



DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN

MARCH 2012 (AMENDED SEPTEMBER 2017)



Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	March 2012	Melton C121	N/A
2	June 2017	GC75	Incorporated changes associated with Community Infrastructure Levy (CIL) increase.
3	September 2017	Melton C181	Changes to IT-06 to incorporate former projects IT-01 and RD-01



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INTRODUCTION

Amended
by C181

Purpose

The Diggers Rest Development Contributions Plan has been prepared by the Growth Areas Authority with the assistance of Melton City Council, Government agencies, service authorities and major stakeholders.

The Development Contributions Plan:

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

Report Structure

The Development Contributions Plan document comprises three parts.

PART 1

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



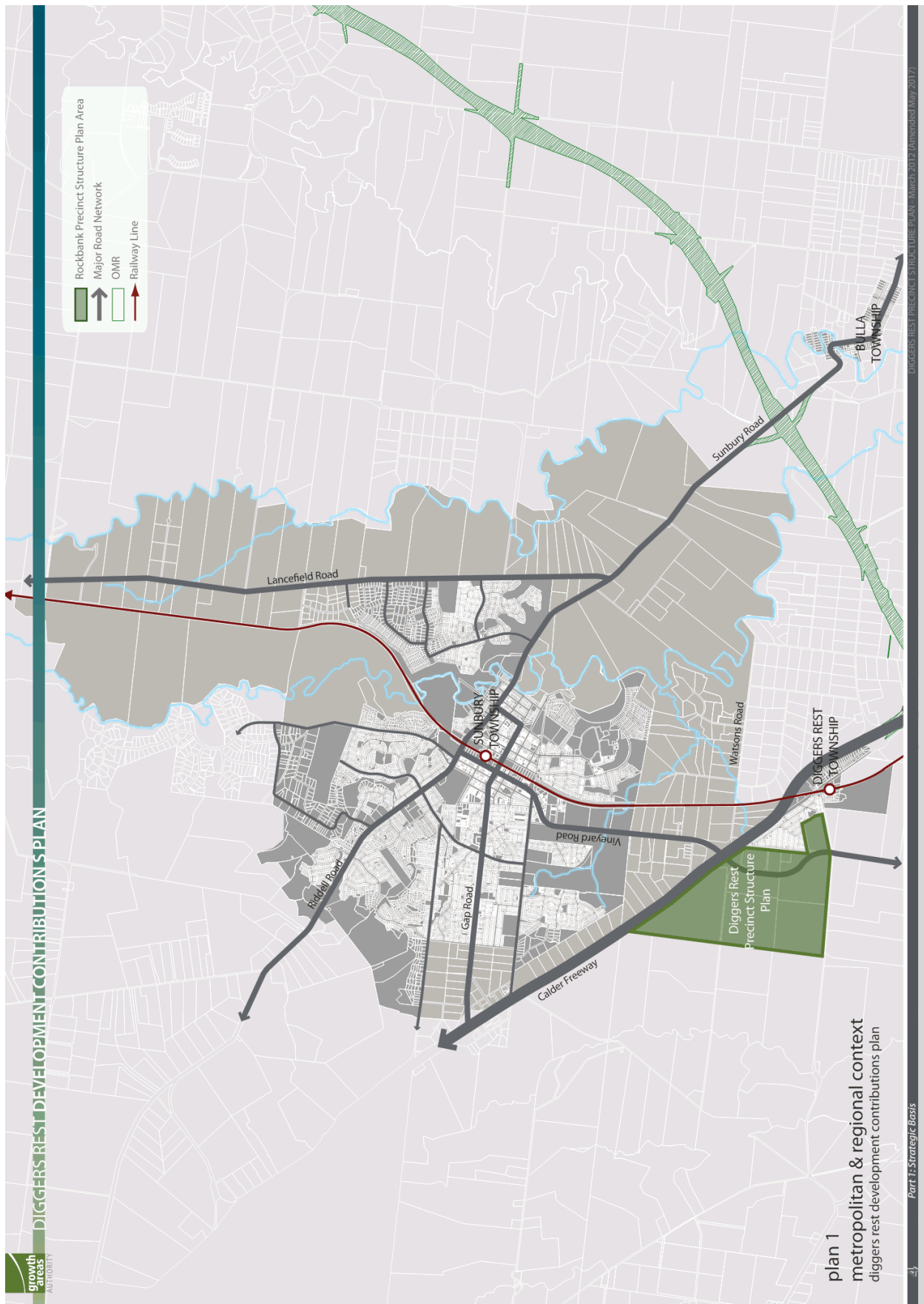
PART 2

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



PART 3

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



1.0 STRATEGIC BASIS

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

The 2011 Growth Corridor Plans (Draft) will be incorporated into the Victoria Planning Provisions and illustrate the planned extent of residential, employment and other development as well as the location of larger activity centres for each growth area. They also include key elements of infrastructure and services including the regional open space network, the location of public transport networks, freeways and arterial roads.

The Diggers Rest Precinct Structure Plan has been developed following a comprehensive planning process which establishes the future direction of development within the precinct.

