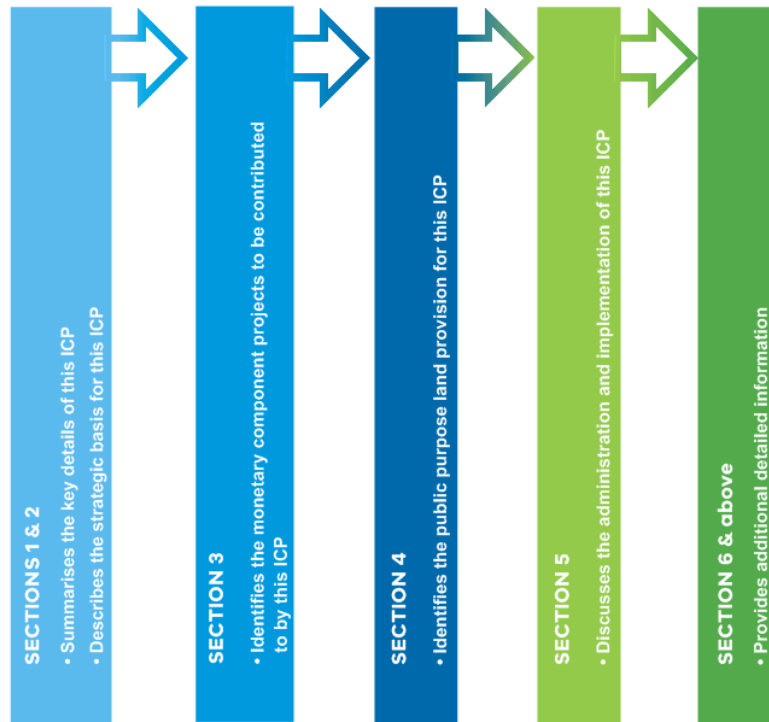
The Plumpton and Kororoit Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Melton City Council, service authorities and other major stakeholders.

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in the Plumpton and Kororoit Precinct Structure Plans (PSPs);
- Establishes the statutory mechanism for development proponents to make a public land provision towards the infrastructure projects identified in the Plumpton and Kororoit PSPs;
- Lists the individual infrastructure projects identified in the Plumpton and Kororoit PSPs; and
- Is consistent with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans and the Infrastructure Contributions Plan Guidelines*.

**2.1 Document structure**

This document comprises the sections as described below.



## 2.2 Planning & Environment Act 1987

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

This ICP provides for the charging of an Infrastructure Contributions Plan monetary component, levy pursuant to section 46GG of the Act towards works, services and facilities as well as the provision of public purpose land. This ICP is implemented in the Melton Planning Scheme through Schedule 2 of Clause 45.10 to the Infrastructure Contributions Plan Overlay and is an incorporated document under Clause 81.

## 2.3 Strategic planning & justification

This ICP has been prepared in conjunction with the Plumpton and Kororoit Precinct Structure Plans (PSPs).

The Plumpton and Kororoit PSPs set out the vision for how land should be developed, illustrate the future urban structure and describe the outcomes to be achieved by the future development. The PSPs also identify the infrastructure projects required as well as providing the rationale and justification for the infrastructure items. The background reports for the PSPs provide an overview of the planning process for the Plumpton and Kororoit 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 and the Net Developable Area (NDA).

## 2.4 Time frame & plan review period

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

removed from the Melton 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 Melton Planning Scheme to replace this document with an alternative, revised document.

## 2.5 Area to which this infrastructure contribution plan applies

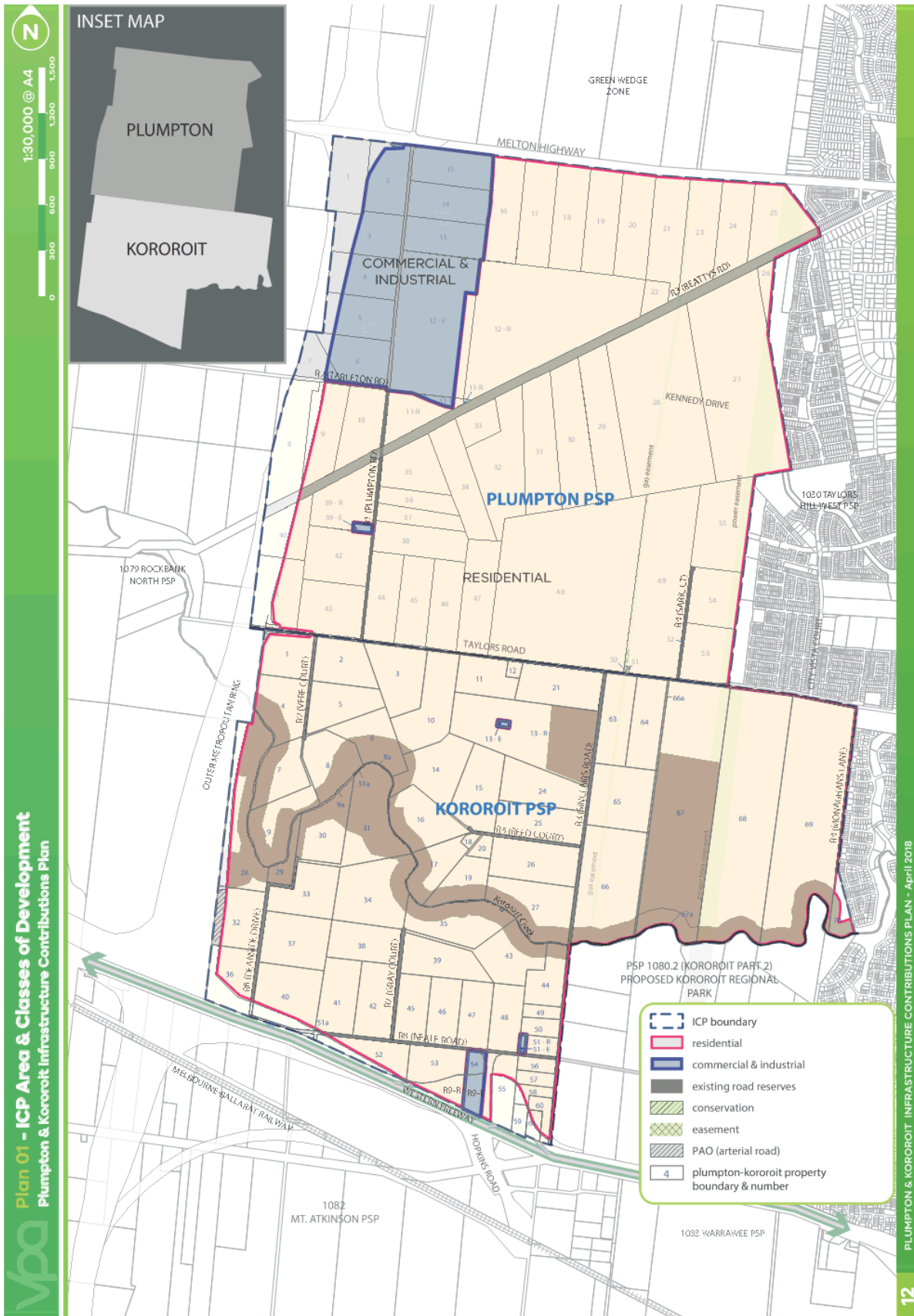
The Plumpton and Kororoit ICP covers an area of 1,941.53 gross hectares of land in the metropolitan growth area development setting, with the classes of development identified in the plan area as residential and commercial and industrial. The classes of development and the NDA are identified in Plan 1 and Table 4.

Table 4 Development classes & areas

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)
Residential	1,131.06
Commercial and Industrial	112.16
<b>Total</b>	<b>1,243.22</b>

Note: Discrepancy in numbers due to rounding of decimal point.

Table 17 takes precedence.



### 3.0 MONETARY COMPONENT PROJECT IDENTIFICATION

The technical need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Plumpton and Kororoit PSPs.

Items can only be included in an ICP if they are consistent with the Allowable Items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Only items listed in this ICP can be funded by the monetary component levies collected through this ICP. Infrastructure not listed must be funded via other funding mechanisms.

The monetary component of this ICP includes transport and community & recreation construction projects, refer to Plans 2,3 and 5 and Tables 5 to 7.

Tables 5 to 9 also include indicative timing 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 priorities:

Short (S): 0-5 years approx.

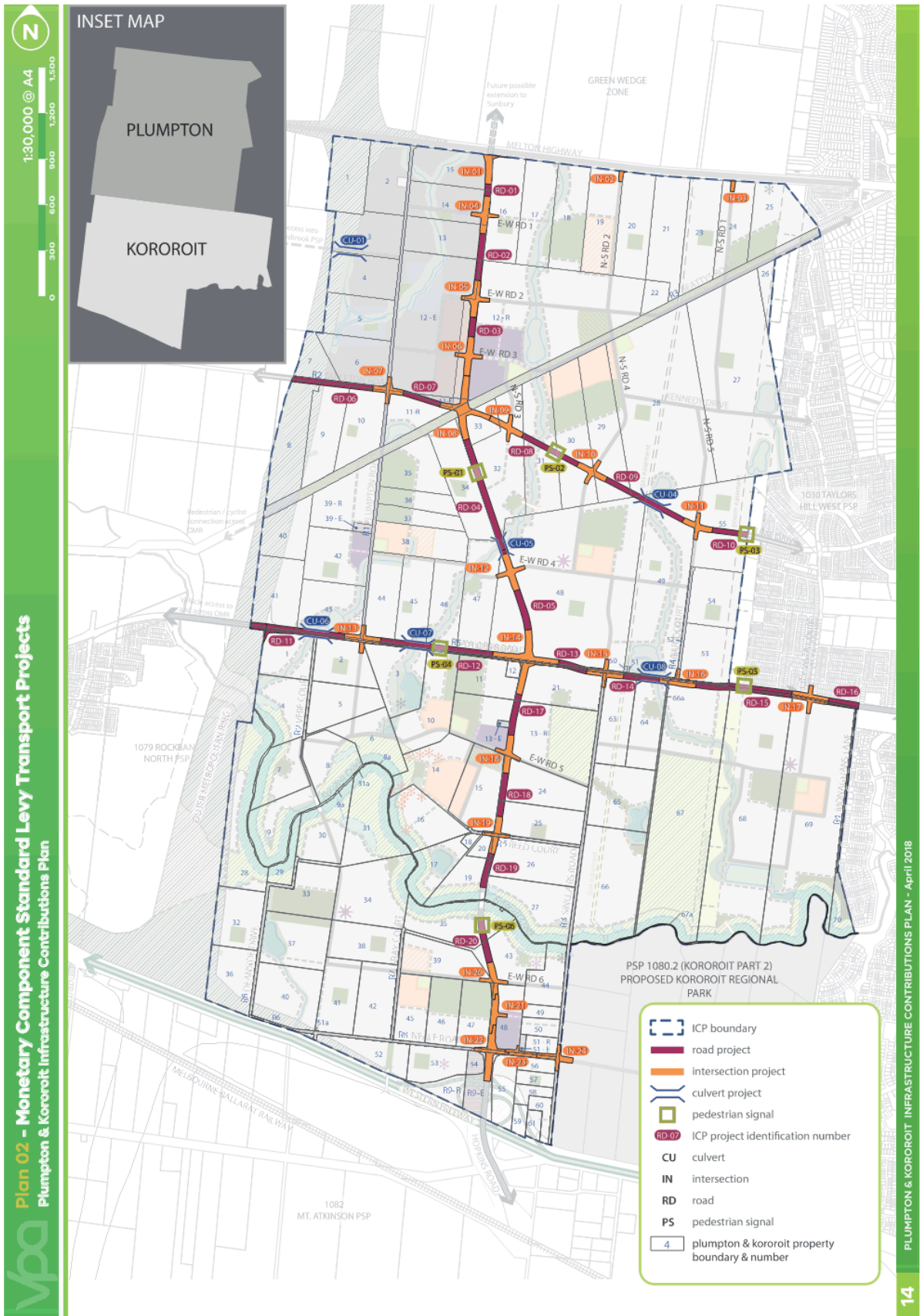
Medium (M): 5-10 years approx.

Long (L): 10 years and beyond.

### 3.1 Cost apportionment & related infrastructure agreements

Some projects within this ICP will require some apportionment external to the ICP area. Projects that have external apportionment as well as the source of the balance of funding external to this ICP are identified in Tables 5 to 8.





14 PLUMPTON & KOROROIT INFRASTRUCTURE CONTRIBUTIONS PLAN - April 2018  
 Copyright: Victorian Planning Authority, 2017. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



### 3.2 Transport projects

The transport related projects included in this ICP are shown on Plans 2 & 3 and are based on the transport network as identified by the Plumpton and Kororoit PSPs.

The transport projects contributed to by the monetary component of this ICP are identified in the following tables. Table 5 describes the infrastructure items that are to be collected for by the standard levy of the monetary component in this ICP, 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.

Table 5 Monetary Component Standard Levy Transport Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDA)
<b>ROAD PROJECTS</b>							
RD-01	Hopkins Road: Melton Highway (IN-01) to East-West Road 1 (IN-04) Construction of a 2-lane arterial road (interim standard)	L	100%	N/A	\$419,285.09	\$419,285.09	\$337.25
RD-02	Hopkins Road: East-West Road 1 (IN-04) to East-West 2 Road (IN-05) Construction of a 2-lane arterial road (interim standard)	L	100%	N/A	\$1,432,811.75	\$1,432,811.75	\$1,152.48
RD-03	Hopkins Road: East-West Road 2 (IN-05) to East-West 3 Road (IN-06) Construction of a 2-lane arterial road (interim standard)	L	100%	N/A	\$734,409.60	\$734,409.60	\$590.72
RD-04	Hopkins Road: Turlington Road (IN-08) to East-West Road 4 (IN-12) Construction of a 2-lane arterial road (interim standard)	L	100%	N/A	\$3,117,626.70	\$3,117,626.70	\$2,507.67
RD-05	Hopkins Road: East-West Road 4 (IN-12) to Taylors Road (IN-14) Construction of a 2-lane arterial road (interim standard)	M	100%	N/A	\$1,124,876.86	\$1,124,876.86	\$904.80
RD-06	Turlington Road: Western PSP Boundary to Plumpton Road (IN-07) Construction of a 2-lane arterial road (interim standard) and habitat compensation obligations	L	100%	N/A	\$1,860,503.50	\$1,860,503.50	\$1,496.50
RD-07	Turlington Road: Plumpton Road (IN-07) to Hopkins Road (IN-08) Construction of a 2-lane arterial road (interim standard)	L	100%	N/A	\$1,364,417.09	\$1,364,417.09	\$1,097.47
RD-08	Turlington Road: North-South Road 3 (IN-09) to North-South Road 4 (IN-10) Construction of a 2-lane arterial road (interim standard)	L	100%	N/A	\$2,152,648.59	\$2,152,648.59	\$1,731.48
RD-09	Turlington Road: North-South Road 4 (IN-10) to North-South Road 5 (IN-11) Construction of a 2-lane arterial road (interim standard)	L	100%	N/A	\$3,178,315.69	\$3,178,315.69	\$2,556.48
RD-10	Turlington Road: North-South Road 5 (IN-11) to Hume Drive (Eastern PSP Boundary) Construction of a 2-lane arterial road (interim standard)	S	100%	N/A	\$1,689,502.55	\$1,689,502.55	\$1,358.95
RD-11	Taylors Road: Western PSP Boundary to Plumpton Road (IN-13) Construction of a 2-lane arterial road (interim standard) and habitat compensation obligations	L	100%	N/A	\$2,873,510.85	\$2,873,510.85	\$2,311.31
RD-12	Taylors Road: Plumpton Road (IN-13) to Hopkins Road (IN-14) Construction of a 2-lane arterial road (interim standard) and habitat compensation obligations	M	100%	N/A	\$3,733,256.50	\$3,733,256.50	\$3,002.85

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDA)
RD-13	<b>Taylor's Road: Hopkins Road (IN-14) to Sinclairs Road (IN-15)</b> Construction of a 2-lane arterial road (interim standard) and habitat compensation obligations	M	100%	N/A	\$1,189,905.14	\$1,189,905.14	\$957.10
RD-14	<b>Taylor's Road: Sinclairs Road (IN-15) to Saric Court (IN-16)</b> Construction of a 2-lane arterial road (interim standard) and habitat compensation obligations	S	100%	N/A	\$1,958,755.64	\$1,958,755.64	\$1,575.53
RD-15	<b>Taylor's Road: Saric Court (IN-16) to City Vista Court (IN-17)</b> Construction of a 2-lane arterial road (interim standard) and habitat compensation obligations	S	100%	N/A	\$3,481,246.81	\$3,481,246.81	\$2,800.14
RD-16	<b>Taylor's Road: City Vista Court (IN-17) to Eastern PSP Boundary</b> Construction of a 2-lane arterial road (interim standard) and habitat compensation obligations	S	100%	N/A	\$1,018,565.86	\$1,018,565.86	\$819.28
RD-17	<b>Hopkins Road: Taylor's Road (IN-14) to East-West Road 5 (IN-18)</b> Construction of a 2-lane arterial road (interim standard)	M	100%	N/A	\$1,128,167.99	\$1,128,167.99	\$907.44
RD-18	<b>Hopkins Road: East-West Road 5 (IN-18) to Reed Court (IN-19)</b> Construction of a 2-lane arterial road (interim standard)	M	100%	N/A	\$1,389,627.39	\$1,389,627.39	\$1,117.75
RD-19	<b>Hopkins Road: Reed Court (IN-19) to Hopkins Road Bridge (BR-02)</b> Construction of a 2-lane arterial road (interim standard)	S	100%	N/A	\$1,092,325.80	\$1,092,325.80	\$878.61
RD-20	<b>Hopkins Road: Hopkins Road Bridge (BR-02) to East-West Road 6 (IN-20)</b> Construction of a 2-lane arterial road (interim standard)	S	100%	N/A	\$1,492,527.09	\$1,492,527.09	\$1,200.52
<b>INTERSECTION PROJECTS</b>							
IN-01	<b>Intersection: Hopkins Road and Melton Highway</b> Construction of primary arterial to primary arterial signalised T-intersection (interim standard).	L	100%	N/A	\$4,241,668.78	\$4,241,668.78	\$3,411.79
IN-02	<b>Intersection: North-South Road 2 and Melton Highway</b> Construction of connector road to primary arterial signalised T-intersection (interim standard).	S	100%	N/A	\$3,266,187.09	\$3,266,187.09	\$2,627.16
IN-03	<b>Intersection: North-South Road 1 and Melton Highway</b> construction of connector road to primary arterial signalised T-intersection (interim standard).	L	100%	N/A	\$2,942,160.30	\$2,942,160.30	\$2,366.53
IN-04	<b>Intersection: Hopkins Road and East-West Road 1</b> Construction of primary arterial to connector road/local road signalised 4-way intersection (interim standard).	L	100%	N/A	\$3,042,519.84	\$3,042,519.84	\$2,447.25
IN-05	<b>Intersection: Hopkins Road and East-West Road 2</b> Construction of primary arterial to connector road signalised 4-way intersection (interim standard).	L	100%	N/A	\$3,150,290.76	\$3,150,290.76	\$2,533.94