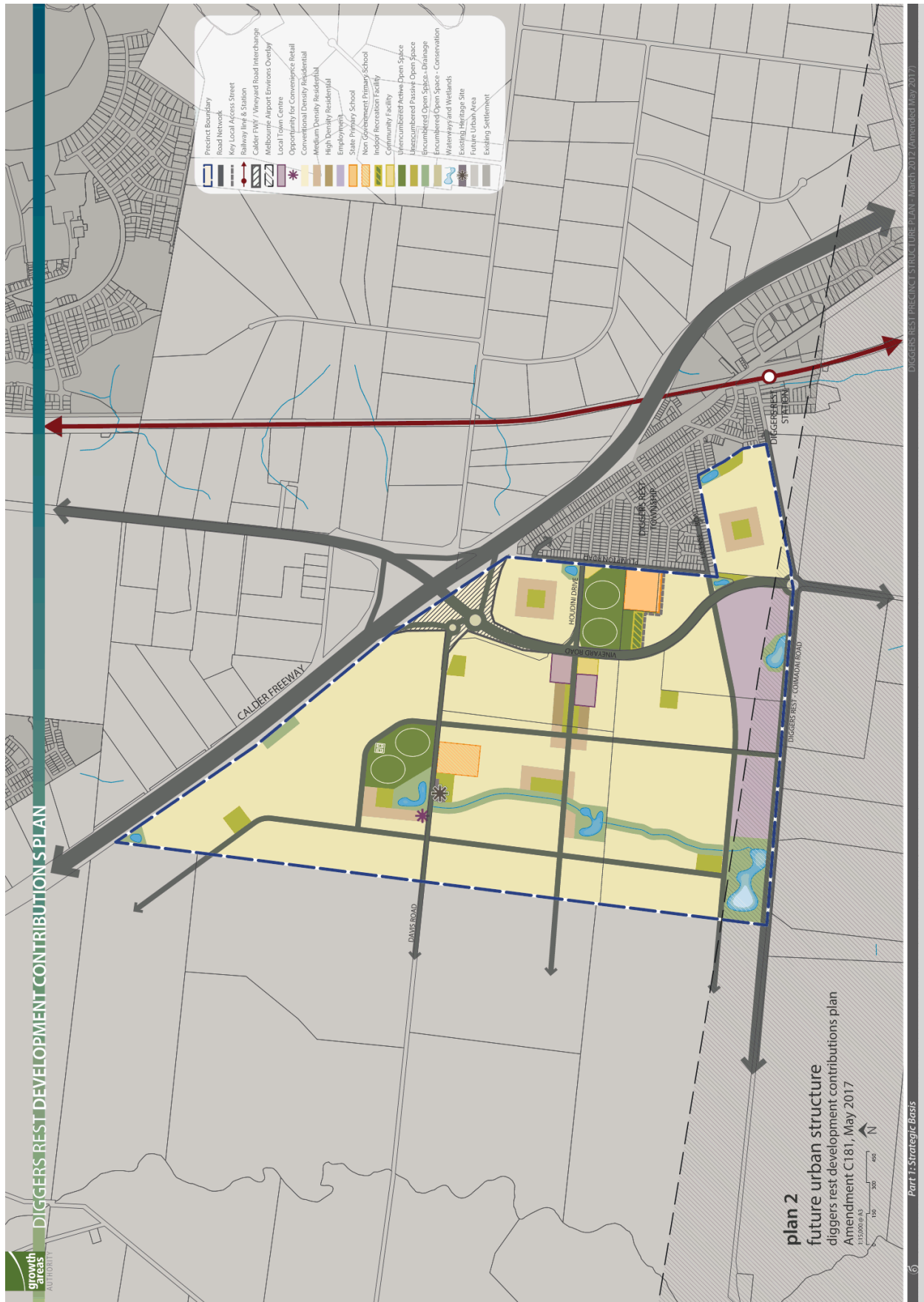
1.1 PLANNING AND ENVIRONMENT ACT 1987

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

This Development Contributions Plan provides for the charging of a 'development infrastructure levy' pursuant to section 461(a) of the Act towards works, services or facilities. It also provides for the charging of a 'community infrastructure levy' pursuant to section 461(b) of the Act as some items are classified as community infrastructure under the Act.

This Development Contributions Plan forms part of the Planning Scheme pursuant to section 461 of the Act and is an incorporated document under Clause 81 of the Planning Scheme.

The Development Contributions Plan is implemented in the Melton Planning Scheme through Schedule 5 to the Development Contributions Plan Overlay which applies to the area shown in Plan 3.





Amended by C181 **1.2 PRECINCT STRUCTURE PLAN**

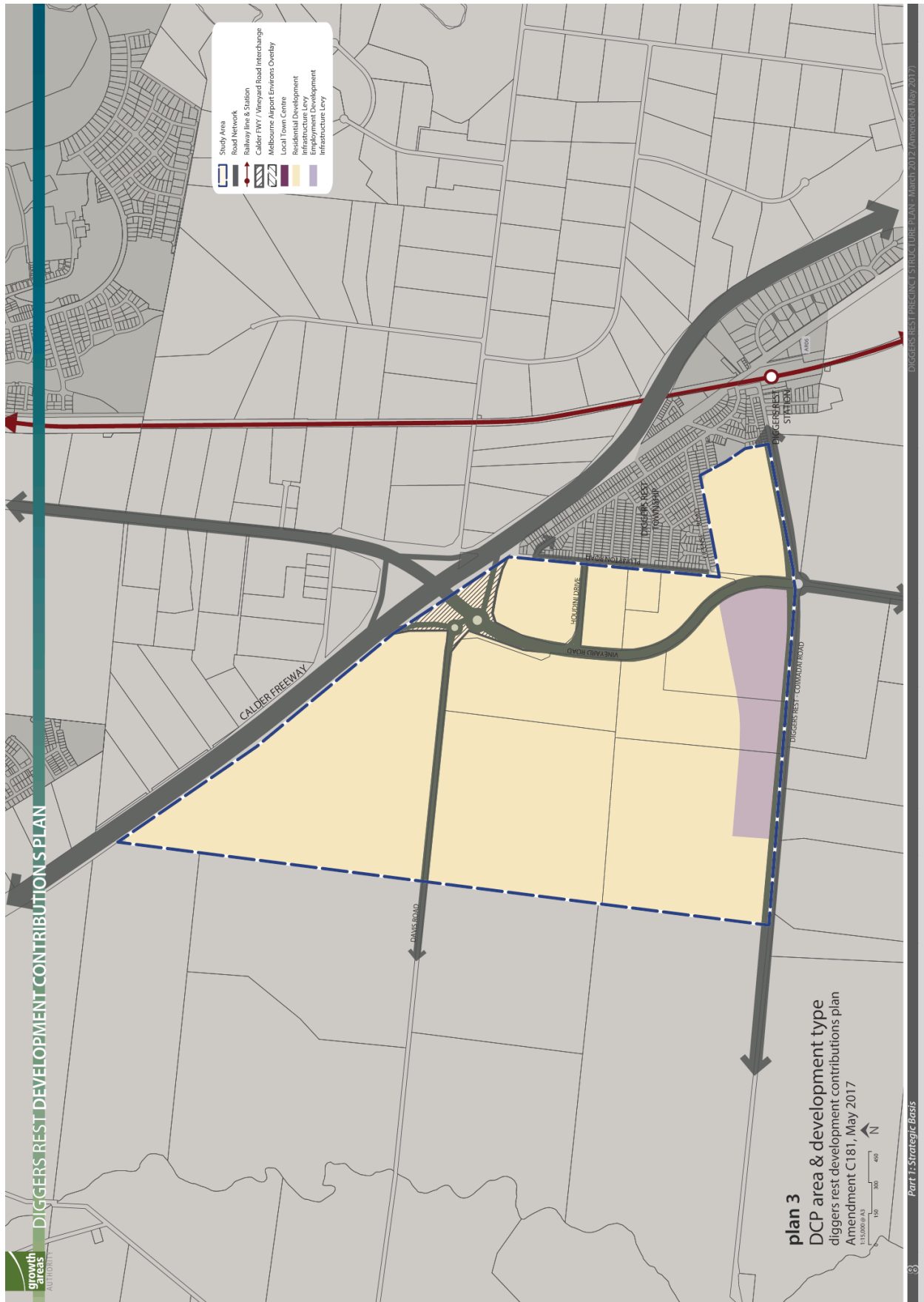
The Diggers Rest Precinct Structure Plan area is located to the west of the existing Diggers Rest Township. It is identical to the Diggers Rest Development Contributions Plan area.

The Diggers Rest Precinct Structure Plan area is expected to:

- Accommodate approximately 12,000 people, accommodated in approximately 4,300 households
- Generate up to 1,200+ jobs in land uses in the Precinct Structure Plan area.

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

The need for the infrastructure set out in this Development Contributions Plan has been determined according to the anticipated development scenario for Diggers Rest as described in the Diggers Rest Precinct Structure Plan. The Development Contributions Plan has a strong relationship to the Precinct Structure Plan, as the Diggers Rest Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the Development Contributions Plan. Accordingly, the Development Contributions Plan is an implementation based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner across the plan area.





1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

In accordance with section 46K(1)(a) of the Act the Diggers Rest Development Contributions Plan applies to land shown in Plan 3. The area is also clearly shown on Development Contributions Plan Overlay (DCPO) Schedule 5 in the Melton Planning Scheme.

The Diggers Rest Precinct Structure Plan applies to the same area as the Development Contributions Plan, comprising approximately 392 hectares of land. For the purposes of preparing this Development Contributions Plan, the Development Contributions Plan area is characterised as one common Main Catchment Area (MCA). The MCA defines the main catchment area for the various infrastructure projects identified in the Precinct Structure Plan. The MCA is the geographic area from which a given item of infrastructure will draw most of its use.

In selecting items, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction requirement as set out in Table 4 of the Diggers Rest Precinct Structure Plan, an existing local development contributions plan, an agreement under section 173 of the Act, or as a condition on an existing planning permit.

1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

The need for infrastructure has been determined on the basis of the development scenario as described in the Diggers Rest Precinct Structure Plan and its supporting documents.

Items can be included in a Development Contributions Plan if the proposed development is likely to create the need for infrastructure. New development does not have to trigger the need for new items in its own right. The development is charged in line with its projected share of use. Furthermore, an item can be included in a Development Contributions Plan regardless of whether it is within or outside the Development Contributions Plan area.

Before inclusion in this Development Contributions Plan, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Diggers Rest Precinct Structure Plan area. The cost apportionment methodology adopted in this Development Contributions Plan relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and individual item use catchments are identified in Table 3.

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

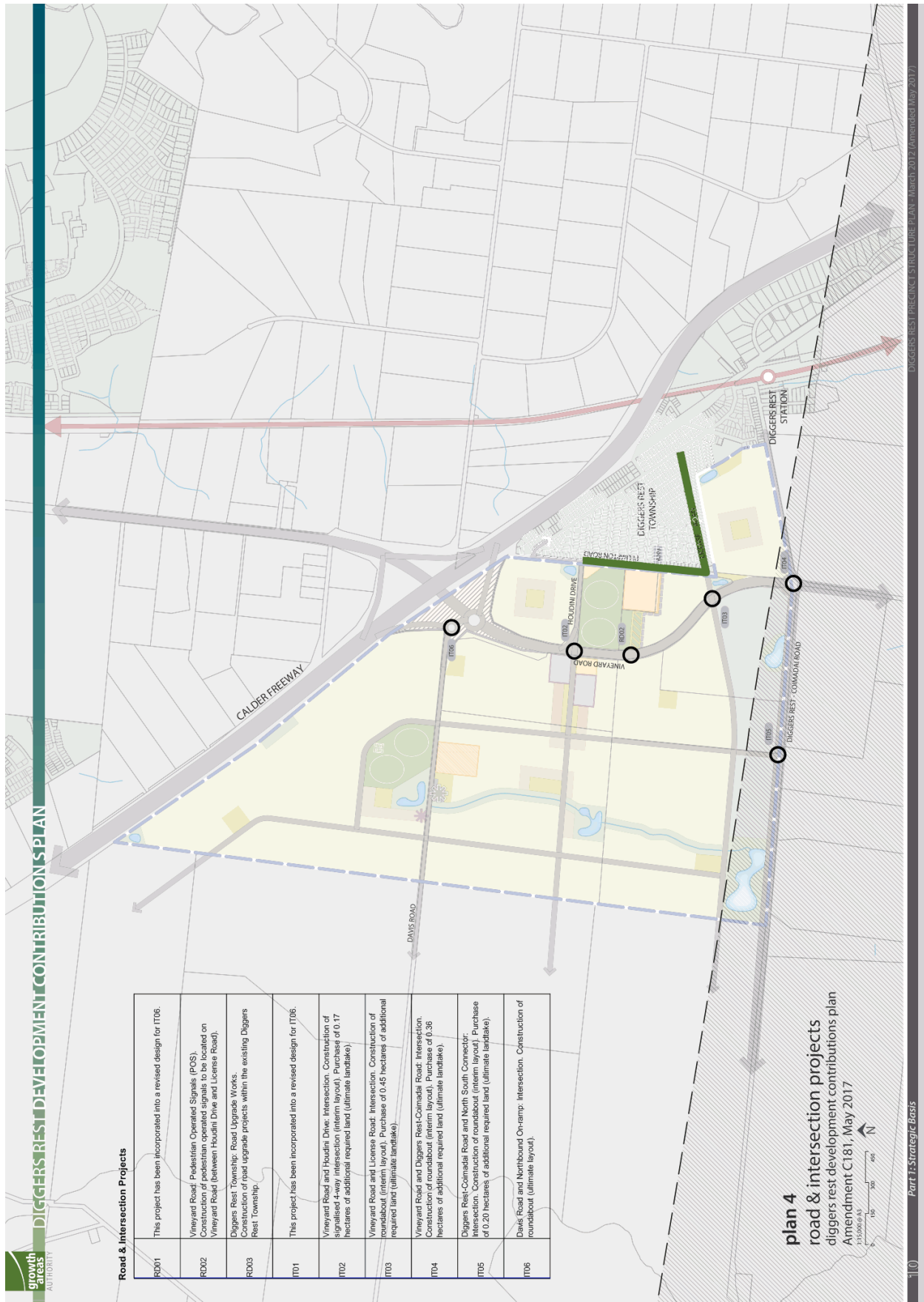
- They are essential to the health, safety and well-being of the community;
- They will be used by a broad cross-section of the community;
- They reflect the vision and strategic aspirations as expressed in the Diggers Rest Precinct Structure Plan;
- They are not projects for which the State Government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

1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

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

- All internal streets and connector streets and associated traffic management measures, including streets on the edge of the Diggers Rest Precinct Structure Plan
- Intersections connecting the development to the existing road network, except where specified in the development contribution plan projects
- Flood mitigation works
- Local drainage systems
- Water, sewerage, underground power, gas, telecommunications services
- Local pathways and connections to the regional and/or district pathway network
- Basic levelling, water tapping and landscaping of open space
- Passive public open space reserve master plans and any agreed associated works required by the PSP
- Council's plan checking and supervision costs
- Bus stops.