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDA)
IN-06	<b>Intersection: Hopkins Road and East-West Road 3</b> Construction of primary arterial to connector road signalised 4-way intersection (interim standard).	L	100%	N/A	\$3,152,704.16	\$3,152,704.16	\$2,535.88
IN-07	<b>Intersection: Plumpton Road and Tarleton Road</b> Construction of connector road to secondary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations.	L	100%	N/A	\$2,880,865.70	\$2,880,865.70	\$2,317.23
IN-08	<b>Intersection: Hopkins Road and Tarleton Road</b> Construction of primary arterial to secondary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations.	L	100%	N/A	\$6,032,691.21	\$6,032,691.21	\$4,852.40
IN-09	<b>Intersection: North-South Road 3 and Tarleton Road</b> Construction of connector road/local road to secondary arterial signalised 4-way intersection (interim standard).	L	100%	N/A	\$3,087,046.08	\$3,087,046.08	\$2,483.07
IN-10	<b>Intersection: North-South Road 4 and Tarleton Road</b> Construction of connector road to secondary arterial signalised 4-way intersection (interim standard).	L	100%	N/A	\$2,804,565.85	\$2,804,565.85	\$2,255.86
IN-11	<b>Intersection: North-South Road 5 and Tarleton Road</b> Construction of connector road to secondary arterial signalised 4-way intersection (interim standard).	S	100%	N/A	\$2,889,463.46	\$2,889,463.46	\$2,324.14
IN-12	<b>Intersection: Hopkins Road and East West Road 4</b> Construction of primary arterial to connector road signalised 4-way intersection (interim standard).	M	100%	N/A	\$3,114,236.70	\$3,114,236.70	\$2,504.94
IN-13	<b>Intersection: Plumpton Road and Taylors Road</b> Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations.	M	100%	N/A	\$3,413,113.12	\$3,413,113.12	\$2,745.34
IN-14	<b>Intersection: Hopkins Road and Taylors Road</b> Construction of primary arterial to primary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations.	M	100%	N/A	\$6,567,806.30	\$6,567,806.30	\$5,282.82
IN-15	<b>Intersection: Sinclairs Road and Taylors Road</b> Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations.	S	100%	N/A	\$3,566,212.90	\$3,566,212.90	\$2,868.49
IN-16	<b>Intersection: Saric Court and Taylors Road</b> Construction of connector road to primary arterial signalised T intersection (interim standard) and habitat compensation obligations.	S	100%	N/A	\$3,126,094.01	\$3,126,094.01	\$2,514.48
IN-17	<b>Intersection: City Vista Court and Taylors Road</b> Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations. Note contribution from Taylors Hill West DCP for project DI_RO_06.	S	87%	Taylors Hill West DCP	\$3,770,860.52	\$3,270,860.52	\$2,630.92

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDA)
IN-18	<b>Intersection: Hopkins Road and East-West Road 5</b> Construction of connector road to primary arterial signalised 4-way intersection (interim standard).	M	100%	N/A	\$3,065,972.99	\$3,065,972.99	\$2,466.12
IN-19	<b>Intersection: Hopkins Road and Reed Court</b> Construction of connector road to primary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations.	S	100%	N/A	\$3,115,829.51	\$3,115,829.51	\$2,506.22
IN-20	<b>Intersection: Hopkins Road and East-West Road 6</b> Construction of connector road to primary arterial signalised 4-way intersection (interim standard).	S	100%	N/A	\$2,972,239.49	\$2,972,239.49	\$2,390.72
IN-21	<b>Intersection: Hopkins Road and East-West Local Access Street</b> Construction of primary arterial to town centre main street signalised T intersection (interim standard).	S	100%	N/A	\$2,433,894.78	\$2,433,894.78	\$1,957.71
IN-22	<b>Intersection: Hopkins Road and Neale Road</b> Construction of secondary arterial/connector road to primary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations.	S	100%	N/A	\$4,289,280.30	\$4,289,280.30	\$3,450.09
IN-23	<b>Intersection: North-South Local Access Street and Neale Road</b> Construction of local access street to secondary arterial signalised T intersection (interim standard) and habitat compensation obligations.	M	100%	N/A	\$2,084,093.40	\$2,084,093.40	\$1,676.34
IN-24	<b>Intersection: Sinclairs Road and Neale Road</b> Construction of connector road/local road to secondary arterial signalised 4-way intersection (interim standard) and habitat compensation obligations. Note: eastern leg subject to future PSP 1080.2.	M	50%	Kororoit Part 2 ICP	\$3,034,155.07	\$1,517,077.54	\$1,220.26
<b>PEDESTRIAN SIGNALS</b>							
PS-01	<b>Pedestrian Signals</b> Construction of pedestrian signals on Hopkins Road single carriageway (interim standard) as part of RD-04.	L	100%	N/A	\$77,500.00	\$77,500.00	\$62.34
PS-02	<b>Pedestrian Signals</b> Construction of pedestrian signals on Tarleton Road single carriageway (interim standard) as part of RD-08.	L	100%	N/A	\$77,500.00	\$77,500.00	\$62.34
PS-03	<b>Pedestrian Signals</b> Construction of pedestrian signals on Tarleton Road single carriageway (interim standard) as part of RD-10.	S	100%	N/A	\$77,500.00	\$77,500.00	\$62.34
PS-04	<b>Pedestrian Signals</b> Construction of pedestrian signals on Taylors Road single carriageway (interim standard) as part of RD-12.	M	100%	N/A	\$77,500.00	\$77,500.00	\$62.34

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDA)
	<b>Pedestrian Signals</b> Construction of pedestrian signals on Taylors Road single carriageway (interim standard) as part of RD-15.	S	100%	N/A	\$77,500.00	\$77,500.00	\$62.34
PS-06	<b>Pedestrian Signals</b> Construction of pedestrian signals on Hopkins Road single carriageway (interim standard) as part of RD-20.	S	100%	N/A	\$77,500.00	\$77,500.00	\$62.34
<b>CULVERT PROJECTS</b>							
CUJ-01	<b>Culvert - East-West Connector Road 5 over constructed waterway</b> Construction of a culvert at waterway associated with the Beatlys Road DSS (ultimate standard)	L	19%	Plumpton & Kororoit ICP (Supplementary Levy)	\$2,513,120.00	\$478,975.54	\$385.27
CUJ-04	<b>Culvert - Tarleton Road over constructed waterway</b> Construction of a culvert at waterway associated with the Sinclairs Road DSS. To be constructed as part of RD-09 (interim standard).	L	100%	N/A	\$3,380,960.00	\$3,380,960.00	\$2,719.48
CUJ-05	<b>Culvert - Hopkins Road over constructed waterway</b> Construction of a culvert at waterway associated with the Olive Grove DSS. To be constructed as part of RD-04 (interim standard).	L	100%	N/A	\$4,874,255.00	\$4,874,255.00	\$3,920.61
CUJ-06	<b>Culvert - Taylors Road existing culvert upgrade</b> Upgrade of culvert to the interim road width as part of the construction of RD-11.	L	100%	N/A	\$2,767,118.91	\$2,767,118.91	\$2,225.73
CUJ-07	<b>Culvert - Taylors Road existing culvert upgrade</b> Upgrade of culvert to the interim road width as part of the construction of RD-12.	M	100%	N/A	\$3,945,267.76	\$3,945,267.76	\$3,173.38
CUJ-08	<b>Culvert - Taylors Road existing culvert upgrade</b> Upgrade of culvert to the interim road width as part of the construction of RD-14.	S	100%	N/A	\$2,767,118.91	\$2,767,118.91	\$2,225.73
<b>TOTAL</b>					<b>\$139,189,079.39</b>	<b>\$135,137,857.40</b>	<b>\$108,700.00</b>



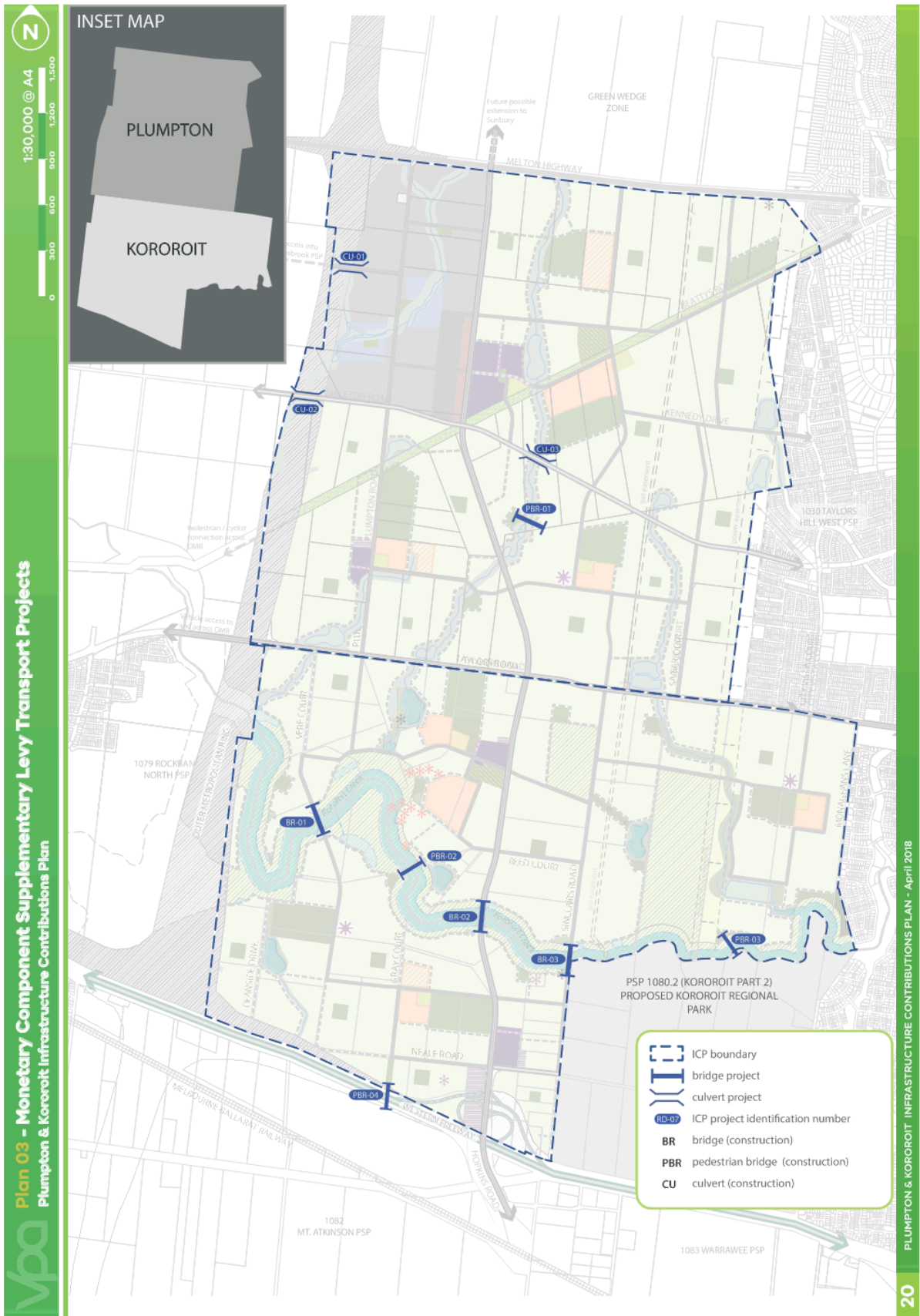
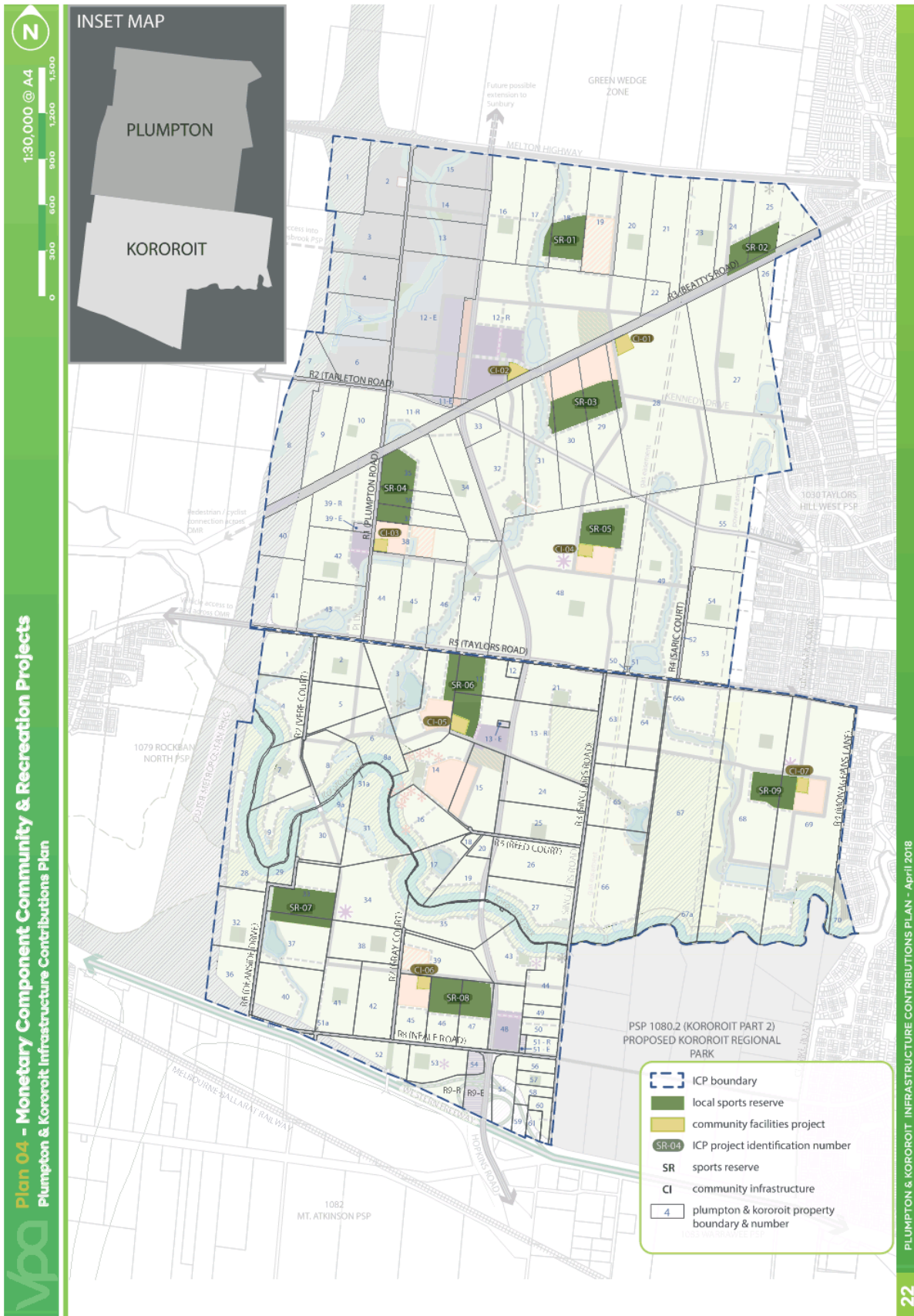




Table 6 describes the infrastructure items that are to be collected for by the supplementary monetary component in this ICP, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare.

Table 6 Monetary Component Supplementary Levy Transport Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDA)
<b>BRIDGE PROJECTS</b>							
BR-01	<b>Vere Court Bridge</b> Construction of a connector road bridge over the Kororoit Creek in accordance with Growing Grass Frog Conservation Area requirements.	L	100%	N/A	\$5,808,862.22	\$5,808,862.22	\$4,672.36
BR-02	<b>Hopkins Road Bridge</b> Construction of a primary arterial road bridge (interim standard) over the Kororoit Creek in accordance with Growing Grass Frog Conservation Area requirements.	S	100%	N/A	\$7,849,691.75	\$7,849,691.75	\$6,313.91
BR-03	<b>Sinclair Road Bridge</b> Construction of a connector road bridge over the Kororoit Creek and habitat compensation obligations.	M	100%	N/A	\$7,018,592.56	\$7,018,592.56	\$5,645.41
PBR-01	<b>Culvert - Pedestrian/Cyclist Waterway Crossing</b> Construction of pedestrian/cyclist bridge across a natural waterway associated with the Olive Grove DSS.	L	100%	N/A	\$700,098.75	\$700,098.75	\$563.13
PBR-02	<b>Pedestrian/Cyclist Bridge over Kororoit Creek</b> Construction of a pedestrian/cyclist bridge across the Kororoit Creek in accordance with Growing Grass Frog Conservation Area requirements.	L	100%	N/A	\$2,234,509.88	\$2,234,509.88	\$1,797.33
PBR-03	<b>Pedestrian/Cyclist Bridge over Kororoit Creek</b> Construction of a pedestrian/cyclist bridge across the Kororoit Creek in accordance with Growing Grass Frog Conservation Area requirements.	L	90%	Kororoit Part 2 ICP	\$2,124,968.63	\$1,912,471.77	\$1,538.30
PBR-04	<b>Pedestrian/Cyclist Bridge over Western Freeway</b> Construction of a pedestrian/cyclist bridge over the Western Freeway to the future proposed Mt Atkinson train station.	L	50%	Mt Atkinson & Tarnait Plains ICP	\$7,678,563.75	\$3,839,281.88	\$3,068.13
<b>CULVERT PROJECTS</b>							
CU-01	<b>Culvert - East-West Connector Road 5 over constructed waterway</b> Construction of a culvert at waterway associated with the Beatlys Road DSS (ultimate standard)	L	81%	Plumpton & Kororoit ICP (Standard Levy)	\$2,513,120.00	\$2,034,144.46	\$1,636.19
CU-02	<b>Culvert - Tarleton Road existing culvert upgrade</b> Upgrade of culvert to the interim road width as part of the construction of RD-06.	L	100%	N/A	\$3,380,960.00	\$3,380,960.00	\$2,719.52
CU-03	<b>Culvert - Tarleton Road over constructed waterway</b> Construction of a culvert at waterway associated with the Olive Grove DSS. To be constructed as part of RD-08 (interim standard).	L	100%	N/A	\$4,078,961.00	\$4,078,961.00	\$3,280.97
<b>TOTAL</b>					<b>43,388,328.54</b>	<b>\$38,857,574.26</b>	<b>\$31,255.62</b>



### 3.3 Community & recreation projects

The community and recreation projects included in this ICP are consistent with the range of facilities identified in the Plumpton and Kororoit PSPs.