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



Road & Intersection Projects

RD001	This project has been incorporated into a revised design for IT006.
RD002	Vineyard Road: Pedestrian Operated Signals (POS). Construction of pedestrian operated signals to be located on Vineyard Road between Houdini Drive and License Road.
RD003	Diggers Rest Township: Road Upgrade Works. Construction of road upgrade projects within the existing Diggers Rest Township.
IT001	This project has been incorporated into a revised design for IT006.
IT002	Vineyard Road and Houdini Drive: Intersection. Construction of roundabout (interim layout). Purchase of 0.17 hectares of additional required land (ultimate landtake).
IT003	Vineyard Road and License Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate landtake).
IT004	Vineyard Road and Diggers Rest/Coimedeal Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.36 hectares of additional required land (ultimate landtake).
IT005	Diggers Rest/Coimedeal Road and North South Connector: Intersection. Construction of roundabout (interim layout). Purchase of 0.20 hectares of additional required land (ultimate landtake).
IT006	Davis Road and Northbound On-ramp: Intersection. Construction of roundabout (ultimate layout).



1.5 INFRASTRUCTURE PROJECTS

1.5.1 TRANSPORT

The key transport related projects in the Development Contributions Plan are based on the transport network depicted in Plan 4 which is based on the report, "Diggers Rest Precinct Structure Plan Transport Assessment", GTA Consultants (November 2011).

The transport projects comprise of two categories:

- road construction
- construction of major controlled intersections.

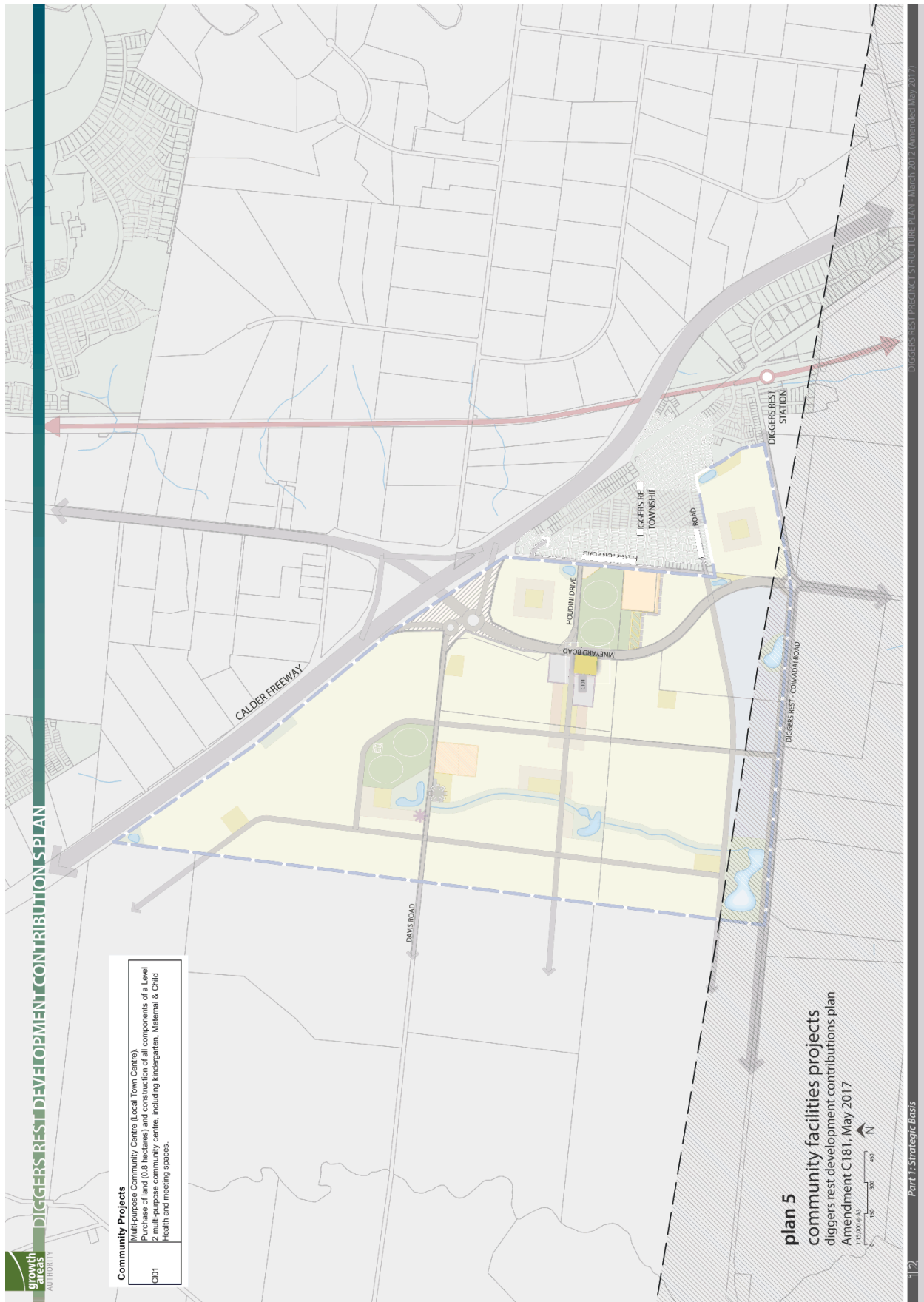
The road and intersection projects funded by the Development Contributions Plan include:

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
RD01	This project has been incorporated into a revised design for IT06.	\$ -
RD02	Vineyard Road: Pedestrian Operated Signals (POS). Construction of pedestrian operated signals to be located on Vineyard Road (between Houdini Drive and License Road).	\$ 300,000
RD03	Diggers Rest Township: Road Upgrade Works. Construction of road upgrade projects within the existing Diggers Rest Township.	\$ 3,443,066
IT01	This project has been incorporated into a revised design for IT06.	\$ -
IT02	Vineyard Road and Houdini Drive: Intersection: Construction of signalised 4-way intersection (interim layout). Purchase of 0.17 hectares of additional required land (ultimate landtake).	\$ 7,076,775
IT03	Vineyard Road and License Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate landtake).	\$ 4,584,764
IT04	Vineyard Road and Diggers Rest-Coimadai Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.36 hectares of additional required land (ultimate landtake).	\$ 5,697,936
IT05	Diggers Rest-Coimadai Road and North South Connector: Intersection. Construction of roundabout (interim layout). Purchase of 0.20 hectares of additional required land (ultimate landtake).	\$ 2,802,276
IT06	Davis Road and Northbound On-ramp Intersection. Construction of a roundabout (ultimate layout).	\$ 2,036,686
TOTAL		\$ 25,941,503

Amended by C181

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Amended by C181 **1.5.2 COMMUNITY FACILITIES**

The needs analysis undertaken by ASR Research and Melton City Council determined the requirement for community facilities which are illustrated in Plan 5.

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

DGP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
C101	Multi-purpose Community Centre (Local Town Centre). Purchase of land (0.8 hectares) and construction of all components of a Level 2 multi-purpose community centre, including kindergarten, Maternal & Child Health and meeting spaces.	\$ 7,558,000
TOTAL		\$ 7,558,000





Amended by C181 **1.5.3 ACTIVE RECREATION**

The needs analysis undertaken by ASR Research and Melton City Council determined a number of facilities required to be built on the various active open space areas to meet the needs of the future community. These projects are illustrated in Plan 6.

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

DCP PROJECT NUMBER	DESCRIPTION	TOTAL PROJECT COST \$2011
O501	Davis Road Community Hub. Purchase of 8.00 hectares of land for active open space required for AR01 and AR02.	\$ 10,000,000
O502	Indoor Active Recreation (Diggers Rest Community Hub). Purchase of 1.00 hectares of land for indoor recreation facility.	\$ 2,000,000
O503	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Purchase of 1.00 hectares of additional land for Diggers Rest Community Hub (adjoining the existing Diggers Rest Recreation Reserve).	\$ 2,000,000
AR01	Northern Playing Fields (Davis Road Community Hub). Construction of 2 playing services (AFU/cricket/soccer), 2 netball courts, 50 car spaces, landscaping and related infrastructure.	\$ 6,400,000
AR02	Northern Pavilion (Davis Road Community Hub). Construction of pavilion to serve Northern Playing Fields (including all buildings works).	\$ 2,666,000
AR03	Central Pavilion (Diggers Rest Community Hub). Construction of new pavilion to serve two ovals at Diggers Rest Recreation Reserve and Diggers Rest Tennis Club (including all building works).	\$ 4,727,000
AR04	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Upgrade of existing playing surfaces including works associated with playing surfaces, car parking, landscaping and related infrastructure.	\$ 3,200,000
AR05	Diggers Rest Tennis Club (Diggers Rest Community Hub). Construction of 2 additional tennis courts at Diggers Rest Tennis Club.	\$ 580,000
AR06	Diggers Rest Bowling Club (Stan Payne Reserve). Upgrade works, including synthetic playing surface and lighting.	330,000
TOTAL		\$ 31,903,000

Passive open space contributions are required under Clause 52.01 of the Melton Planning Scheme in the area to which this Development Contributions Plan applies.

1.6 PROJECT TIMING

Each item in the Development Contributions Plan has an assumed indicative provision trigger specified in Table 3. The timing of the provision of the items in this Development Contributions Plan is consistent with information available at the time that the Development Contributions Plan was prepared. The Development Agency will monitor and assess the required timing for individual items and may seek an amendment to the Development Contributions Plan to adjust indicative provision triggers as part of the 5 year review.

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

1.7 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

In accordance with the Act and Ministerial Directions on Development Contributions pursuant to Section 46M of the Act, the Development Contributions Plan makes a distinction between "development" and "community" infrastructure. The timing of payment of contributions is linked to the type of infrastructure in question.

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

Amended by GCP5

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

Proposed by GCP5

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

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

The following infrastructure projects are classified as community infrastructure:

AR02	Northern Pavilion (Davis Road Community Hub). Construction of pavilion to serve Northern Playing Fields (including all buildings works).	\$2,666,000
AR03	Central Pavilion (Diggers Rest Community Hub). Construction of new pavilion to serve two ovals at Diggers Rest Recreation Reserve and Diggers Rest Tennis Club (including all building works).	\$4,727,000
TOTAL		\$7,393,000

All other infrastructure projects are classified as development infrastructure projects. Contributions relating to development infrastructure are to be made by developers at the time of subdivision or if there is no subdivision then prior to construction of buildings and works. Part 3.2 of this Development Contributions Plan specifies implementation provisions.

2.0 CALCULATION OF CONTRIBUTIONS

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

The general cost apportionment method includes the following steps: -

- Calculation of the net developable area and demand units (refer Tables 1 and 2)
- Calculation of project costs (refer Table 3)
- Identification and allowance for external use (refer Table 4)
- Cost apportionment and catchments (refer Table 4)
- Identification of development types required to pay the levy (Refer to Table 4)
- Summary of costs payable by development type for each infrastructure category (refer Table 5)
- Finally, a charge per net developable hectare by development type (refer Table 6).