The community and recreation projects identified in this ICP are listed in Table 7 below. As there are no allowable supplementary levy items for community and recreation projects, all projects listed in the following table are to be collected by the standard monetary component. 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.

As per the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*, there is a cap on community and recreation construction. Therefore levies to be collected are limited to the cap of \$86,800 per hectare or as indexed over time.

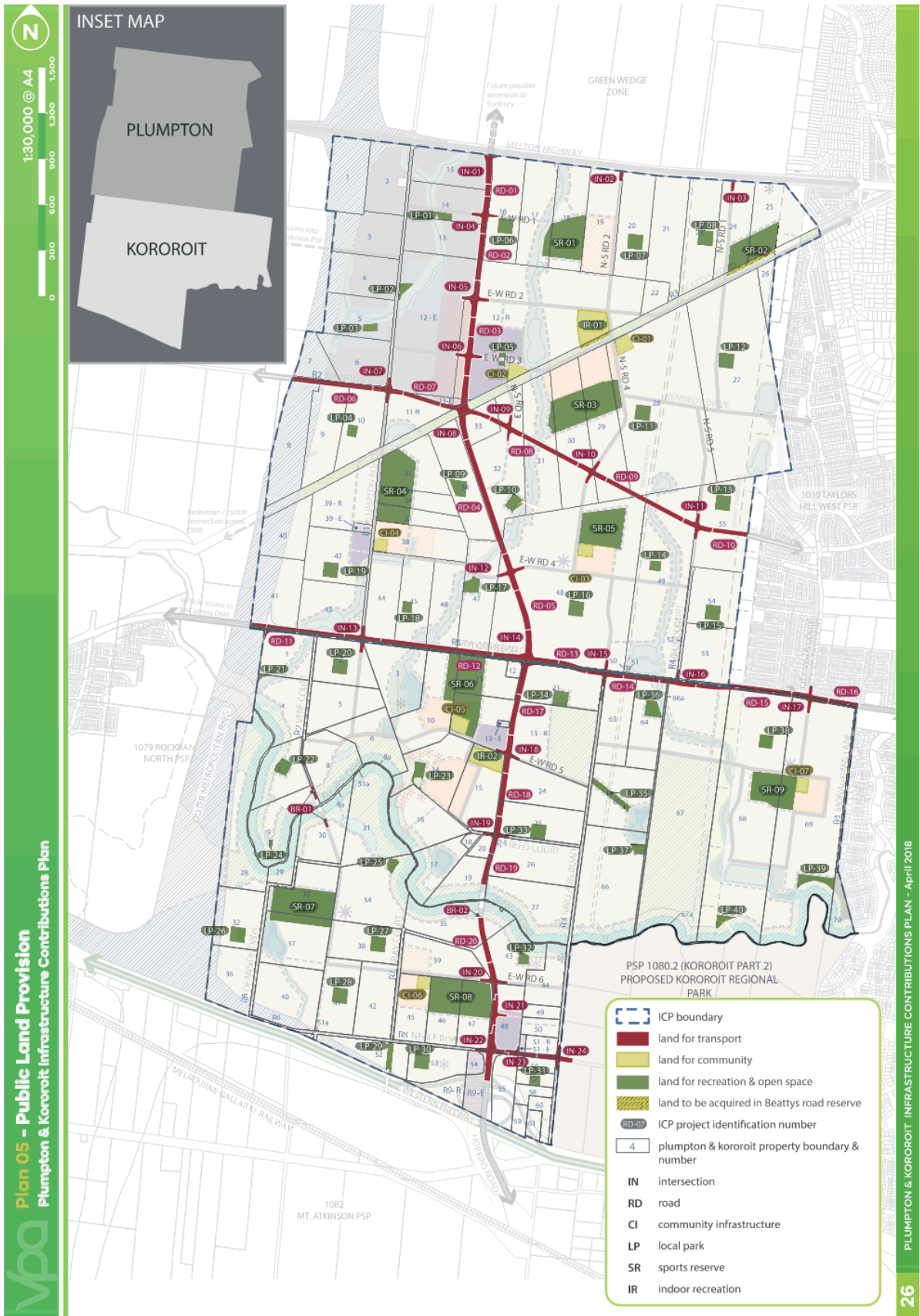
Table 7 Monetary Component Community & Recreation Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (INDA)
<b>COMMUNITY BUILDING PROJECTS</b>							
CI-01	<b>Plumpton Community Centre &amp; Neighbourhood House</b> Construction of a multi-purpose community centre (Level 2) and neighbourhood house facilities. This may include community rooms, kindergarten and maternal health, youth space, additional classroom space and specialist facilities.	L	100%	N/A	\$7,723,510.50	\$7,723,510.50	\$6,828.45
CI-02	<b>Multi Purpose Community Centre (with Library)</b> Construction of a multi-purpose community centre (Level 3), library, and neighbourhood house facilities.	L	100%	N/A	\$11,713,145.77	\$11,713,145.77	\$10,355.74
CI-03	<b>Plumpton West Community Centre</b> Construction of a multi-purpose community centre (Level 1) including community rooms and additional facilities to cater for kindergarten and maternal health.	L	100%	N/A	\$6,026,342.51	\$6,026,342.51	\$5,327.97
CI-04	<b>Plumpton East Community Centre</b> Construction of a multi-purpose community centre (Level 1) including community rooms and additional facilities to cater for kindergarten and maternal health.	L	100%	N/A	\$6,026,342.51	\$6,026,342.51	\$5,327.97
CI-05	<b>Deanside Community Centre &amp; Neighbourhood House</b> Construction of a multi-purpose community centre (Level 2) and neighbourhood house facilities. This will include community rooms, kindergarten and maternal health, youth space, additional classroom space and specialist facilities.	L	100%	N/A	\$7,723,510.50	\$7,723,510.50	\$6,828.45
CI-06	<b>Kororoit Community Centre</b> Construction of a multi-purpose community centre (Level 1) including community rooms and additional facilities to cater for kindergarten and maternal health.	L	100%	N/A	\$6,026,342.51	\$6,026,342.51	\$5,327.97
CI-07	<b>Kororoit East Community Centre</b> Construction of a multi-purpose community centre (Level 1) including community rooms and additional facilities to cater for kindergarten and maternal health.	M	100%	N/A	\$6,026,342.51	\$6,026,342.51	\$5,327.97

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (INDA)
<b>OPEN SPACE PROJECTS</b>							
	<b>Plumpton North Sports Reserve</b> Construction of a sports reserve incorporating: <ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Plumpton North sports reserve, including all building works, landscaping and related infrastructure.</li> <li>Tennis/multi-purpose hard courts incorporating 6 courts with lighting and parking, including all construction works, landscaping and related infrastructure.</li> </ul>	L	100%	N/A	\$10,460,000.00	\$10,460,000.00	\$9,247.82
SR-01							
	<b>Plumpton East Sports Reserve</b> Construction of a sports reserve incorporating: <ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Plumpton East sports reserve, including all building works, landscaping and related infrastructure.</li> <li>Habitat compensation obligations for existing Beattys Road reserve.</li> </ul>	L	100%	N/A	\$8,465,871.87	\$8,465,871.87	\$7,484.92
SR-02							
	<b>Plumpton Sports Reserve</b> Construction of a sports reserve incorporating: <ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including large play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Plumpton sports reserve, including all building works, landscaping and related infrastructure.</li> </ul>	M	100%	N/A	\$8,510,000.00	\$8,510,000.00	\$7,523.80
SR-03							
	<b>Plumpton West Sports Reserve</b> Construction of a sports reserve incorporating: <ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Plumpton West sports reserve, including all building works, landscaping and related infrastructure.</li> </ul>	L	100%	N/A	\$8,360,000.00	\$8,360,000.00	\$7,391.18
SR-04							
	<b>Plumpton South Sports Reserve</b> Construction of a sports reserve incorporating: <ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> </ul>	L	100%	N/A	\$11,210,000.00	\$11,210,000.00	\$9,910.90
SR-05							



ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	APPORTIONMENT TO THIS ICP	APPORTIONMENT FUNDING SOURCE	ESTIMATED COST	COST APPORTIONED TO ICP	COST PER HECTARE (NDA)
SR-05 cont.	<ul style="list-style-type: none"> <li>Playground including play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Plumpton South sports reserve, including all building works, landscaping and related infrastructure.</li> <li>Tennis/multi-purpose hard courts incorporating 8 courts with lighting and parking, including all construction works, landscaping and related infrastructure.</li> </ul>						
	<b>Deanside Sports Reserve</b>						
	Construction of a sports reserve incorporating:						
SR-06	<ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including large play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Deanside sports reserve, including all building works, landscaping and related infrastructure.</li> </ul>	L	100%	N/A	\$8,510,000.00	\$8,510,000.00	\$7,523.80
	<b>Kororoit West Sports Reserve</b>						
	Construction of a sports reserve incorporating:						
SR-07	<ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Kororoit West sports reserve, including all building works, landscaping and related infrastructure.</li> </ul>	L	100%	N/A	\$8,360,000.00	\$8,360,000.00	\$7,391.18
	<b>Kororoit Sports Reserve</b>						
	Construction of a sports reserve incorporating:						
SR-08	<ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Kororoit sports reserve, including all building works, landscaping and related infrastructure.</li> <li>Tennis/multi-purpose hard courts facility incorporating 6 courts with lighting and parking, including all construction works, landscaping and related infrastructure.</li> </ul>	L	100%	N/A	\$10,360,000.00	\$10,360,000.00	\$9,159.41
	<b>Kororoit East Sports Reserve</b>						
	Construction of a sports reserve incorporating:						
SR-09	<ul style="list-style-type: none"> <li>Playing surfaces and car parks, including all construction works, landscaping and related infrastructure.</li> <li>Playground including play space, youth space, picnic and BBQ.</li> <li>Pavilion to serve the Kororoit sports reserve, including all building works, landscaping and related infrastructure.</li> </ul>	S	100%	N/A	\$8,460,000.00	\$8,460,000.00	\$7,479.59
<b>Total:</b>					\$133,961,408.66	\$133,961,408.66	\$118,439.06
					<b>Capped Levy Rate</b>		\$86,600.00



26 PLUMPTON & KOROROIT INFRASTRUCTURE CONTRIBUTIONS PLAN - April 2018

Copyright Victorian Planning Authority, 2017. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.



### 3.4 Project staging

Each item in this ICP has assumed staging nominated in Tables 5 to 8. The timing of the provision of items is consistent with information available at the time that the ICP was prepared. The Collecting and Development Agencies will monitor and assess the required timing for individual items 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 alternatives to the priority delivery of works or land where:

- Infrastructure is to be constructed / provided by development proponents as works in kind, as agreed by the Collecting Agency;
- Network priorities require the delivery of works or provision of land to facilitate broader road network connections; and
- Community needs determine a change to the delivery of works or provision of 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 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 Plumpton and Kororoit PSPs.

Public purpose land projects can only be included in an ICP if they are to provide land for an infrastructure item consistent with the Allowable Items listed in the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*. Only items listed in this ICP can be provided for by the land component of this ICP. Public purpose land not listed must be funded via other funding mechanisms.

### 4.1 Public Purpose Land Component Projects

The public purpose land projects are listed in Plan 5 and Table 8.

Table 8 also includes indicative timing for the public purpose land projects with the same time frames identified in Section 3.

Table 8 Public Purpose Land Component Projects

PROJECT ID	PROJECT TITLE & DESCRIPTION	AREA (1078)	AREA (1080)	TOTAL AREA)	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE
<b>ROAD PROJECTS</b>							
RD-01	<b>Hopkins Road: Melton Highway (IN-01) to East-West Road 1 (IN-04)</b> Purchase of land for a 41m wide road section (ultimate standard)	0.32	0.00	0.32	L	100%	N/A
RD-02	<b>Hopkins Road: East-West Road 1 (IN-04) to East-West 2 Road (IN-05)</b> Purchase of land for a 41m wide road section (ultimate standard)	1.26	0.00	1.26	L	100%	N/A

RD-03	Hopkins Road: East-West Road 2 (IN-05) to East-West 3 Road (IN-06) Purchase of land for a 41m wide road section (ultimate standard)	0.52	0.00	0.52	L	100%	N/A
RD-04	Hopkins Road: Tarleton Road (IN-08) to East-West Road 4 (IN-12) Purchase of land for a 41m wide road section (ultimate standard)	2.99	0.00	2.99	L	100%	N/A
RD-05	Hopkins Road: East-West Road 4 (IN-12) to Taylors Road (IN-14) Purchase of land for a 41m wide road section (ultimate standard)	1.16	0.00	1.16	M	100%	N/A
RD-06	Tarleton Road: PSP Western Boundary to Plumpton Road (IN-07) Purchase of land for a 34m wide road section (ultimate standard)	0.55	0.00	0.55	L	100%	N/A
RD-07	Tarleton Road: Plumpton Road (IN-07) to Hopkins Road (IN-08) Purchase of land for a 34m wide road section (ultimate standard)	0.86	0.00	0.86	L	100%	N/A
RD-08	Tarleton Road: North-South Road 3 (IN-09) to North-South Road 4 (IN-10) Purchase of land for a 34m wide road section (ultimate standard)	1.18	0.00	1.18	L	100%	N/A
RD-09	Tarleton Road: North-South Road 4 (IN-10) to North-South Road 5 (IN-11) Purchase of land for a 34m wide road section (ultimate standard)	1.77	0.00	1.77	L	100%	N/A
RD-10	Tarleton Road: North-South Road 5 (IN-11) to Hume Drive (eastern PSP boundary) Purchase of land for a 34m wide road section (ultimate standard)	0.80	0.00	0.80	S	100%	N/A
RD-11	Taylors Road: PSP Western PSP Boundary to Plumpton Road (IN-13) Purchase of land for a 41m wide road section (ultimate standard)	0.94	0.00	0.94	L	100%	N/A
RD-12	Taylors Road: Plumpton Road (IN-13) to Hopkins Road (IN-14) Purchase of land for a 44m wide road section (ultimate standard)	1.72	0.00	1.72	M	100%	N/A
RD-13	Taylors Road: Hopkins Road (IN-14) to Sinclairs Road (IN-15) Purchase of land for a 44m wide road section (ultimate standard)	0.29	0.20	0.49	M	100%	N/A
RD-14	Taylors Road: Sinclairs Road (IN-15) to Saric Court (IN-16) Purchase of land for a 44m wide road section (ultimate standard)	0.00	0.47	0.47	S	100%	N/A
RD-15	Taylors Road: Saric Court (IN-16) to City Vista Court (IN-17) Purchase of land for a 44m wide road section (ultimate standard)	0.03	1.03	1.06	S	100%	N/A
RD-16	Taylors Road: City Vista Court (IN-17) to eastern PSP boundary Purchase of land for a 44m wide road section (ultimate standard)	0.00	0.16	0.16	S	100%	N/A
RD-17	Hopkins Road: Taylors Road (IN-14) to East-West Road 5 (IN-18) Purchase of land for a 41m wide road section (ultimate standard)	0.00	1.11	1.11	M	100%	N/A
RD-18	Hopkins Road: East-West Road 5 (IN-18) to Reed Court (IN-19) Purchase of land for a 41m wide road section (ultimate standard)	0.00	1.17	1.17	M	100%	N/A
RD-19	Hopkins Road: Reed Court (IN-19) to Hopkins Road Bridge (BR-02) Purchase of land for a 41m wide road section (ultimate standard)	0.00	0.87	0.87	S	100%	N/A
RD-20	Hopkins Road: Hopkins Road Bridge (BR-02) to East-West Road 6 (IN-20) Purchase of land for a 41m wide road section (ultimate standard)	0.00	1.24	1.24	S	100%	N/A

INTERSECTION PROJECTS									
IN-01	Intersection: Hopkins Road and Melton Highway Purchase of land for an intersection (ultimate standard). Note: Hopkins Road section only	1.06	0.00	1.06	L	100%	N/A		
IN-02	Intersection: North-South Connector Road 2 and Melton Highway Purchase of land for an intersection (ultimate standard). Note: Connector Road section only	0.23	0.00	0.23	S	100%	N/A		
IN-03	Intersection: North-South Connector Road 1 and Melton Highway Purchase of land for an intersection (ultimate standard). Note: Connector Road section only	0.23	0.00	0.23	L	100%	N/A		
IN-04	Intersection: Hopkins Road and East-West Connector Road 1 Purchase of land for an intersection (ultimate standard)	1.44	0.00	1.44	L	100%	N/A		
IN-05	Intersection: Hopkins Road and East-West Connector Road 2 Purchase of land for an intersection (ultimate standard)	1.52	0.00	1.52	L	100%	N/A		
IN-06	Intersection: Hopkins Road and East-West Connector Road 3 Purchase of land for an intersection (ultimate standard)	1.51	0.00	1.51	L	100%	N/A		
IN-07	Intersection: Plumpton Road and Tarleton Road Purchase of land for an intersection (ultimate standard)	0.64	0.00	0.64	L	100%	N/A		
IN-08	Intersection: Hopkins Road and Tarleton Road Purchase of land for an intersection (ultimate standard)	2.56	0.00	2.56	L	100%	N/A		
IN-09	Intersection: North-South Connector Road 3 and Tarleton Road Purchase of land for an intersection (ultimate standard)	1.21	0.00	1.21	L	100%	N/A		
IN-10	Intersection: North-South Connector Road 4 and Tarleton Road Purchase of land for an intersection (ultimate standard)	1.17	0.00	1.17	L	100%	N/A		
IN-11	Intersection: North-South Connector Road 5 and Tarleton Road Purchase of land for an intersection (ultimate standard)	1.14	0.00	1.14	S	100%	N/A		
IN-12	Intersection: Hopkins Road and East West Connector Road 4 Purchase of land for an intersection (ultimate standard)	1.54	0.00	1.54	M	100%	N/A		
IN-13	Intersection: Plumpton Road and Taylors Road Purchase of land for an intersection (ultimate standard)	0.62	0.25	0.88	M	100%	N/A		
IN-14	Intersection: Hopkins Road and Taylors Road Purchase of land for an intersection (ultimate standard)	2.12	1.10	3.22	M	100%	N/A		
IN-15	Intersection: Sinclairs Road and Taylors Road Purchase of land for an intersection (ultimate standard)	0.23	0.63	0.86	S	100%	N/A		
IN-16	Intersection: Saric Court and Taylors Road Purchase of land for an intersection (ultimate standard)	0.08	0.61	0.69	S	100%	N/A		
IN-17	Intersection: City Vista Court and Taylors Road Purchase of land for an intersection (ultimate standard)	0.00	0.57	0.57	S	100%	N/A		
IN-18	Intersection: Hopkins Road and East-West Connector Road 5 Purchase of land for an intersection (ultimate standard)	0.00	1.49	1.49	M	100%	N/A		

IN-19	<b>Intersection: Hopkins Road and Reed Court</b> Purchase of land for intersection (ultimate standard)	0.00	1.13	1.13	S	100%	N/A
IN-20	<b>Intersection: Hopkins Road and East-West Connector Road 6</b> Purchase of land for intersection (ultimate standard)	0.00	1.42	1.42	S	100%	N/A
IN-21	<b>Intersection: Hopkins Road and East-West Local Access Street</b> Purchase of land for intersection (ultimate standard)	0.00	1.08	1.08	S	100%	N/A
IN-22	<b>Intersection: Hopkins Road and Neale Road</b> Purchase of land for intersection (ultimate standard)	0.00	0.86	0.86	S	100%	N/A
IN-23	<b>Intersection: North-South Local Access Street and Neale Road</b> Purchase of land for intersection (ultimate standard)	0.00	0.38	0.38	M	100%	N/A
IN-24	<b>Intersection: Sinclairs Road and Neale Road</b> Purchase of land for intersection (ultimate standard). Note: Excluding Neale Road section in Kororoit Part 2 PSP.	0.00	0.24	0.24	M	100%	N/A
<b>BRIDGE PROJECTS</b>							
BR-01	<b>Vere Court Bridge</b> Purchase of land for the future construction of a connector road bridge (ultimate standard)	0.00	0.32	0.32	L	100%	N/A
BR-02	<b>Hopkins Road Bridge</b> Purchase of land for the future construction of bridge (ultimate standard)	0.00	0.04	0.04	S	100%	N/A
<b>COMMUNITY AND RECREATION PROJECTS</b>							
CI-01	<b>Plumpton Community Centre &amp; Neighbourhood House</b> Purchase of land.	1.20	0.00	1.20	L	100%	N/A
CI-02	<b>Multi Purpose Community Centre (with Library)</b> Purchase of land.	1.01	0.00	1.01	L	100%	N/A
CI-03	<b>Plumpton West Community Centre</b> Purchase of land.	0.80	0.00	0.80	L	100%	N/A
CI-04	<b>Plumpton East Community Centre</b> Purchase of land.	0.80	0.00	0.80	L	100%	N/A
CI-05	<b>Deanside Community Centre &amp; Neighbourhood House</b> Purchase of land.	0.00	1.20	1.20	L	100%	N/A
CI-06	<b>Kororoit Community Centre</b> Purchase of land.	0.00	0.80	0.80	L	100%	N/A
CI-07	<b>Kororoit East Community Centre</b> Purchase of land.	0.00	0.80	0.80	M	100%	N/A
IR-01	<b>Indoor Recreation Component (Plumpton Aquatics Centre)</b> Purchase of land.	3.60	0.00	3.60	L	50%	Melton City Council
IR-02	<b>Indoor Recreation Centre</b> Purchase of land.	0.00	2.50	2.50	L	100%	N/A

SPORTS RESERVE AND LOCAL PARK PROJECTS									
SR-01	<b>Plumpton North Sports Reserve</b> Purchase of land for a future sports reserve and tennis / multi purpose hard courts	6.50	0.00	6.50	L	100%	N/A		N/A
SR-02	<b>Plumpton East Sports Reserve</b> Purchase of land for a future sports reserve.	5.29	0.00	5.29	L	100%	N/A		N/A
SR-03	<b>Plumpton Sports Reserve</b> Purchase of land for a future sports reserve.	10.00	0.00	10.00	M	100%	N/A		N/A
SR-04	<b>Plumpton West Sports Reserve</b> Purchase of land for a future sports reserve.	10.00	0.00	10.00	L	100%	N/A		N/A
SR-05	<b>Plumpton South Sports Reserve</b> Purchase of land for a future sports reserve and tennis / multi purpose hard courts	6.50	0.00	6.50	L	100%	N/A		N/A
SR-06	<b>Deanside Sports Reserve</b> Purchase of land for a future sports reserve.	0.00	10.01	10.01	L	100%	N/A		N/A
SR-07	<b>Kororoit West Sports Reserve</b> Purchase of land for a future sports reserve.	0.00	9.34	9.34	L	100%	N/A		N/A
SR-08	<b>Kororoit Sports Reserve</b> Purchase of land for a future sports reserve and tennis / multi purpose hard courts	0.00	9.40	9.40	L	100%	N/A		N/A
SR-09	<b>Kororoit East Sports Reserve</b> Purchase of land for a future sports reserve.	0.00	6.00	6.00	S	100%	N/A		N/A
LP-01	<b>Local Park</b> Purchase of land.	0.50	0.00	0.50	L	100%	N/A		N/A
LP-02	<b>Local Park</b> Purchase of land.	0.50	0.00	0.50	L	100%	N/A		N/A
LP-03	<b>Local Park</b> Purchase of land.	0.50	0.00	0.50	L	100%	N/A		N/A
LP-04	<b>Local Park</b> Purchase of land.	0.50	0.00	0.50	L	100%	N/A		N/A
LP-05	<b>Local Park</b> Purchase of land.	0.25	0.00	0.25	L	100%	N/A		N/A
LP-06	<b>Local Park</b> Purchase of land.	1.00	0.00	1.00	M	100%	N/A		N/A
LP-07	<b>Local Park</b> Purchase of land.	1.00	0.00	1.00	S	100%	N/A		N/A
LP-08	<b>Local Park</b> Purchase of land.	1.00	0.00	1.00	L	100%	N/A		N/A
LP-09	<b>Local Park</b> Purchase of land.	1.00	0.00	1.00	L	100%	N/A		N/A

LP-10	Local Park Purchase of land.	0.80	0.00	0.80	L	100%	N/A
LP-11	Local Park Purchase of land.	1.00	0.00	1.00	M	100%	N/A
LP-12	Local Park Purchase of land.	1.00	0.00	1.00	S	100%	N/A
LP-13	Local Park Purchase of land.	1.00	0.00	1.00	M	100%	N/A
LP-14	Local Park Purchase of land.	0.50	0.00	0.50	L	100%	N/A
LP-15	Local Park Purchase of land.	1.00	0.00	1.00	L	100%	N/A
LP-16	Local Park Purchase of land.	1.00	0.00	1.00	M	100%	N/A
LP-17	Local Park Purchase of land.	0.95	0.00	0.95	L	100%	N/A
LP-18	Local Park Purchase of land.	0.50	0.00	0.50	L	100%	N/A
LP-19	Local Park Purchase of land.	1.00	0.00	1.00	M	100%	N/A
LP-20	Local Park Purchase of land.	0.00	1.00	1.00	L	100%	N/A
LP-21	Local Park Purchase of land.	0.00	0.15	0.15	L	100%	N/A
LP-22	Local Park Purchase of land.	0.00	0.85	0.85	L	100%	N/A
LP-23	Local Park Purchase of land.	0.00	0.87	0.87	L	100%	N/A
LP-24	Local Park Purchase of land.	0.00	0.12	0.12	L	100%	N/A
LP-25	Local Park Purchase of land.	0.00	0.50	0.50	L	100%	N/A
LP-26	Local Park Purchase of land.	0.00	1.00	1.00	L	100%	N/A
LP-27	Local Park Purchase of land.	0.00	1.00	1.00	M	100%	N/A
LP-28	Local Park Purchase of land.	0.00	1.00	1.00	L	100%	N/A



LP-29	Local Park Purchase of land.	0.00	0.76	0.76	L	100%	N/A
LP-30	Local Park Purchase of land.	0.00	1.00	1.00	L	100%	N/A
LP-31	Local Park Purchase of land.	0.00	0.50	0.50	L	100%	N/A
LP-32	Linear Park Purchase of land.	0.00	0.50	0.50	M	100%	N/A
LP-33	Local Park Purchase of land.	0.00	1.00	1.00	L	100%	N/A
LP-34	Local Park Purchase of land.	0.00	1.00	1.00	L	100%	N/A
LP-35	Local Park Purchase of land.	0.00	1.23	1.23	L	100%	N/A
LP-36	Local Park Purchase of land.	0.00	1.00	1.00	M	100%	N/A
LP-37	Local Park Purchase of land.	0.00	0.62	0.62	L	100%	N/A
LP-38	Linear Park Purchase of land.	0.00	0.80	0.80	M	100%	N/A
LP-39	Local Park Purchase of land.	0.00	1.19	1.19	M	100%	N/A
LP-40	Local Park Purchase of land.	0.00	0.50	0.50	M	100%	N/A
<b>Total area (ha):</b>		<b>92.28</b>	<b>73.00</b>	<b>165.38</b>			

## 4.2 LAND EQUALISATION & CREDIT AMOUNTS

Table 9 below identifies the total public purposes land in the Plumpton & Kororoit ICP, which is used to calculate the ICP land contribution percentage shown in Table 10.

Table 9 Public Purpose Land

CLASS OF DEVELOPMENT	NDA	TRANSPORT PUBLIC PURPOSES LAND (HA)	RESIDENTIAL COMMUNITY & RECREATION PUBLIC PURPOSES LAND (HA)	EMPLOYMENT COMMUNITY & RECREATION PUBLIC PURPOSES LAND (HA)	TOTAL PUBLIC PURPOSES LAND (HA)
Residential (Ha)	1,131.06	43.4451	115.8243		159.2693
Commercial and Industrial (Ha)	112.16	4.6059		1.5000	6.1059
<b>Total</b>	<b>1,243.22</b>	<b>48.0509</b>	<b>115.8243</b>	<b>1.5000</b>	<b>165.3752</b>

The following table shows the transport and community and recreation contribution percentages as well as the total ICP land contribution percentage for each class of development in this ICP.

Table 10 ICP Land Contribution Percentage

CLASS OF DEVELOPMENT	TRANSPORT CONTRIBUTION PERCENTAGE	RESIDENTIAL COMMUNITY & RECREATION CONTRIBUTION PERCENTAGE	EMPLOYMENT COMMUNITY & RECREATION CONTRIBUTION PERCENTAGE	TOTAL ICP CONTRIBUTION PERCENTAGE
Residential (%)	3.87%	10.24%	-	14.11%
Commercial and Industrial (%)	-	-	1.34%	5.20%

Table 11 specifies the type of public purpose land (transport or community and recreation) identified in each parcel as well as the parcel contribution percentage, parcel contribution hectares, land credit amounts and land equalisation amounts.

Table 11 Public Purpose Land Credit & Equalisation Amounts

PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	TRANSPORT (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT	
					RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)	HECTARES		TOTAL \$	HECTARES	TOTAL \$	\$ PER NDA
P-1	0.0922	Employment	0.0048	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0048	\$4,861.63	\$52,726.35
P-2	9.2494	Employment	0.4812	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.4812	\$467,686.91	\$52,726.35
P-3	8.3703	Employment	0.4355	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.4355	\$441,334.76	\$52,726.35
P-4	8.3102	Employment	0.4323	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.4323	\$438,166.43	\$52,726.35
P-5	5.1246	Employment	0.2666	0.00	0.0000	0.0000	0.5000	0.5000	0.2394	\$268,406.11	0.0000	\$0.00	\$0.00
P-6	10.6089	Employment	0.5519	0.03	0.0282	0.0000	0.0000	0.0282	0.0000	\$0.00	0.5237	\$530,749.82	\$50,028.79
P-7	0.7826	Employment	0.0407	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0407	\$41,266.12	\$52,726.35
P-8	0.0175	Residential	0.0025	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0025	\$3,670.37	\$210,071.76
P-9	10.9888	Residential	1.5500	0.29	0.2926	0.0000	0.0000	0.2926	0.0000	\$0.00	1.2574	\$1,872,620.47	\$170,411.22
P-10	11.3501	Residential	1.6010	0.41	0.4119	0.5000	0.0000	0.9119	0.0000	\$0.00	0.6891	\$1,026,252.65	\$90,418.33
P-11 - R	5.6444	Residential	0.7962	1.29	1.2864	0.0000	0.0000	1.2864	0.4902	\$789,230.43	0.0000	\$0.00	\$0.00
P-11 - E	0.6404	Employment	0.0333	0.34	0.3439	0.0000	0.0000	0.3439	0.3106	\$456,516.87	0.0000	\$0.00	\$0.00
P-12 - R	53.5300	Residential	7.5506	4.06	4.0610	4.8612	0.0000	8.9222	1.3716	\$2,084,835.28	0.0000	\$0.00	\$0.00
P-12 - E	35.6468	Employment	1.8545	0.98	0.9848	0.0000	0.5000	1.4849	0.0000	\$0.00	0.3696	\$374,607.55	\$10,508.87
P-13	9.6474	Employment	0.5019	0.95	0.9513	0.0000	0.0000	0.9513	0.4494	\$417,961.51	0.0000	\$0.00	\$0.00
P-14	9.0673	Employment	0.4717	1.16	1.1625	0.0000	0.5000	1.6625	1.1908	\$1,131,235.82	0.0000	\$0.00	\$0.00
P-15	8.3401	Employment	0.4339	1.08	1.0755	0.0000	0.0000	1.0755	0.6417	\$564,653.79	0.0000	\$0.00	\$0.00
P-16	13.2795	Residential	1.8731	0.33	0.3331	1.0000	0.0000	1.3331	0.0000	\$0.00	0.5401	\$804,319.10	\$60,568.41
P-17	11.1501	Residential	1.5728	0.00	0.0000	0.8025	0.0000	0.8025	0.0000	\$0.00	0.7703	\$1,147,171.07	\$102,884.36
P-18	7.2416	Residential	1.0214	0.00	0.0000	5.6975	0.0000	5.6975	4.6761	\$6,593,243.87	0.0000	\$0.00	\$0.00
P-19	7.4937	Residential	1.0570	0.18	0.1833	0.0000	0.0000	0.1833	0.0000	\$0.00	0.8737	\$1,301,228.80	\$173,644.03
P-20	13.6567	Residential	1.9263	0.05	0.0461	1.0000	0.0000	1.0461	0.0000	\$0.00	0.8902	\$1,310,942.78	\$95,993.00
P-21	16.3812	Residential	2.3106	0.00	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	2.3106	\$3,441,229.63	\$210,071.76

PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION - TOTAL (HECTARES)	PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT	
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	HECTARES			TOTAL \$	HECTARES	TOTAL \$	\$ PER NDA
P-22	3.0860	Residential	0.4353	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.4353	\$648,277.04	\$210,071.76
P-23	12.8081	Residential	1.8066	0.0000	1.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.8066	\$1,201,331.58	\$93,795.03
P-24	10.1923	Residential	1.4377	0.2317	2.1843	0.0000	2.4160	0.9783	23.70%	\$1,555,525.42	0.0000	\$0.00	\$0.00
P-25	6.4004	Residential	0.9028	0.0000	3.1065	0.0000	3.1065	2.2037	48.54%	\$3,305,586.58	0.0000	\$0.00	\$0.00
P-26	2.0740	Residential	0.2925	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.2925	\$435,684.00	\$210,071.76
P-27	48.4824	Residential	6.8386	0.0000	1.0000	0.0000	1.0000	0.0000	2.06%	\$0.00	5.8386	\$8,695,491.59	\$179,353.41
P-28	54.6073	Residential	7.7026	0.1812	2.9540	0.0000	3.1352	0.0000	5.74%	\$0.00	4.5574	\$6,802,200.92	\$124,565.79
P-29	10.8438	Residential	1.5296	1.1251	4.2148	0.0000	5.3398	3.8103	49.24%	\$5,715,402.30	0.0000	\$0.00	\$0.00
P-30	10.7385	Residential	1.5147	1.1837	4.4341	0.0000	5.6178	4.1031	52.31%	\$6,113,578.72	0.0000	\$0.00	\$0.00
P-31	11.3814	Residential	1.6054	0.6414	0.5972	0.0000	1.2386	0.0000	10.88%	\$0.00	0.3668	\$546,335.97	\$48,002.55
P-32	17.4654	Residential	2.4636	3.6753	0.8000	0.0000	4.4753	2.0118	25.62%	\$3,078,004.36	0.0000	\$0.00	\$0.00
P-33	3.9619	Residential	0.5588	1.7189	0.0000	0.0000	1.7189	1.1601	43.39%	\$1,821,280.37	0.0000	\$0.00	\$0.00
P-34	13.8303	Residential	1.9508	0.0000	1.0000	0.0000	1.0000	0.0000	7.23%	\$0.00	0.9508	\$1,416,045.64	\$102,387.51
P-35	6.9313	Residential	0.9777	0.0000	5.0703	0.0000	5.0703	4.0926	73.15%	\$5,811,469.37	0.0000	\$0.00	\$0.00
P-36	3.5425	Residential	0.4987	0.0000	2.4904	0.0000	2.4904	1.9908	70.30%	\$3,006,036.08	0.0000	\$0.00	\$0.00
P-37	3.5932	Residential	0.5068	0.0000	2.4393	0.0000	2.4393	1.9325	67.89%	\$2,918,009.99	0.0000	\$0.00	\$0.00
P-38	4.8384	Residential	0.6825	0.0000	0.8000	0.0000	0.8000	0.1175	16.53%	\$202,153.94	0.0000	\$0.00	\$0.00
P-39 - R	13.7437	Residential	1.9386	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	1.9386	\$2,887,155.07	\$210,071.76
P-39 - E	0.6888	Employment	0.0358	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0358	\$36,315.96	\$52,726.35
P-40	4.9357	Residential	0.6952	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.6952	\$1,036,846.36	\$210,071.76
P-41	7.4940	Residential	1.0571	0.4058	0.0000	0.0000	0.4058	0.0000	5.41%	\$0.00	0.6513	\$969,962.81	\$129,432.65
P-42	12.5076	Residential	1.7642	0.0000	1.0000	0.0000	1.0000	0.0000	8.00%	\$0.00	0.7642	\$1,138,134.60	\$90,995.81
P-43	8.7098	Residential	1.2286	0.7871	0.0000	0.0000	0.7871	0.0000	9.04%	\$0.00	0.4415	\$657,501.26	\$75,489.42
P-44	10.2617	Residential	1.4475	0.5965	0.0000	0.0000	0.5965	0.0000	5.81%	\$0.00	0.8510	\$1,267,364.66	\$123,504.59
P-45	9.8921	Residential	1.3953	0.3270	0.5000	0.0000	0.8270	0.0000	8.36%	\$0.00	0.5683	\$846,374.24	\$85,560.73
P-46	8.0934	Residential	1.1416	0.5252	0.0000	0.0000	0.5252	0.0000	6.49%	\$0.00	0.6164	\$918,036.24	\$113,429.64

PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION - TOTAL (HECTARES)	PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT	
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)			HECTARES	TOTAL \$	HECTARES	TOTAL \$
P-47	12.4322	Residential	1.7536	0.5960	0.9456	0.0000	1.5416	12.40%	0.0000	\$0.00	0.2120	\$315,714.52	\$25,394.98
P-48	73.3254	Residential	10.3428	5.6982	8.3000	0.0000	13.9983	19.09%	3.6554	\$5,263,824.05	0.0000	\$0.00	\$0.00
P-49	28.8829	Residential	4.0741	1.2453	0.5000	0.0000	1.7453	6.04%	0.0000	\$0.00	2.3287	\$3,468,181.67	\$120,077.15
P-50	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
P-51	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
P-52	0.1951	Residential	0.0275	0.0141	0.0000	0.0000	0.0141	7.22%	0.0000	\$0.00	0.0134	\$19,996.42	\$102,477.95
P-53	9.9857	Residential	1.4085	0.0284	0.0000	0.0000	0.0284	0.28%	0.0000	\$0.00	1.3801	\$2,055,400.31	\$205,635.18
P-54	8.8727	Residential	1.2515	0.0000	1.0000	0.0000	1.0000	11.27%	0.0000	\$0.00	0.2515	\$374,598.29	\$42,219.30
P-55	14.0665	Residential	1.9841	1.5382	1.0000	0.0000	2.5382	18.04%	0.5541	\$886,563.60	0.0000	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>705.4777</b>		<b>90.0226</b>	<b>31.6797</b>	<b>59.1977</b>	<b>1.5000</b>	<b>92.3774</b>		<b>35.9737</b>	<b>\$51,983,518.46</b>	<b>33.6189</b>	<b>\$48,963,057.24</b>	
<b>Road Reserve</b>													
P-R1 (Plumpton Road)	0.00	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
P-R2 (Tairiteon Road)	0.00	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
P-R3 (Beattys Rd)	0.00	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
P-R4 (Sanic Ct)	0.00	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
P-R5 (Taylors Rd)	0.00	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>0.00</b>		<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0000</b>		<b>0.0000</b>	<b>\$0.00</b>	<b>0.0000</b>	<b>\$0.00</b>	
<b>TOTALS PSP 1078</b>	<b>705.4777</b>		<b>90.0226</b>	<b>31.6797</b>	<b>59.1977</b>	<b>1.5000</b>	<b>92.3774</b>		<b>35.9737</b>	<b>\$51,983,518.46</b>	<b>33.6189</b>	<b>\$48,963,057.24</b>	
<b>PSP 1080 - Kororoit (part 1)</b>													
K-1	7.6437	Residential	1.0782	0.0019	0.0000	0.0000	0.0019	0.03%	0.0000	\$0.00	1.0762	\$1,602,853.96	\$209,696.30
K-2	9.6844	Residential	1.3632	0.2129	1.0000	0.0000	1.2129	12.55%	0.0000	\$0.00	0.1503	\$223,867.65	\$23,164.23
K-3	6.8766	Residential	0.9700	0.0422	0.0000	0.0000	0.0422	0.61%	0.0000	\$0.00	0.9278	\$1,381,750.78	\$200,935.31
K-4	7.2341	Residential	1.0204	0.0000	0.1525	0.0000	0.1525	2.11%	0.0000	\$0.00	0.8679	\$1,292,623.87	\$178,684.70
K-5	11.3447	Residential	1.6002	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	1.6002	\$2,383,194.38	\$210,071.76



PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	TRANSPORT (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION - TOTAL (HECTARES)	PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT	
					RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)			HECTARES	TOTAL \$	HECTARES	TOTAL \$
K-6	4.7483	Residential	0.6698	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.6698	\$997,494.04	\$210,071.76
K-7	5.4488	Residential	0.7686	0.0000	0.8480	0.0000	0.8480	0.8480	0.0794	15.56%	\$135,023.99	0.0000	\$0.00	\$0.00
K-8	6.4018	Residential	0.9030	0.0079	0.0000	0.0000	0.0079	0.0079	0.0000	0.12%	\$0.00	0.8950	\$1,332,994.38	\$208,223.21
K-8a	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	\$0.00	\$0.00
K-9	4.2597	Residential	0.6008	0.1884	0.1224	0.0000	0.3108	0.3108	0.0000	7.30%	\$0.00	0.2900	\$431,941.87	\$101,402.37
K-9a	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	\$0.00	\$0.00
K-10	9.7383	Residential	1.3736	0.0000	2.1044	0.0000	2.1044	2.1044	0.7398	21.61%	\$1,110,741.01	0.0000	\$0.00	\$0.00
K-11	4.7467	Residential	0.6695	0.0283	4.3683	0.0000	4.3683	4.3683	3.7271	92.63%	\$5,553,378.17	0.0000	\$0.00	\$0.00
K-12	0.9159	Residential	0.1292	0.0893	0.0000	0.0000	0.0893	0.0893	0.0000	9.75%	\$0.00	0.0399	\$59,408.98	\$64,860.93
K-13 - E	0.3103	Employment	0.0161	0.0001	0.7343	0.0000	0.7343	0.7343	4.2597	0.03%	\$0.00	0.0160	\$16,265.97	\$52,416.08
K-13 - R	16.5523	Residential	2.3348	1.8602	0.8746	0.0000	6.5945	6.5945	4.2597	39.84%	\$6,517,347.41	0.0000	\$0.00	\$0.00
K-14	5.9713	Residential	0.8423	0.0000	0.8746	0.0000	0.8746	0.8746	0.0323	14.65%	\$54,583.51	0.0000	\$0.00	\$0.00
K-15	8.7383	Residential	1.2326	0.1185	2.5000	0.0000	2.6185	2.6185	1.3860	29.97%	\$2,217,545.49	0.0000	\$0.00	\$0.00
K-16	9.6952	Residential	1.3675	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	1.3675	\$2,036,692.57	\$210,071.76
K-17	3.0458	Residential	0.4296	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.4296	\$639,831.53	\$210,071.76
K-18	0.7349	Residential	0.1037	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.1037	\$154,391.61	\$210,071.76
K-19	4.2559	Residential	0.6003	0.6006	0.0000	0.0000	0.6006	0.6006	0.0002	14.11%	\$442.92	0.0000	\$0.00	\$0.00
K-20	1.4752	Residential	0.2081	0.2442	0.0000	0.0000	0.2442	0.2442	0.0361	16.55%	\$80,430.54	0.0000	\$0.00	\$0.00
K-21	11.1601	Residential	1.5742	1.6269	1.0000	0.0000	2.6269	2.6269	1.0527	23.54%	\$1,684,354.61	0.0000	\$0.00	\$0.00
K-24	11.8914	Residential	1.6773	1.2485	0.0000	0.0000	1.2485	1.2485	0.0000	10.50%	\$0.00	0.4288	\$638,617.77	\$53,704.05
K-25	10.6373	Residential	1.5004	0.9661	1.0000	0.0000	1.9661	1.9661	0.4657	18.48%	\$759,051.96	0.0000	\$0.00	\$0.00
K-26	14.3776	Residential	2.0280	0.5498	0.0000	0.0000	0.5498	0.5498	0.0000	3.82%	\$0.00	1.4783	\$2,201,565.83	\$153,124.38
K-27	10.3706	Residential	1.4628	0.0073	0.0000	0.0000	0.0073	0.0073	0.0000	0.07%	\$0.00	1.4555	\$2,167,734.87	\$209,026.73
K-28	4.1054	Residential	0.5791	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.5791	\$862,430.29	\$210,071.76
K-29	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	\$0.00	\$0.00
K-30	6.5366	Residential	0.9220	0.1275	0.0000	0.0000	0.1275	0.1275	0.0000	1.95%	\$0.00	0.7945	\$1,183,278.46	\$181,022.32

PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	TRANSPORT (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT	
					RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)	HECTARES		TOTAL \$	HECTARES	TOTAL \$	\$ PER NDA
K-31	4.1034	Residential	0.5788	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.5788	\$862,003.21	\$210,071.76
K-31a	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-32	8.8879	Residential	1.2537	0.0000	0.0000	0.0000	1.0000	1.0000	11.25%	\$0.00	0.2537	\$377,794.11	\$42,506.61
K-33	4.7389	Residential	0.6684	0.0000	0.0000	0.0000	7.0541	7.0541	148.86%	\$8,876,041.70	6.3856	\$0.00	\$0.00
K-34	15.6298	Residential	2.2328	0.0000	0.0000	0.4957	0.0000	0.4957	3.13%	\$0.00	1.7371	\$2,587,113.20	\$163,433.54
K-35	7.9483	Residential	1.1211	0.7058	0.0000	0.0000	0.7058	0.7058	8.88%	\$0.00	0.4153	\$618,549.08	\$77,821.39
K-36	6.9181	Residential	0.9758	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.9758	\$1,453,301.44	\$210,071.76
K-37	8.8582	Residential	1.2495	0.0000	0.0000	2.2842	0.0000	2.2842	25.79%	\$1,572,710.00	1.0347	\$0.00	\$0.00
K-38	10.2860	Residential	1.4509	0.0000	0.0000	1.0000	0.0000	1.0000	9.72%	\$0.00	0.4509	\$671,503.85	\$65,283.09
K-39	9.2054	Residential	1.2865	0.2107	0.0000	0.0000	0.2107	0.2107	2.29%	\$0.00	1.0878	\$1,620,020.35	\$175,985.55
K-40	12.5301	Residential	1.7674	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	1.7674	\$2,632,227.52	\$210,071.76
K-41	10.9291	Residential	1.5416	0.0000	0.0000	1.0000	0.0000	1.0000	9.15%	\$0.00	0.5416	\$806,600.15	\$73,802.80
K-42	11.8970	Residential	1.6781	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	1.6781	\$2,499,218.49	\$210,071.76
K-43	8.4291	Residential	1.1890	1.3187	0.5000	0.0000	1.8187	1.8187	21.58%	\$1,051,625.45	0.6297	\$0.00	\$0.00
K-44	6.8816	Residential	0.9707	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.9707	\$1,445,620.17	\$210,071.76
K-45	4.6970	Residential	0.6625	0.0000	0.8000	0.0000	0.8000	0.8000	17.03%	\$236,529.29	0.1375	\$0.00	\$0.00
K-46	4.2045	Residential	0.5931	0.0000	4.7809	0.0000	4.7809	4.7809	113.71%	\$6,114,271.39	4.1879	\$0.00	\$0.00
K-47	4.1208	Residential	0.5813	0.2737	4.6191	0.0000	4.8927	4.8927	118.73%	\$6,467,206.98	4.3115	\$0.00	\$0.00
K-48	6.7272	Residential	0.9489	2.2949	0.0000	0.0000	2.2949	2.2949	34.11%	\$2,045,948.35	1.3460	\$0.00	\$0.00
K-49	2.1144	Residential	0.2982	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.2982	\$444,165.44	\$210,071.76
K-50	2.9454	Residential	0.4155	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.4155	\$618,740.11	\$210,071.76
K-51 - E	0.4315	Employment	0.0224	0.0586	0.0000	0.0000	0.0586	0.0586	13.57%	\$61,776.83	0.0361	\$0.00	\$0.00
K-51 - R	2.2730	Residential	0.3206	0.2936	0.0000	0.0000	0.2936	0.2936	12.92%	\$0.00	0.0270	\$40,256.70	\$17,710.71
K-51a	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	\$0.00	\$0.00
K-52	6.0448	Residential	0.8526	0.0000	0.7555	0.0000	0.7555	0.7555	12.50%	\$0.00	0.0971	\$144,638.33	\$23,927.58
K-53	7.1792	Residential	1.0127	0.0000	1.0000	0.0000	1.0000	1.0000	13.93%	\$0.00	0.0127	\$18,846.18	\$2,625.11

PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION - TOTAL (HECTARES)	PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)	INDUSTRIAL COMMUNITY AND RECREATION (HECTARES)			HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDA
K-54	1.6075	Employment	0.0836	0.0009	0.0000	0.0000	0.0000	0.0009	0.06%	0.0000	\$0.00	0.0827	\$93,859.26	\$52,167.12
K-55	2.2427	Residential	0.3163	0.0346	0.0000	0.0000	0.0346	0.0346	1.54%	0.0000	\$0.00	0.2818	\$419,658.01	\$187,118.11
K-56	2.2321	Residential	0.3148	0.0627	0.0000	0.0000	0.0627	0.0627	2.81%	0.0000	\$0.00	0.2521	\$375,463.38	\$168,213.16
K-57	1.7751	Residential	0.2504	0.0000	0.0000	0.0000	0.5000	0.5000	28.17%	0.2496	\$469,325.16	0.0000	\$0.00	\$0.00
K-58	1.7037	Residential	0.2403	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2403	\$357,998.63	\$210,071.76
K-59	0.0238	Residential	0.0034	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0034	\$5,002.65	\$210,071.76
K-60	2.3726	Residential	0.3347	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.3347	\$498,422.35	\$210,071.76
K-61	0.8472	Residential	0.1195	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1195	\$177,976.58	\$210,071.76
K-63	10.3135	Residential	1.4548	0.5695	0.0000	0.0000	0.5695	0.5695	5.52%	0.0000	\$0.00	0.8853	\$1,318,420.63	\$127,834.40
K-64	9.6469	Residential	1.3607	0.3816	1.0000	0.0000	1.3816	1.3816	14.32%	0.0209	\$36,379.40	0.0000	\$0.00	\$0.00
K-65	12.0625	Residential	1.7015	0.0000	1.2326	0.0000	1.2326	1.2326	10.22%	0.0000	\$0.00	0.4689	\$698,267.28	\$57,887.63
K-66	22.7289	Residential	3.2060	0.0000	0.5504	0.0000	0.5504	0.5504	2.42%	0.0000	\$0.00	2.6556	\$3,954,975.37	\$174,006.73
K-66a	1.0902	Residential	0.1538	0.0251	0.0674	0.0000	0.0925	0.0925	8.49%	0.0000	\$0.00	0.0613	\$91,227.60	\$83,680.62
K-67	13.3654	Residential	1.8852	0.9820	0.0000	0.0000	0.9820	0.9820	7.35%	0.0000	\$0.00	0.9032	\$1,345,147.09	\$100,643.73
K-67a	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-68	35.9180	Residential	5.0664	0.5224	5.0942	0.0000	5.6166	5.6166	15.64%	0.5502	\$847,375.60	0.0000	\$0.00	\$0.00
K-69	45.6090	Residential	6.4333	0.7158	4.1881	0.0000	4.9039	4.9039	10.75%	0.0000	\$0.00	1.5295	\$2,277,827.57	\$49,942.51
K-70	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	100.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>530.6008</b>		<b>74.6342</b>	<b>16.3712</b>	<b>56.6266</b>	<b>0.0000</b>	<b>72.9978</b>	<b>30.6598</b>		<b>\$45,892,089.76</b>	<b>32.2962</b>	<b>\$48,051,683.55</b>		
<b>Road Reserve</b>														
K-R1 (Taylors Rd)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-R2 (Vere Ct)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-R3 (Sinclairs Rd)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-R4 (Monaghans Ln)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-R5 (Reed Ct)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00

PSP PARCEL ID	TOTAL NET DEVELOPABLE AREA (HECTARES)	LAND USE	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	TRANSPORT (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT	
					RESIDENTIAL AND RECREATION (HECTARES)	COMMUNITY RECREATION (HECTARES)	COMMERCIAL & INDUSTRIAL AND RECREATION (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$
K-R6 (Deenside Ct)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-R7 (Gray Ct)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-R8 (Neale Rd)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
K-R9 - E	3.2427	Employment	0.1687	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.1687	\$170,976.04	\$52,726.35
K-R9 - R	3.8974	Residential	0.5497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.5497	\$818,742.08	\$210,071.76
SUB-TOTAL	7.1401		0.7184	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.7184	\$989,718.12	
TOTALS PSP 1080	537.7409		75.3526	16.3712	56.6266	0.0000	72.9878		30.6598	\$45,892,089.76	33.0146	\$49,041,401.67	
ICP TOTALS (1078 & 1080)	1243.2186		165.3752	48.0509	115.8243	1.5000	165.3752		66.6335	\$97,875,608.22	66.6335	\$98,004,458.92	
Residential Total	1131.0577		159.5402	43.4451	115.8243		159.2693		63.7716	\$94,975,057.29	64.0424	\$95,378,368.47	
Commercial & Industrial Total	112.1609		5.8351	4.6059		1.5000	6.1059		2.8619	\$2,900,550.94	2.5911	\$2,626,090.44	
Residential (% / per ha)				3.87%	10.24%			14.11%		\$1,489,300.80			
Commercial & Industrial (% / per ha)				3.87%		1.34%		5.20%		\$1,013,495.89			

Public Open Space Contributions

The overall open space contribution for this ICP is identified in Land Budget Table 16 and Table 17. This ICP provides for the provision of public purpose land for local sports reserves, local parks. The community and recreation levy of the monetary component contributes towards the construction of local sports reserves.