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

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

2.1.2 NET DEVELOPABLE AREA

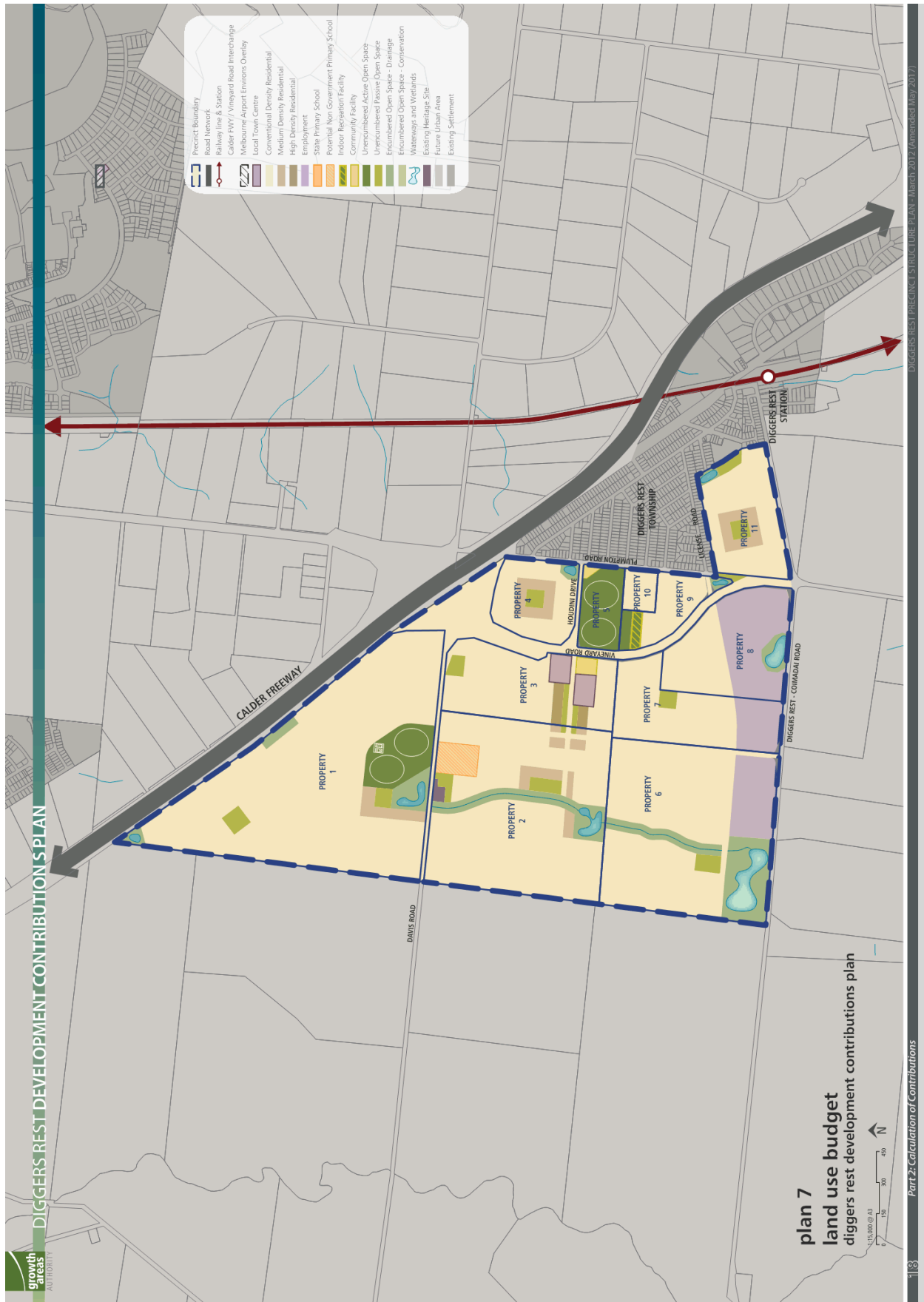
In this Development Contributions Plan, all development infrastructure contributions are payable on the Net Developable Area (NDA) land on any given development site.

For the purposes of this Development Contributions Plan, NDA is defined as:

"The total amount of land within the area of the Diggers Rest Precinct Structure Plan that has been assessed in the detailed land budget contained in this Development Contributions Plan as being available for the development of housing and employment buildings, including lots, local and connector streets."

Put simply, it is the total precinct area minus land for community facilities, schools, educational facilities, open space, encumbered land and arterial roads. Small local parks defined at the subdivision stage are included in NDA.

The NDA for the Development Contributions Plan has been assessed as set out in Tables 1 and 2 and shown on Plan 7.





2.1.3 LAND BUDGET AND DEMAND UNITS

Tables 1 and 2 provide a detailed land budget for the entire Diggers Rest Precinct Structure Plan. The detailed land budget is then broken down further for each land holding within the Diggers Rest Precinct Structure Plan area, as illustrated on Plan 7. Table 1 sets the amount of NDA and land required for a public purpose in accordance with the Precinct Structure Plan for each land holding. The resulting Net Developable Hectares is the Demand Unit and the basis upon which the development contribution levies are payable.

Based on the Diggers Rest Precinct Structure Plan, there are 2 development types which are:

"Residential" (including local town centres), with an NDA assessed as 280 hectares.

"Employment" with an NDA assessed as 27 hectares.

Amended by C181 Table 1: SUMMARY LAND USE BUDGET

DESCRIPTION	HECTARES	% OF TOTAL AREA	% OF NDA
TOTAL PRECINCT AREA (ha)	391.52	100.0%	
TRANSPORT			
6 Lane Arterial Roads	15.67	4.00%	4.96%
4 Lane Arterial Roads	0.20	0.05%	0.06%
Vineyard Road Widening	1.45	0.37%	0.46%
Sub-total	17.32	4.42%	5.48%
COMMUNITY FACILITIES			
Community Facilities	1.20	0.31%	0.38%
Indoor Recreation Centre	1.00	0.26%	0.32%
Sub-total	2.20	0.56%	0.70%
GOVERNMENT EDUCATION			
Government Schools	3.50	0.89%	1.11%
Sub-total	3.50	0.89%	1.11%
OPEN SPACE			
ENCUMBERED LAND AVAILABLE FOR RECREATION			
Waterway / Drainage Line / Wetland / Retarding	26.49	6.77%	8.39%
Sub-total	26.49	6.77%	8.39%
UNENCUMBERED LAND AVAILABLE FOR RECREATION			
Active Open Space	16.64	4.3%	5.27%
Passive Open Space	9.56	2.4%	3.03%
Sub-total	26.20	6.7%	8.30%
TOTALS OPEN SPACE	52.69	13.5%	16.68%
NET DEVELOPABLE AREA (NDA) (ha)	315.81	80.66%	
RETAIL / EMP & OTHER			
Activity Centre (retail / office / mixed use)	3.87		
Potential Non Government School	3.00		
Employment	27.53		
Heritage Overlay	1.00		
Subtotal	35.40		
RESIDENTIAL			
Residential - Conventional Density Residential	268.27	15	4024
Residential - Medium Density	11.11	22	244
Residential - High Density	1.03	30	31
Subtotal Against Net Residential Area (NRA)	280.41	15.33	4299
COMBINED RES/RETAIL/EMP/OTHER	NDA (Ha)	DWELL/NDHA	DWELLINGS
TOTALS RESIDENTIAL YIELD AGAINST NDA	315.81	13.61	4299