**5.0 CONTRIBUTIONS & ADMINISTRATION**

**5.1 Collecting Agency**

Melton City Council is the Collecting Agency pursuant to section 46G(i) of the *Planning and Environment Act 1987* which means that it is the public authority to whom all levies are payable. As the Collecting Agency, Melton City Council is also responsible for the administration of this ICP, including all proper record keeping and enforcement pursuant to sections 46GY, 46GZ, 46GZD, 46GZE, 46GZF and 46GZI of the Act.

**5.2 Development Agency**

Melton City Council is the Development Agency pursuant to section 46G(i) of the *Planning and Environment Act 1987* which means that it is the public authority who is responsible for the provision of all of the projects identified in this ICP. As the Development Agency, Melton City Council is also responsible for the proper administration of this ICP pursuant to sections 46GZA, 46GZB, 46GZD, 46GZE, 46GZF and 46GZI of the Act.

**5.3 Net Developable Area**

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

Further, to align with the classes of development contributing to the levy, the NDA is divided into Net Developable Area Residential (NDA-R) and Net Developable Area Employment (NDA-E).

NDA-R corresponds to the residential class of development.

NDA-E corresponds to the commercial and industrial class of development.

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 area as a whole. Table 17 is the parcel specific land use budget which specifies the net developable area and land requirements for each individual parcel.

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 Monetary Levy Rates and Classes of Development**

For Metropolitan Greenfield Growth Areas there are two classes of development for ICPs, residential and commercial and industrial. The classes of development and the monetary component standard levy rates for those classes of development are specified in Table 12.

**Table 12** Classes of Development & Monetary Component Standard Levy Rates

DEVELOPMENT CLASS	TRANSPORT	COMMUNITY & RECREATION	TOTAL
Residential	\$108,700	\$86,800	\$195,500
Commercial and Industrial	\$108,700	\$0	\$108,700

The classes of development and the monetary component supplementary levy rates for those classes of development are specified in Table 13.

**Table 13** Classes of Development & Monetary Component Supplementary Levy Rates

DEVELOPMENT CLASS	TRANSPORT	COMMUNITY & RECREATION	TOTAL
Residential	\$31,256	\$0	\$31,256
Commercial and Industrial	\$31,256	\$0	\$31,256

The total monetary levy rates (standard and supplementary) for those classes of development are specified in Table 14.

**Table 14** Classes of Development & Monetary Component Total Levy Rates

DEVELOPMENT CLASS	TRANSPORT	COMMUNITY & RECREATION	TOTAL
Residential	\$139,956	\$86,800	\$226,756
Commercial and Industrial	\$139,956	\$0	\$139,956



## 5.5 Estimates of Land Value

The area of land to be provided for each ICP project on each parcel was identified from the parcel specific land budget prepared for the Plumpton and Kororoit PSPs.

Any component of public land provision that exceeds the ICP average has had an estimate of value using a site specific method in line with the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans and the Infrastructure Contributions Plan Guidelines*. The parcels that provide more public purpose land than the ICP public land contribution percentage are identified in Table 11.

## 5.6 Payment of Levies

### 5.6.1 Monetary Component & Land Equalisation Amounts

#### Subdivision of land

Monetary component levies and any land equalisation amount 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.

Where the subdivision is to be developed in stages, the monetary component and any land equalisation amount 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 for that stage, provided that a Schedule of Infrastructure Contributions is submitted with each stage of the plan of subdivision. The Schedule must show the amount of the infrastructure contributions payable for each stage and the value of the contributions for prior stages to the satisfaction of the Collecting Agency.

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

#### Development of land where no subdivision is proposed

Provided infrastructure levies have not already been paid on the subject land, a monetary component and any land equalisation amount must be paid to the Collecting Agency at the building permit state in accordance with the provisions of this ICP for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping

and ancillary components). If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement, or other suitable arrangement, under Section 173 of the Planning and Environment Act 1987 in respect of the proposed works or provision of land in lieu.

#### Where no building permit is required

Where no building permit is required, the land may only be used and developed if the monetary component and any land equalisation amount is paid to the Collecting Agency prior to the commencement of any development in accordance with the provisions in this ICP, unless otherwise agreed by the Collecting Agency in a Section 173 agreement.

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

### 5.6.2 Inner Public Purpose Land

Inner public purpose land is land within the ICP plan area that has been specified as public purpose land. Inner public purpose land must be provided to the relevant agency by setting aside the land on a plan under the *Subdivision Act 1988*.

Where the land is required for a road the land is to be vested in the development agency responsible for the use and development of the land; and

Where the land is required for other public purposes the land is to be vested in the collecting agency.

## 5.7 Payment of Land Credit Amounts

Where a parcel contribution percentage exceeds the ICP land contribution percentage the land must be provided in accordance with section 46GV(5) of the Act and the landowner is entitled to be paid the land credit amount by the collecting agency.

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

## 5.8 Development Exempt from Contributions

Some types of development are exempt from paying infrastructure contributions levies.

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.

#### 5.8.1 Schools

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

#### 5.8.2 Housing

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

### 5.9 Works in Kind

The Collecting Agency may accept works in lieu of monetary component payments, providing that:

- The works constitute project(s) identified in this ICP.
- The Collecting Agency and Development Agency agree that the timing of the works would be consistent with priorities in this ICP (alternatively credits for works may be delayed until they align with clearly identified and published development priorities).
- The works are defined and agreed in a section 173 agreement.
- Detailed design and construction works must be provided to a standard that is to the satisfaction of the Development Agency and any others identified in permit conditions.

In particular, the works will only be accepted in lieu of a monetary component required by this ICP to the extent that they constitute part or all of the delivery of the infrastructure item, to the Collecting and Development Agencies' satisfaction.

Where the Collecting and Development Agencies agrees that works are to be provided by a development proponent in lieu of monetary component contributions:

- The credit for the works provided shall be negotiated between the Collecting Agency and the development proponent;
- The value of the works provided as agreed to by the Collecting Agency, will be off-set against the monetary component contributions liable to be paid by the development proponent; and
- Credit for the provision of works in kind shall be at a time to be negotiated between the development proponent 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.

### 5.9.1 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.

### 5.10 Credit for Over Provision

Where the Collecting Agency agrees that a development proponent can provide an infrastructure item the situation may arise where the development proponent makes a contribution with a value that exceeds their ICP monetary component obligation. In such a case the development proponent would be entitled to a cash reimbursement for the value above their obligation.

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

### 5.11 Funds Administration

The administration of the contributions made under this ICP will be held by the Collecting Agency until required for the provision of infrastructure projects. Details of funds 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*.

### 5.12 Indexation

The monetary component levy rates in this ICP will be indexed annually in line with the Ministerial Direction on the Preparation and Content on Infrastructure Contributions Plans. The standard levy rates listed are the 2017/18 rates.

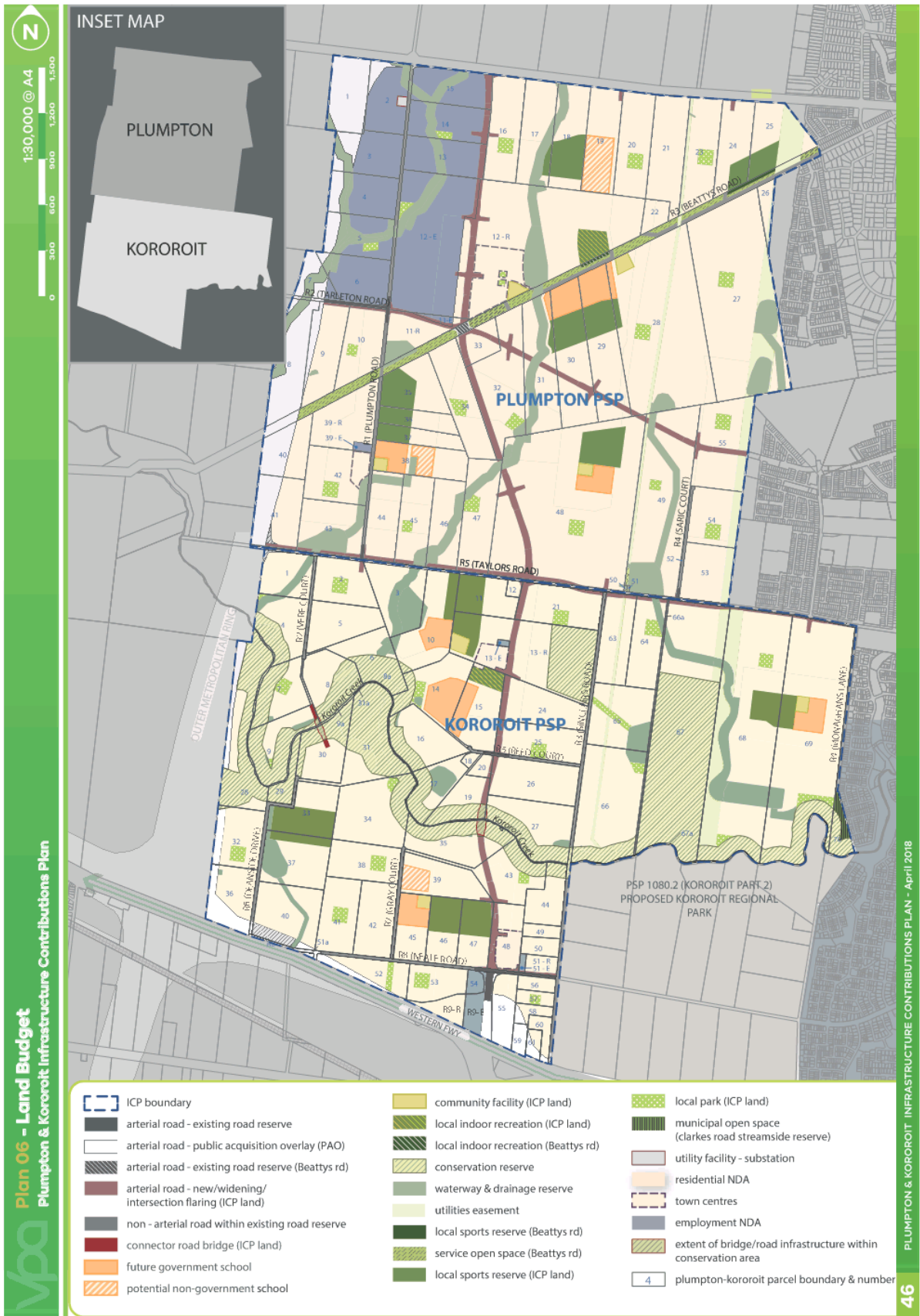
The land component in this ICP will be adjusted in line with the Ministerial Direction on the Preparation and Content on Infrastructure Contributions Plans.

Table 15 Indexation & Timing

INFRASTRUCTURE CATEGORY	METHOD OF INDEXATION	TIMING OF INDEXATION
Community & Recreation Facilities	Australian Bureau of Statistics Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)	July 1
Transport Infrastructure	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)	July 1
Public Land	Adjusted in line with the Ministerial Direction on the Preparation and Content on Infrastructure Contributions Plans	July 1

### 6.0 APPENDIX 1 - DEFINITIONS

Collecting Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the person to whom or to which an infrastructure levy is payable in accordance with Part AB of the Planning and Environment Act 1987.
Development Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the person responsible for the provision of works, services or facilities or for the plan preparation costs for which an infrastructure levy is payable in accordance with Part AB of the Planning and Environment Act 1987.
Gross Developable Area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Net Developable Area	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 total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct.
Works in Kind	Any works, services or facilities provided as a part or full satisfaction of the infrastructure levy payable.





## 7.0 APPENDIX 2 - LAND

Table 16 Summary land use budget

DESCRIPTION	PSP 1078 & 1080	
	HECTARES	% OF TOTAL
<b>TOTAL PRECINCT AREA (HA)</b>	<b>1,941.53</b>	<b>% OF NDA</b>
<b>TRANSPORT</b>		
Arterial Road - Existing Road Reserve	10.44	0.54%
Arterial Road - Public Acquisition Overlay	78.74	4.06%
Arterial Road - Existing Road Reserve (Beattys Road)	0.56	0.03%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	47.73	2.46%
Non-Arterial Road - Retained Existing Road Reserve	26.81	1.38%
Connector Road Bridge (ICP land)	0.32	0.02%
Sub-total Transport	164.60	8.48%
<b>COMMUNITY &amp; EDUCATION</b>		
Future Government School	35.90	1.85%
Potential Non-Government School	12.20	0.63%
Local Community Facility (ICP land)	6.61	0.34%
Local Indoor Recreation (ICP land)	6.10	0.31%
Local Indoor Recreation (Beattys Road)	0.43	0.02%
Sub-total Education	61.24	3.15%
<b>OPEN SPACE</b>		
<b>UNCREDITED OPEN SPACE</b>		
Conservation Area	113.70	5.86%
Waterway and Drainage Reserve	194.40	10.01%
Utilities Easements	42.55	2.19%
Local Sports Reserve (Beattys Road)	0.71	0.04%
Service Open Space (Beattys Road)	14.66	0.76%
Sub-total Uncredited Open Space	366.02	18.85%
		29.44%

DESCRIPTION	PSP 1078 & 1080	
	HECTARES	% OF TOTAL
<b>CREDITED OPEN SPACE</b>		
Local Sports Reserve (ICP land)	73.04	3.76%
Local Network Park (ICP land)	31.58	1.63%
Sub-total Credited Open Space	104.61	5.39%
<b>REGIONAL OPEN SPACE</b>		
Municipal Open Space (existing)	1.44	0.07%
Sub-total Regional Open Space	1.44	0.07%
Total All Open Space	472.07	24.31%
<b>OTHER</b>		
Utilities Sub-stations / facilities (acquired by relevant authority)	0.40	0.02%
Sub-total	0.40	0.02%
<b>TOTAL NET DEVELOPABLE AREA - (NDA) Ha</b>	<b>1,243.22</b>	<b>64.03%</b>
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha</b>	<b>1,131.06</b>	<b>58.26%</b>
<b>NET DEVELOPABLE AREA - COMMERCIAL &amp; INDUSTRIAL (NDAE) Ha</b>	<b>112.16</b>	<b>5.78%</b>

NOTE: Discrepancy in figures due to rounding of decimal points.  
Table 17 - Parcel Specific Land Budget takes precedence.



Table 17 Parcel specific land use budget

PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION				OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY				
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - EXISTING ROAD RESERVE (BEATYS ROAD)	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	CONNECTOR ROAD BRIDGE (ICP LAND)	FUTURE GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (ICP LAND)	LOCAL INDOOR RECREATION (ICP LAND)	LOCAL INDOOR RECREATION (BEATYS ROAD)	CONSERVATION AREA	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (BEATYS ROAD)	SERVICE OPEN SPACE (BEATYS ROAD)			LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	MUNICIPAL OPEN SPACE (EXISTING)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)
<b>FSP - 1078 - PLUMPTON</b>																							
P-1	12.2655	-	11.5985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0922	0.75%	
P-2	12.1428	-	1.5071	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.4001	76.17%	
P-3	12.3395	-	2.4439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3703	67.83%	
P-4	12.1419	-	2.1692	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3102	68.44%	
P-5	12.1138	-	2.1731	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.5000	-	-	5.1246	42.30%	
P-6	12.1247	-	0.4169	-	0.0282	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.6089	87.50%	
P-7	5.5035	-	3.2085	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.7826	14.22%	
P-8	15.8344	-	12.8762	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0175	0.11%	
P-9	13.7269	-	2.2954	-	0.2926	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.9888	80.05%	
P-10	12.2819	0.0000	-	-	0.4119	-	-	-	-	-	-	-	-	-	-	-	-	0.5000	-	-	11.3501	92.56%	
P-11 - R	8.6431	-	-	-	1.2864	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.6444	63.83%	
P-11 - E	0.9843	-	-	-	0.3439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.6404	65.06%	
P-12 - R	69.3860	-	-	-	4.0610	-	-	-	1.0112	3.6000	-	-	-	-	-	-	-	0.2500	-	-	53.5300	77.17%	
P-12 - E	41.2611	0.0000	-	-	0.9848	-	-	-	-	-	-	-	-	-	-	-	-	0.5000	-	-	36.6468	86.99%	
P-13	12.0891	-	-	-	0.9513	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.6474	79.80%	
P-14	12.2915	-	-	-	1.1625	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.0673	74.01%	
P-15	12.1122	-	0.0448	-	1.0755	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3401	68.86%	
P-16	14.6126	-	-	-	0.3331	-	-	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	13.2795	90.88%	
P-17	14.7136	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.8025	-	-	11.1501	75.78%	
P-18	14.7508	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.6875	-	-	7.2416	49.09%	
P-19	14.6770	-	-	-	0.1833	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7.4937	51.05%	
P-20	14.7027	-	-	-	0.0461	-	-	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	13.6567	92.89%	
P-21	16.3812	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	16.3812	100.00%	
P-22	3.0860	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.0860	100.00%	
P-23	15.4299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	12.8081	83.01%	
P-24	12.6882	-	-	-	0.2317	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.1923	80.84%	
P-25	14.1564	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.1843	-	-	6.4004	45.21%	



PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION				OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY
		ARTERIAL ROAD			OTHER TRANSPORT			LOCAL INDOOR RECREATION (ICP LAND)		POTENTIAL NON-GOVERNMENT SCHOOL		LOCAL INDOOR RECREATION (BEATYS ROAD)		UNCREDITED OPEN SPACE			CREDITED OPEN SPACE		
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - EXISTING ROAD RESERVE (BEATYS ROAD)	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLANKING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	CONNECTOR ROAD BRIDGE (ICP LAND)	FUTURE GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (ICP LAND)	LOCAL INDOOR RECREATION (BEATYS ROAD)	CONSERVATION AREA	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (BEATYS ROAD)	SERVICE OPEN SPACE (BEATYS ROAD)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	MUNICIPAL OPEN SPACE (EXISTING)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)
P-53	11.9839	0.0000	-	-	0.0284	-	-	-	-	-	-	1.9699	-	-	-	-	-	-	-
P-54	11.9998	-	-	-	1.5382	-	-	-	-	-	-	2.1271	-	-	-	1.0000	-	-	-
P-55	20.2692	-	-	-	31.6797	-	-	-	-	-	-	3.6645	-	-	-	1.0000	-	-	-
<b>SUB-TOTAL</b>	<b>979.5630</b>	<b>0.0000</b>	<b>50.2872</b>	<b>-</b>	<b>31.6797</b>	<b>-</b>	<b>17.0001</b>	<b>9.6000</b>	<b>3.8112</b>	<b>3.6000</b>	<b>-</b>	<b>79.4930</b>	<b>24.7271</b>	<b>-</b>	<b>38.2908</b>	<b>14.9957</b>	<b>-</b>	<b>0.4001</b>	<b>705.4777</b>
<b>Road Reserve</b>																			
P-R1 (Plumpton Rd)	6.5786	0.5692	0.0747	-	-	5.5383	-	-	-	-	-	0.3954	-	-	-	-	-	-	-
P-R2 (Tarrifon Rd)	1.2677	0.8363	0.3000	-	-	-	-	-	-	-	0.1314	-	-	-	-	-	-	-	-
P-R3 (Beattys Rd)	24.4483	-	1.5464	0.5568	-	4.8052	-	-	0.4297	-	0.9203	0.8184	0.7085	14.6631	-	-	-	-	-
P-R4 (Sarric Ct)	1.3567	0.1159	-	-	-	1.2408	-	-	-	-	0.1260	-	-	-	-	-	-	-	-
P-R5 (Tylors Rd)	3.0736	2.8418	0.1058	-	-	-	-	-	-	-	1.5731	0.8164	0.7085	14.6631	-	-	-	-	-
<b>SUB-TOTAL</b>	<b>36.7250</b>	<b>4.3633</b>	<b>2.0269</b>	<b>0.5568</b>	<b>-</b>	<b>11.5853</b>	<b>-</b>	<b>-</b>	<b>0.4297</b>	<b>-</b>	<b>1.5731</b>	<b>0.8164</b>	<b>0.7085</b>	<b>14.6631</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.0000</b>
<b>TOTALS PSP 1078</b>	<b>1,016.0880</b>	<b>4.3633</b>	<b>52.3141</b>	<b>0.5568</b>	<b>31.6797</b>	<b>11.5853</b>	<b>-</b>	<b>17.0001</b>	<b>9.6000</b>	<b>3.8112</b>	<b>81.0661</b>	<b>25.5456</b>	<b>0.7085</b>	<b>14.6631</b>	<b>38.2908</b>	<b>14.9957</b>	<b>-</b>	<b>0.4001</b>	<b>705.4777</b>
<b>PSP 1080 - Kororoit (part 1)</b>																			
K-1	9.6191	0.0000	0.2855	-	0.0019	0.0000	-	-	-	-	1.7079	-	-	-	-	-	-	-	-
K-2	10.8773	0.0000	-	-	0.2129	0.0000	-	-	-	-	-	-	-	-	-	1.0000	-	-	-
K-3	13.6264	-	-	-	0.0422	-	-	-	-	-	6.7076	-	-	-	-	-	-	-	-
K-4	12.3077	-	-	-	-	0.0000	-	-	-	1.3929	3.5283	-	-	-	-	0.1525	-	-	-
K-5	11.3447	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-6	11.6138	-	-	-	-	0.0000	-	-	-	4.3335	2.5319	-	-	-	-	-	-	-	-
K-7	10.7072	-	-	-	-	0.0000	-	-	-	1.7801	2.6504	-	-	-	-	0.8480	-	-	-
K-8	12.0659	-	-	-	-	0.0000	0.0079	-	-	2.9375	2.7187	-	-	-	-	-	-	-	-
K-8a	0.9874	-	-	-	-	-	-	-	-	0.9974	0.9974	-	-	-	-	-	-	-	-
K-9	12.8615	-	-	-	-	0.0000	0.1884	-	-	2.8263	5.4648	-	-	-	-	-	-	-	-
K-9a	1.9308	-	-	-	-	-	-	-	-	1.9308	1.9308	-	-	-	-	0.1224	-	-	-
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>17.079</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1.0000</b>	<b>-</b>	<b>-</b>	<b>7.6437</b>
<b>TOTALS PSP 1080</b>	<b>107.8615</b>	<b>0.0000</b>	<b>0.2855</b>	<b>-</b>	<b>0.0019</b>	<b>0.0</b>													

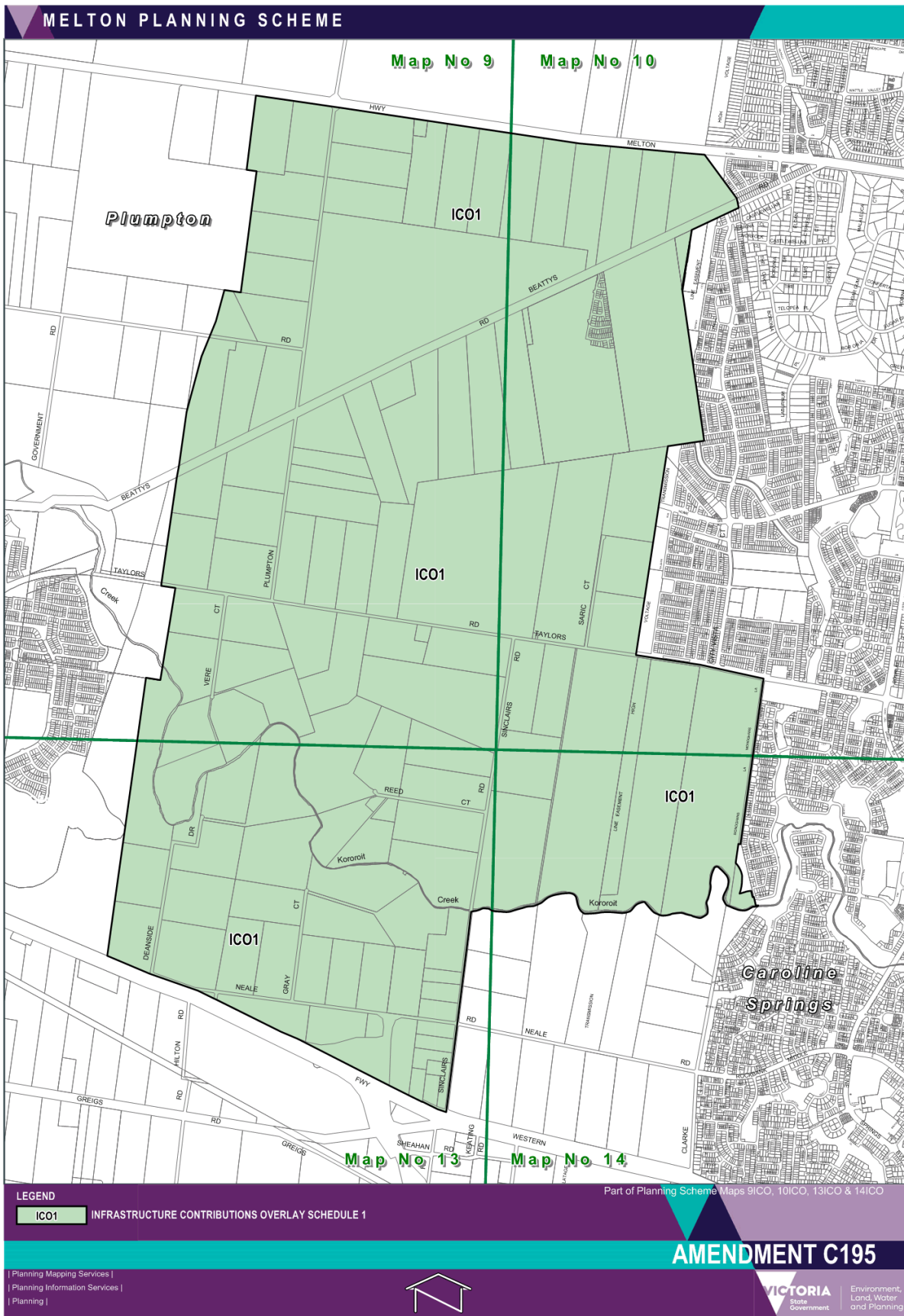
PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION						OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY				
		ARTERIAL ROAD			OTHER TRANSPORT			FUTURE GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (ICP LAND)	LOCAL INDOOR RECREATION (ICP LAND)	LOCAL INDOOR RECREATION (BEATYS ROAD)	UNCREDITED OPEN SPACE			CREDITED OPEN SPACE			UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)						
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - EXISTING ROAD RESERVE (BEATYS ROAD)	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - REMAINED EXISTING ROAD RESERVE	CONNECTOR ROAD BRIDGE (ICP LAND)						CONSERVATION AREA	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (BEATYS ROAD)	SERVICE OPEN SPACE (BEATYS ROAD)	LOCAL SPORTS RESERVE (ICP LAND)				LOCAL NETWORK PARK (ICP LAND)	MUNICIPAL OPEN SPACE (EXISTING)		
K-10	16.4667	-	-	-	-	-	3.4889	-	-	-	-	-	0.3558	0.7683	-	-	-	2.1044	4.3683	-	-	-	9.7383	59.14%	
K-11	9.1433	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.3683	-	-	-	-	4.7467	51.91%
K-12	1.0553	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.9159	91.12%	
K-13 - E	0.3104	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.3103	99.97%	
K-13 - R	36.4435	-	-	-	-	-	0.0001	-	1.2000	-	-	-	13.2667	-	-	-	-	-	3.5343	-	-	-	-	16.5523	45.42%
K-14	14.9134	-	-	-	-	-	5.5781	-	-	0.0000	-	-	1.4358	1.0536	-	-	-	-	0.8745	-	-	-	5.9713	40.04%	
K-15	14.1787	0.0000	-	-	-	-	2.5219	-	-	2.5000	-	-	-	-	-	-	-	-	-	-	-	-	8.7383	61.63%	
K-16	13.2599	-	-	-	-	-	-	-	-	-	-	1.2305	2.3342	-	-	-	-	-	-	-	-	-	9.6952	73.12%	
K-17	9.2666	-	-	-	-	-	-	-	-	-	-	1.5950	4.5279	-	-	-	-	-	-	-	-	-	3.0458	32.86%	
K-18	0.7349	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.7349	100.00%	
K-19	8.6433	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.2559	49.24%	
K-20	1.7194	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.4752	85.80%	
K-21	13.7870	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	-	11.1601	80.95%	
K-24	13.1400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11.8914	90.50%	
K-25	12.6034	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	-	10.6373	84.40%	
K-26	14.9274	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	14.3776	96.32%	
K-27	17.1889	-	-	-	-	-	-	-	-	-	-	-	2.6676	4.1435	-	-	-	-	-	-	-	-	10.3706	60.33%	
K-28	22.3536	-	-	-	-	-	-	-	-	-	-	7.9000	7.0270	-	-	-	-	-	-	-	-	-	4.1054	18.37%	
K-29	3.6298	-	-	-	-	-	-	-	-	-	-	1.2365	2.3933	-	-	-	-	-	-	-	-	-	6.5366	52.96%	
K-30	12.3429	-	-	-	-	-	-	-	-	-	-	2.9667	2.7121	-	-	-	-	-	-	-	-	-	4.1034	21.78%	
K-31	18.8408	-	-	-	-	-	-	-	-	-	-	8.1009	6.6365	-	-	-	-	-	-	-	-	-	-	-	0.00%
K-31a	1.0122	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%
K-32	11.9467	-	-	-	-	-	-	-	-	-	-	0.1434	-	-	-	-	-	-	1.0000	-	-	-	8.8879	74.40%	
K-33	12.2853	-	-	-	-	-	-	-	-	-	-	-	0.4923	-	-	-	-	-	7.0541	-	-	-	4.7389	38.57%	
K-34	19.6835	-	-	-	-	-	-	-	-	-	-	1.6393	1.8987	-	-	-	-	-	0.4957	-	-	-	15.8298	79.89%	
K-35	15.5251	-	-	-	-	-	-	-	-	-	-	2.6366	4.2344	-	-	-	-	-	-	-	-	-	7.9483	51.20%	
K-36	11.9450	-	-	-	-	-	-	-	-	-	-	-	0.1000	-	-	-	-	-	-	-	-	-	6.9181	57.92%	
K-37	14.8544	-	-	-	-	-	-	-	-	-	-	-	3.5120	-	-	-	-	-	2.2842	-	-	-	8.6582	60.45%	

PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION				OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY	
		ARTERIAL ROAD			OTHER TRANSPORT			FUTURE GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (ICP LAND)	LOCAL INDOOR RECREATION (ICP LAND)	LOCAL INDOOR RECREATION (BEATYS ROAD)	UNCREDITED OPEN SPACE			CREDITED OPEN SPACE				
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - EXISTING ROAD RESERVE (BEATYS ROAD)	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	CONNECTOR ROAD BRIDGE (ICP LAND)					CONSERVATION AREA	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (BEATYS ROAD)	SERVICE OPEN SPACE (BEATYS ROAD)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	MUNICIPAL OPEN SPACE (EXISTING)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)
K-38	11.2860	-	-	-	0.2107	0.0000	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	-
K-39	12.0161	-	-	-	-	0.0000	-	2.6000	-	-	-	-	-	-	-	-	-	-	-	-
K-40	16.3763	-	2.3744	-	-	0.0000	-	-	-	-	-	1.4717	-	-	-	-	-	-	-	-
K-41	11.9376	-	0.0084	-	-	0.0000	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	-
K-42	11.8970	-	-	-	-	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-43	13.3408	-	-	-	1.3187	0.0000	-	-	-	-	1.2340	1.8591	-	-	-	-	0.5000	-	-	-
K-44	8.0881	-	-	-	-	0.0000	-	-	-	-	0.4448	0.7717	-	-	-	-	-	-	-	-
K-45	8.9871	-	-	-	-	0.0001	-	3.5000	0.8000	-	-	-	-	-	-	-	-	-	-	-
K-46	8.9864	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.0000	-	-	-
K-47	9.0136	0.0000	-	-	0.2737	0.0000	-	-	-	-	-	-	-	-	-	-	4.7809	-	-	-
K-48	9.0221	0.0000	-	-	2.2949	-	-	-	-	-	-	-	-	-	-	-	4.6191	-	-	-
K-49	2.1144	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-50	2.9454	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-51 - E	0.4901	0.0000	-	-	0.0586	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-51 - R	2.5666	0.0000	-	-	0.2636	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-51a	0.2049	-	0.2049	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-52	8.9327	-	2.1324	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-53	8.1792	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-54	1.6084	0.0000	-	-	0.0009	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-55	6.9851	0.0000	4.7177	-	0.0346	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-56	2.2948	0.0000	-	-	0.0627	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-57	2.2762	-	-	-	-	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-58	2.3048	-	0.6012	-	-	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-59	1.8757	-	1.8518	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-60	2.6093	-	0.2386	-	-	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-61	1.7684	-	0.9392	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
K-63	11.9945	0.0001	-	-	0.5895	0.0000	-	-	-	-	-	-	1.1114	-	-	-	-	-	-	-
K-64	11.9845	0.0000	-	-	0.3816	-	-	-	-	-	-	-	-	-	-	-	1.0000	-	-	-



PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT						COMMUNITY & EDUCATION						OPEN SPACE						TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPABLE AREA % OF PROPERTY		
		ARTERIAL ROAD			OTHER TRANSPORT			SCHOOL		RECREATION		LOCAL INDOOR RECREATION (ICP LAND)		LOCAL INDOOR RECREATION (BEATYS ROAD)		UNCREDITED OPEN SPACE			CREDITED OPEN SPACE				
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - PUBLIC ACQUISITION OVERLAY	ARTERIAL ROAD - EXISTING ROAD RESERVE (BEATYS ROAD)	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (ICP LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	CONNECTOR ROAD BRIDGE (ICP LAND)	FUTURE GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (ICP LAND)	LOCAL INDOOR RECREATION (ICP LAND)	LOCAL INDOOR RECREATION (BEATYS ROAD)	CONSERVATION AREA	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (BEATYS ROAD)	SERVICE OPEN SPACE (BEATYS ROAD)	LOCAL SPORTS RESERVE (ICP LAND)	LOCAL NETWORK PARK (ICP LAND)	MUNICIPAL OPEN SPACE (EXISTING)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)		
K-65	16.4625	-	-	-	-	0.0001	-	-	-	-	-	-	-	-	-	-	-	1.2326	-	-	12.0625	73.27%	
K-66	29.9460	-	-	-	-	0.0001	-	-	-	-	-	1.5410	3.7261	1.3895	-	-	-	0.5504	-	-	22.7269	75.90%	
K-66a	1.7306	0.0000	-	-	0.0251	-	-	-	-	-	-	0.0688	0.0794	-	-	-	-	0.0674	-	-	1.0802	62.99%	
K-67	66.0004	0.0001	-	-	0.9820	-	-	-	-	-	-	43.7457	5.3080	2.5991	-	-	-	-	-	-	13.3654	20.25%	
K-67a	1.4024	-	-	-	-	-	-	-	-	-	-	1.9676	12.7409	11.1831	-	-	-	3.7977	1.2965	-	35.9180	53.28%	
K-68	67.4162	0.0001	-	-	0.5224	-	-	-	0.8000	-	-	3.1445	7.0171	-	-	-	-	2.2023	1.1658	-	45.6090	71.07%	
K-69	84.1745	0.0000	-	-	0.7158	0.0000	-	-	-	-	-	1.2077	1.4316	-	-	-	-	0.0000	1.4428	-	-	0.00%	
K-70	4.0822	-	-	-	-	-	-	-	-	-	-	113.5247	112.8680	17.0002	-	-	-	34.7452	16.5813	-	530.6008	59.99%	
SUB-TOTAL	893.4320	0.0004	23.4955	-	16.0473	0.0007	0.3239	18.9000	2.6000	2.8000	2.5000	113.7038	113.3310	17.0002	-	-	-	34.7452	16.5813	1.4428	-	537.7409	58.11%
<b>Road Reserve</b>																							
K-R1 (Tylors Rd)	3.6612	3.7464	0.0000	-	-	-	-	-	-	-	-	-	0.1146	-	-	-	-	-	-	-	-	0.00%	
K-R2 (Vere Ct)	1.3721	0.0001	-	-	-	1.3310	-	-	-	-	-	-	0.0410	-	-	-	-	-	-	-	-	0.00%	
K-R3 (Sinclair's Rd)	6.4449	0.0000	0.1418	-	-	5.6616	-	-	-	-	-	0.1791	0.2624	-	-	-	-	-	-	-	-	0.00%	
K-R4 (Monaghans Ln)	1.1537	0.0067	-	-	-	1.1470	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	
K-R5 (Reed Ct)	1.4949	0.3637	-	-	-	1.1212	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	
K-R6 (Deanside Dr)	2.4569	-	0.1532	-	-	2.3226	-	-	-	-	-	0.0000	0.0001	-	-	-	-	-	-	-	-	0.00%	
K-R7 (Gray Ct)	1.5104	-	-	-	-	1.5104	-	0.0000	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	0.00%	
K-R8 (Neale Rd)	3.8556	1.0652	0.8207	-	-	1.9257	-	-	-	-	-	-	0.0439	-	-	-	-	-	-	-	-	0.00%	
K-R9 - E	5.9433	0.8965	1.8041	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	54.56%	
K-R9 - R	3.8974	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100.00%	
SUB-TOTAL	32.0094	6.0786	2.9299	-	-	15.2196	-	0.0000	0.0000	-	-	0.1791	0.4619	-	-	-	-	-	-	-	-	22.31%	
TOTALS PSP 1080	925.4415	6.0790	26.4254	-	16.0473	15.2203	0.3239	18.9000	2.6000	2.8000	2.5000	113.7038	113.3310	17.0002	-	-	-	34.7452	16.5813	1.4428	-	537.7409	58.11%
ICP TOTALS (1078 & 1080)	1,941,5295	10,4424	78,7395	0,5568	47,7270	26,8056	0,3239	35,9001	12,2000	6,6112	6,1001	113,7038	194,3970	42,5458	0,7885	14,6631	73,0360	31,5770	1,4428	0,4001	-	1,243,2186	64,03%





**45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY**15/05/2018  
VC146

Shown on the planning scheme map as **ICO** with a number.

**Purpose**

To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.

To identify the area where an infrastructure contributions plan applies for the purpose of imposing contributions for the provision of infrastructure.

To identify the infrastructure contribution imposed for the development of land.

**45.11-1 Infrastructure contributions plan**15/05/2018  
VC146

A schedule to this overlay must specify the name of the infrastructure contributions plan to which it applies.

The requirements of the relevant infrastructure contributions plan incorporated into this scheme apply to the development of land covered by this overlay.

**45.11-2 Permit requirement**15/05/2018  
VC146

A permit must not be granted to subdivide land, construct a building or construct or carry out works until an infrastructure contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- Be consistent with the provisions of the relevant infrastructure contributions plan.
- Include any conditions required to give effect to any levies set out in the relevant schedule to this overlay.

**45.11-3 Monetary component**15/05/2018  
VC146

A schedule to this overlay must specify, if applicable:

- The standard levy rate payable.
- The supplementary levy rate payable.

**45.11-4 Land component**15/05/2018  
VC146

A schedule to this overlay must specify, if applicable:

- The infrastructure contributions plan land contribution percentage for each class of development.
- The parcel contribution percentage for each parcel of land in the infrastructure contributions plan area.
- The land credit amount or land equalisation amount in respect of each parcel of land in the infrastructure contributions plan area.

**45.11-5 Indexation**15/05/2018  
VC146

A schedule to this overlay must specify:

- The method and timing of indexation to be applied to the standard levy rate and any supplementary levy rate of the monetary component.
- The method and timing of adjustment to be applied to the land credit amounts and land equalisation amounts of the land component.

**45.11-6 Land or development exempt from infrastructure contributions**15/05/2018  
VC146

The following land or development of land is exempt from an infrastructure contribution:

- A non-government school.
- Housing provided by or on behalf of the Department of Health and Human Services.
- For any other land or development of land specified in a schedule to this overlay.

*Notes: Refer to the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement, for strategies and policies which may affect the use and development of land.*

*Check the requirements of the zone which applies to the land.*

*Other requirements may also apply. These can be found at Particular Provisions.*



MELTON PLANNING SCHEME

Proposed  
C195

**SCHEDULE 1 TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY**

Shown on the planning scheme map as **ICO1**.

**PLUMPTON & KOROROIT INFRASTRUCTURE CONTRIBUTIONS PLAN, APRIL 2018**

**1.0 Permit requirement**

Proposed  
C195

None specified.

**2.0 Monetary component – Standard levy**

Proposed  
C195

Class of development	Infrastructure category	Levy rate payable
Residential development	Community and recreation construction	\$86,800 per NDHa
	Transport construction	\$108,700 per NDHa
	<b>Total standard levy rate payable</b>	<b>\$195,500 per NDHa</b>
Commercial and industrial development	Community and recreation construction	None specified
	Transport construction	\$108,700 per NDHa
	<b>Total standard levy rate payable</b>	<b>\$108,700 per NDHa</b>

**3.0 Monetary component – Supplementary levy**

Proposed  
C195

Class of development	Infrastructure category	Levy rate payable
Residential development	Community and recreation construction	None specified
	Transport construction	\$31,256 per NDHa
	<b>Total standard levy rate payable</b>	<b>\$31,256 per NDHa</b>
Commercial and industrial development	Community and recreation construction	None specified
	Transport construction	\$31,256 per NDHa
	<b>Total standard levy rate payable</b>	<b>\$31,256 per NDHa</b>

**4.0 ICP land contribution percentage**

Proposed  
C195

Class of development	ICP land contribution percentage
Residential	14.11%
Commercial and industrial	5.20%

## MELTON PLANNING SCHEME

## 5.0 Land component

Proposed  
C195

PSP parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
P-1	Employment	0.00%	\$0.00	\$4,861.63
P-2	Employment	0.00%	\$0.00	\$487,686.91
P-3	Employment	0.00%	\$0.00	\$441,334.76
P-4	Employment	0.00%	\$0.00	\$438,166.43
P-5	Employment	9.76%	\$268,406.11	\$0.00
P-6	Employment	0.27%	\$0.00	\$530,749.82
P-7	Employment	0.00%	\$0.00	\$41,266.12
P-8	Residential	0.00%	\$0.00	\$3,670.37
P-9	Residential	2.66%	\$0.00	\$1,872,620.47
P-10	Residential	8.03%	\$0.00	\$1,026,252.65
P-11 - R	Residential	22.79%	\$789,230.43	\$0.00
P-11 - E	Employment	53.70%	\$456,516.87	\$0.00
P-12 - R	Residential	16.67%	\$2,084,835.28	\$0.00
P-12 - E	Employment	4.17%	\$0.00	\$374,607.55
P-13	Employment	9.86%	\$417,961.51	\$0.00
P-14	Employment	18.34%	\$1,131,235.82	\$0.00
P-15	Employment	12.90%	\$564,653.79	\$0.00
P-16	Residential	10.04%	\$0.00	\$804,319.10
P-17	Residential	7.20%	\$0.00	\$1,147,171.07
P-18	Residential	78.68%	\$6,593,243.87	\$0.00
P-19	Residential	2.45%	\$0.00	\$1,301,228.80
P-20	Residential	7.66%	\$0.00	\$1,310,942.78
P-21	Residential	0.00%	\$0.00	\$3,441,229.63
P-22	Residential	0.00%	\$0.00	\$648,277.04
P-23	Residential	7.81%	\$0.00	\$1,201,331.58
P-24	Residential	23.70%	\$1,555,525.42	\$0.00
P-25	Residential	48.54%	\$3,305,586.58	\$0.00
P-26	Residential	0.00%	\$0.00	\$435,684.00
P-27	Residential	2.06%	\$0.00	\$8,695,491.59
P-28	Residential	5.74%	\$0.00	\$6,802,200.92
P-29	Residential	49.24%	\$5,715,402.30	\$0.00
P-30	Residential	52.31%	\$6,113,578.72	\$0.00
P-31	Residential	10.88%	\$0.00	\$546,335.97
P-32	Residential	25.62%	\$3,078,004.36	\$0.00
P-33	Residential	43.39%	\$1,821,280.37	\$0.00

## MELTON PLANNING SCHEME

P-34	Residential	7.23%	\$0.00	\$1,416,045.64
P-35	Residential	73.15%	\$5,811,469.37	\$0.00
P-36	Residential	70.30%	\$3,006,036.08	\$0.00
P-37	Residential	67.89%	\$2,918,009.99	\$0.00
P-38	Residential	16.53%	\$202,153.94	\$0.00
P-39 - R	Residential	0.00%	\$0.00	\$2,887,155.07
P-39 - E	Employment	0.00%	\$0.00	\$36,315.96
P-40	Residential	0.00%	\$0.00	\$1,036,846.36
P-41	Residential	5.41%	\$0.00	\$969,962.81
P-42	Residential	8.00%	\$0.00	\$1,138,134.60
P-43	Residential	9.04%	\$0.00	\$657,501.26
P-44	Residential	5.81%	\$0.00	\$1,267,364.66
P-45	Residential	8.36%	\$0.00	\$846,374.24
P-46	Residential	6.49%	\$0.00	\$918,036.24
P-47	Residential	12.40%	\$0.00	\$315,714.52
P-48	Residential	19.09%	\$5,263,824.05	\$0.00
P-49	Residential	6.04%	\$0.00	\$3,468,181.67
P-50	Residential	0.00%	\$0.00	\$0.00
P-51	Residential	0.00%	\$0.00	\$0.00
P-52	Residential	7.22%	\$0.00	\$19,996.42
P-53	Residential	0.28%	\$0.00	\$2,055,400.31
P-54	Residential	11.27%	\$0.00	\$374,598.29
P-55	Residential	18.04%	\$886,563.60	\$0.00
P-R1 (Plumpton Road)	Residential	0.00%	\$0.00	\$0.00
P-R2 (Tarleton Road)	Residential	0.00%	\$0.00	\$0.00
P-R3 (Beattys Rd)	Residential	0.00%	\$0.00	\$0.00
P-R4 (Saric Ct)	Residential	0.00%	\$0.00	\$0.00
P-R5 (Taylors Rd)	Residential	0.00%	\$0.00	\$0.00
K-1	Residential	0.03%	\$0.00	\$1,602,853.96
K-2	Residential	12.55%	\$0.00	\$223,867.65
K-3	Residential	0.61%	\$0.00	\$1,381,750.78
K-4	Residential	2.11%	\$0.00	\$1,292,623.87
K-5	Residential	0.00%	\$0.00	\$2,383,194.38
K-6	Residential	0.00%	\$0.00	\$997,494.04
K-7	Residential	15.56%	\$135,023.99	\$0.00

## MELTON PLANNING SCHEME

K-8	Residential	0.12%	\$0.00	\$1,332,994.38
K-8a	Residential	0.00%	\$0.00	\$0.00
K-9	Residential	7.30%	\$0.00	\$431,941.87
K-9a	Residential	0.00%	\$0.00	\$0.00
K-10	Residential	21.61%	\$1,110,741.01	\$0.00
K-11	Residential	92.63%	\$5,553,378.17	\$0.00
K-12	Residential	9.75%	\$0.00	\$59,408.98
K-13 - E	Employment	0.03%	\$0.00	\$16,265.97
K-13 - R	Residential	39.84%	\$6,517,347.41	\$0.00
K-14	Residential	14.65%	\$54,583.51	\$0.00
K-15	Residential	29.97%	\$2,217,545.49	\$0.00
K-16	Residential	0.00%	\$0.00	\$2,036,692.57
K-17	Residential	0.00%	\$0.00	\$639,831.53
K-18	Residential	0.00%	\$0.00	\$154,391.61
K-19	Residential	14.11%	\$442.92	\$0.00
K-20	Residential	16.55%	\$80,430.54	\$0.00
K-21	Residential	23.54%	\$1,684,354.61	\$0.00
K-24	Residential	10.50%	\$0.00	\$638,617.77
K-25	Residential	18.48%	\$759,051.96	\$0.00
K-26	Residential	3.82%	\$0.00	\$2,201,565.83
K-27	Residential	0.07%	\$0.00	\$2,167,734.87
K-28	Residential	0.00%	\$0.00	\$862,430.29
K-29	Residential	0.00%	\$0.00	\$0.00
K-30	Residential	1.95%	\$0.00	\$1,183,278.46
K-31	Residential	0.00%	\$0.00	\$862,003.21
K-31a	Residential	0.00%	\$0.00	\$0.00
K-32	Residential	11.25%	\$0.00	\$377,794.11
K-33	Residential	148.86%	\$8,876,041.70	\$0.00
K-34	Residential	3.13%	\$0.00	\$2,587,113.20
K-35	Residential	8.88%	\$0.00	\$618,549.08
K-36	Residential	0.00%	\$0.00	\$1,453,301.44
K-37	Residential	25.79%	\$1,572,710.00	\$0.00
K-38	Residential	9.72%	\$0.00	\$671,503.85
K-39	Residential	2.29%	\$0.00	\$1,620,020.35
K-40	Residential	0.00%	\$0.00	\$2,632,227.52
K-41	Residential	9.15%	\$0.00	\$806,600.15
K-42	Residential	0.00%	\$0.00	\$2,499,218.49
K-43	Residential	21.58%	\$1,051,625.45	\$0.00

## MELTON PLANNING SCHEME

K-44	Residential	0.00%	\$0.00	\$1,445,620.17
K-45	Residential	17.03%	\$236,529.29	\$0.00
K-46	Residential	113.71%	\$6,114,271.39	\$0.00
K-47	Residential	118.73%	\$6,467,206.98	\$0.00
K-48	Residential	34.11%	\$2,045,948.35	\$0.00
K-49	Residential	0.00%	\$0.00	\$444,165.44
K-50	Residential	0.00%	\$0.00	\$618,740.11
K-51 - E	Employment	13.57%	\$61,776.83	\$0.00
K-51 - R	Residential	12.92%	\$0.00	\$40,256.70
K-51a	Residential	0.00%	\$0.00	\$0.00
K-52	Residential	12.50%	\$0.00	\$144,638.33
K-53	Residential	13.93%	\$0.00	\$18,846.18
K-54	Employment	0.06%	\$0.00	\$83,859.26
K-55	Residential	1.54%	\$0.00	\$419,658.01
K-56	Residential	2.81%	\$0.00	\$375,463.38
K-57	Residential	28.17%	\$469,325.16	\$0.00
K-58	Residential	0.00%	\$0.00	\$357,898.63
K-59	Residential	0.00%	\$0.00	\$5,002.65
K-60	Residential	0.00%	\$0.00	\$498,422.35
K-61	Residential	0.00%	\$0.00	\$177,976.58
K-62 (not used)		0.00%	\$0.00	\$0.00
K-63	Residential	5.52%	\$0.00	\$1,318,420.63
K-64	Residential	14.32%	\$36,379.40	\$0.00
K-65	Residential	10.22%	\$0.00	\$698,267.28
K-66	Residential	2.42%	\$0.00	\$3,954,975.37
K-66a	Residential	8.49%	\$0.00	\$91,227.60
K-67	Residential	7.35%	\$0.00	\$1,345,147.09
K-67a	Residential	0.00%	\$0.00	\$0.00
K-68	Residential	15.64%	\$847,375.60	\$0.00
K-69	Residential	10.75%	\$0.00	\$2,277,827.57
K-70	Residential	100.00%	\$0.00	\$0.00
K-R1 (Taylors Rd)	Residential	0.00%	\$0.00	\$0.00
K-R2 (Vere Ct)	Residential	0.00%	\$0.00	\$0.00
K-R3 (Sinclairs Rd)	Residential	0.00%	\$0.00	\$0.00
K-R4 (Monaghans Ln)	Residential	0.00%	\$0.00	\$0.00



MELTON PLANNING SCHEME

K-R5 (Reed Ct)	Residential	0.00%	\$0.00	\$0.00
K-R6 (Deanside Ct)	Residential	0.00%	\$0.00	\$0.00
K-R7 (Gray Ct)	Residential	0.00%	\$0.00	\$0.00
K-R8 (Neale Rd)	Residential	0.00%	\$0.00	\$0.00
K-R9 - E	Employment	0.00%	\$0.00	\$170,976.04
K-R9 - R	Residential	0.00%	\$0.00	\$818,742.08

Note: Refer to Plan 01 of the incorporated Plumpton & Kororoit Infrastructure Contributions Plan, April 2018 for PSP parcel ID numbers.

**6.0 Method and timing of indexation – Standard levy rate**

Proposed C195

Infrastructure category	Indexation method	Timing
Community and recreation construction	Producer Price Index Numbers for Non-Residential Building Construction – Victoria published by the Australian Bureau of Statistics (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers).	1 July each year
Transport construction	Producer Price Index Numbers for Road and Bridge Construction – Victoria published by the Australian Bureau of Statistics (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers).	1 July each year

**7.0 Method and timing of indexation – Supplementary levy rate**

Proposed C195

Infrastructure category	Indexation method	Timing
Community and recreation construction	Australian Bureau of Statistics Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries).	1 July each year
Transport construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries).	1 July each year

MELTON PLANNING SCHEME

**8.0 Method and timing of adjustment – Land component**

---  
Proposed  
C195

Adjustment method	Timing
Index prepared by the Valuer-General Victoria as specified in the Ministerial Direction on the Preparation and Content on Infrastructure Contributions Plans	1 July each year

**9.0 Land or development exempt from payment of an infrastructure contribution**

---  
Proposed  
C195

- Use and development for a non government school.
- Use and development associated with a dwelling that is existing or approved at the approval date of this provision.

*Notes: This schedule sets out the levies prescribed in the infrastructure contributions plan. Refer to the incorporated infrastructure contributions plan for full details.*