DIGNERS REST DEVELOPMENT CONTRIBUTIONS PLAN

Table 2: PROPERTY SPECIFIC LAND USE BUDGET

Amended by C181

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY			ENCUMBERED LAND AVAILABLE FOR RECREATION		UNENCUMBERED LAND AVAILABLE FOR RECREATION		TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				PASSIVE OPEN SPACE DEL TARGET %	DIFFERENCE % NDA	DIFFERENCE AREA (HECTARES)
		6 LANE ARTERIAL ROAD WIDENING	4 LANE ARTERIAL ROAD WIDENING	VINEYARD ROAD WIDENING	COMMUNITY FACILITIES	INDOOR RECREATION CENTRE	EDUCATION GOVERNMENT	WATERWAY/ DRAINAGE LINE RETARDING	CONSERVATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE		NET DEVT AREA % OF PRECINCT	ACTIVE OPEN SPACE % NDA	PASSIVE OPEN SPACE % NDA	TOTAL PASSIVE OPEN SPACE %			
Property 1	99.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.47	0.00	8.00	1.75	85.43	93.66%	2.05%	11.41%	3.04%	8.37%	7.153
Property 2	70.23	0.00	0.00	0.00	0.00	0.00	0.00	6.35	0.00	1.93	0.00	61.95	88.21%	0.00%	3.12%	3.12%	3.04%	0.07%	0.044
Property 3	28.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.53	25.55	90.80%	0.00%	5.99%	5.99%	3.04%	2.95%	0.753
Property 4	14.57	0.03	0.00	0.00	0.00	0.00	0.00	0.66	0.00	0.00	0.00	0.75	13.13	90.12%	0.00%	5.71%	3.04%	2.67%	0.350
Property 5	8.09	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.64	0.00	0.00%	0.00%	0.00%	0.00%	3.04%	-3.04%	0.000
Property 6	66.48	0.00	0.20	0.00	0.00	0.00	0.00	12.00	0.00	1.00	0.00	53.28	80.14%	0.00%	1.88%	1.88%	3.04%	-1.17%	-0.622
Property 7	23.70	0.00	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.75	0.00	23.79	95.91%	0.00%	3.30%	3.30%	3.04%	0.25%	0.058
Property 8	26.41	0.00	0.00	0.73	0.00	0.00	0.00	1.89	0.00	0.00	0.00	23.79	90.08%	0.00%	3.00%	3.00%	3.04%	-3.04%	-0.724
Property 9	9.61	0.12	0.00	0.00	1.00	0.30	0.52	0.00	0.00	1.00	0.00	6.67	69.41%	14.99%	0.00%	14.99%	3.04%	11.95%	0.797
Property 10	3.20	0.00	0.00	0.00	0.00	3.20	0.00	0.00	0.00	0.00	0.00	3.20	100.00%	0.00%	0.00%	0.00%	3.04%	-3.04%	0.000
Property 11	20.60	0.00	0.00	0.24	0.00	0.00	0.60	0.00	1.50	18.26	0.00	1.50	88.64%	0.00%	8.21%	8.21%	3.04%	5.17%	0.944
Sub-total	370.68	0.20	1.45	1.20	1.00	3.50	26.49	0.00	16.64	9.21	310.79	83.84%	5.35%	2.96%	8.32%	3.04%	5.28%	8.753	
Vineyard Road	15.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00%	0.00%	0.00%	3.04%	-3.04%	0.000
Houdini Drive	1.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.04	100.00%	0.00%	0.00%	0.00%	0.00%	3.04%	-3.04%	-0.032
Davis Road	3.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.98	100.00%	0.00%	0.00%	0.00%	0.00%	3.04%	-3.04%	-0.121
Plumpton Road	0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.00	0.00%	0.00%	0.00%	0.00%	3.04%	-3.04%	0.000
Sub-total	20.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	5.02	24.09%	0.00%	0.00%	0.00%	0.00%	3.04%	3.93%	0.000
TOTAL	391.52	15.67	0.20	1.45	1.20	3.50	26.49	0.00	16.64	9.56	315.81	80.66%	5.27%	3.03%	8.30%	3.04%	3.93%	0.000	
PROPERTY NUMBER	ACTIVITY CENTRE / COMMERCIAL	IDENTIFIED NON-GOVERNMENT SCHOOLS	EMPLOYMENT	HERITAGE OVERLAY	TOTAL NET RESIDENTIAL AREA Ha (NRA)	CONVENTIONAL DENSITY 14 DWELL PER NRHa	MEDIUM DENSITY 25 DWELL PER NRHa	HIGH DENSITY 35 DWELL PER NRHa	TOTAL COMBINED			YIELD PER NET DEVELOPABLE Ha							
Property 1	0.00	0.00	0.00	0.00	85.43	83.24	15	1249	2.19	22	48	0	85.43	15.18	1297	15.18			
Property 2	0.00	3.00	0.00	1.00	57.95	54.51	15	818	3.44	22	76	0	57.95	15.42	893	14.42			
Property 3	3.87	0.00	0.00	0.00	21.68	20.65	15	310	0.00	22	0	1.03	21.68	15.71	341	13.33			
Property 4	0.00	0.00	0.00	0.00	13.13	10.39	15	156	2.74	22	60	0	13.13	16.46	216	16.46			
Property 5	0.00	0.00	0.00	0.00	0.00	0.00	15	0	0.00	22	0	0.00	0.00	0.00	0	0.00			
Property 6	0.00	0.00	0.00	0.00	45.18	45.18	15	678	0.00	22	0	0.00	45.18	15.00	678	12.72			
Property 7	0.00	0.00	5.40	0.00	17.33	17.33	15	260	0.00	22	0	0.00	17.33	15.00	260	11.44			
Property 8	0.00	0.00	14.03	0.00	9.76	9.76	15	146	0.00	22	0	0.00	9.76	15.00	146	6.15			
Property 9	0.00	0.00	0.00	0.00	6.67	6.67	15	100	0.00	22	0	0.00	6.67	15.00	100	15.00			
Property 10	0.00	0.00	0.00	0.00	18.26	15.52	15	233	2.74	22	60	0	18.26	16.05	293	16.05			
Property 11	0.00	0.00	0.00	1.00	275.39	263.25	15	3949	11.11	22	244	1.03	30	31	275.39	15.34	4224	13.59	
Sub-total	3.87	3.00	27.53	1.00	280.41	268.27	15	4024	11.11	22	244	1.03	30	31	280.41	15.33	4299	13.61	
Vineyard Road	0.00	0.00	0.00	0.00	0.00	0.00	15	0	0.00	22	0	0.00	0.00	0.00	0	0.00			
Houdini Drive	0.00	0.00	0.00	0.00	1.04	1.04	15	15	0.00	22	0	0.00	1.04	n.a.	15	15.00			
Davis Road	0.00	0.00	0.00	0.00	3.98	3.98	15	60	0.00	22	0	0.00	3.98	n.a.	60	15.00			
Plumpton Road	0.00	0.00	0.00	0.00	0.00	0.00	15	0	0.00	22	0	0.00	0.00	n.a.	0	0.00			
Sub-total	0.00	0.00	0.00	0.00	5.02	5.02	15	75	0.00	22	0	0.00	5.02	n.a.	75	15.00			
TOTAL	3.87	3.00	27.53	1.00	280.41	268.27	15	4024	11.11	22	244	1.03	30	31	280.41	15.33	4299	13.61	

2.2 CALCULATION OF CONTRIBUTION CHARGES

2.2.1 CALCULATION OF COSTS

Each infrastructure project has been assigned a land and/or construction cost. These costs are listed in Table 3. The costs are expressed in 2011 dollars and will be adjusted annually in accordance with the method specified in Section 3.1.6 and 3.1.7 of this Development Contributions Plan.

VALUATION OF LAND

The cost of each land project was initially determined by a land valuer appointed by the Growth Areas Authority, on a compensation based valuation to determine the current market value of the land required by the Diggers Rest Precinct Structure Plan.

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

CALCULATION OF CONSTRUCTION COSTS

All road and intersection construction costs have been determined by Meinhardt and Melton City Council (project cost sheets can be obtained from the Growth Areas Authority).

All sports fields and community building construction costs have been determined by Meinhardt and ASR Research.

2.2.2 EXTERNAL USE

An allowance has been made for other use external to the MCA for specific projects. That is, use that does not solely emanate from the Diggers Rest Precinct Structure Plan area. Table 4 quantifies any external demand (as a percentage) for each infrastructure project. Where an external demand has been assessed, a percentage discount has been made to the dollar amount that would otherwise be recovered (refer to column 7, Table 4) in relation to the Development Contributions Plan area.

2.2.3 COST APPORTIONMENT

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

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

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

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

2.2.4 MAIN CATCHMENT AREAS

The MCA is the geographic area from which a given item of infrastructure will draw most of its use. The MCA consists of one area covering the entire PSP area. The MCA has been divided into two charge areas - Employment and Residential.

It is important to note that the number of Demand Units (Net Developable Hectares) in each area is based on the land budgets in Tables 1 and 2.

The "per hectare" contributions will not be amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the Development Contributions Plan is permanently linked to the Detailed Land Budget in Table 2.

For the purposes of this Development Contributions Plan, the Net Developable Hectares may only be amended if the Collecting Agency for any particular item of infrastructure agrees to a variation to the Precinct and Detailed Land Budget and associated tables. Table 2 should be used to determine the number of developable hectares (for Development Contributions Plan purposes) on individual parcels.

2.2.5 DEVELOPMENT TYPES

The Development Contributions Plan identifies two classes - "residential" and "employment" - for the purposes of levying development. This does not infer that no other types of development are proposed. However for charging purposes, distinction is only made between these two types of uses.

Non-Government Schools

The development of land for a non-government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the Development Contributions Plan.

2.2.6 SCHEDULE OF COSTS

Table 5 shows the quantum of funds to be contributed by each development type towards each infrastructure project. The total adds up to the total amount of funds recoverable under the Development Contributions Plan. Table 5 calculates the amount of contributions payable by each charge area for each infrastructure category.

2.2.7 SUMMARY OF CONTRIBUTIONS

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



DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN

Table 3: INFRASTRUCTURE PROJECT JUSTIFICATION

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	LAND AREA (HA)	ESTIMATED PROJECT COST \$2011			INDICATIVE PROVISION TRIGGER	SUITABLE FOR IN-KIND DELIVERY	STRATEGIC JUSTIFICATION
					LAND	CONSTRUCTION	TOTAL			
RD01	Development	Melton City Council	This project has been incorporated into a revised design for IT06 (Amendment C181).	0.00	\$ -	\$ -	\$ -	-	-	-
RD02	Development	Melton City Council	Vineyard Road: Pedestrian Operated Signals (POS). Construction of pedestrian operated signals to be located on Vineyard Road (between Houdini Drive and License Road).	0.00	\$ -	\$ 300,000	\$ 300,000	At time of subdivision/ access demand.	Yes	Diggers Rest Precinct Structure Plan Melton City Council
RD03	Development	Melton City Council	Diggers Rest Township: Road Upgrade Works. Construction of road upgrade projects within the existing Diggers Rest Township.	0.00	\$ -	\$ 3,443,066	\$ 3,443,066	At time of subdivision/ access demand.	Yes	Diggers Rest Precinct Structure Plan Melton City Council
IT01	Development	Melton City Council	This project has been incorporated into a revised design for IT06 (Amendment C181).	0.00	\$ -	\$ -	\$ -	-	-	-
IT02	Development	Melton City Council	Vineyard Road and Houdini Drive: Intersection. Construction of signalised 4-way intersection (interim layout). Purchase of 0.17 hectares of additional required land (ultimate landtake).	0.17	\$ 85,000	\$ 6,991,775	\$ 7,076,775	At time of subdivision/ access demand.	Yes	Diggers Rest Precinct Structure Plan Diggers Rest Growth Area Traffic Assessment (GTA Consultants)
IT03	Development	Melton City Council	Vineyard Road and License Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate landtake).	0.45	\$ 186,500	\$ 4,398,264	\$ 4,584,764	At time of subdivision/ access demand.	Yes	Diggers Rest Precinct Structure Plan Diggers Rest Growth Area Traffic Assessment (GTA Consultants)
IT04	Development	Melton City Council	Vineyard Road and Diggers Rest-Coimadai Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.36 hectares of additional required land (ultimate landtake).	0.36	\$ 134,500	\$ 5,563,436	\$ 5,697,936	At time of subdivision/ access demand.	Yes	Diggers Rest Precinct Structure Plan Diggers Rest Growth Area Traffic Assessment (GTA Consultants)
IT05	Development	Melton City Council	Diggers Rest-Coimadai Road and North South Connector: Intersection. Construction of roundabout (interim layout). Purchase of 0.20 hectares of additional required land (ultimate landtake).	0.20	\$ 30,000	\$ 2,772,276	\$ 2,802,276	At time of subdivision/ access demand.	Yes	Diggers Rest Precinct Structure Plan Diggers Rest Growth Area Traffic Assessment (GTA Consultants)
IT06	Development	Melton City Council	Davis Road and Northbound On-ramp Intersection. Construction of a roundabout (ultimate layout).	0.00	\$ -	\$ 2,036,686	\$ 2,036,686	At time of subdivision/ access demand.	Yes	Diggers Rest Precinct Structure Plan Diggers Rest Growth Area Traffic Assessment (GTA Consultants)
OS01	Development	Melton City Council	Davis Road Community Hub. Purchase of 8.00 hectares of land for active open space required for AR01 and AR02.	8.00	\$ 10,000,000	\$ -	\$ 10,000,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Yes	Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
OS02	Development	Melton City Council	Indoor Active Recreation (Diggers Rest Community Hub). Purchase of 1.00 hectares of land for indoor recreation facility.	1.00	\$ 2,000,000	\$ -	\$ 2,000,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Yes	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
OS03	Development	Melton City Council	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Purchase of 1.00 hectares of additional land for Diggers Rest Community Hub (adjoining the existing Diggers Rest Recreation Reserve).	1.00	\$ 2,000,000	\$ -	\$ 2,000,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Yes	Diggers Rest Precinct Structure Plan Melton City Council

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DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DEVELOPMENT AGENCY	DESCRIPTION	LAND AREA (HA)	ESTIMATED PROJECT COST \$2011			INDICATIVE PROVISION TRIGGER	SUITABLE FOR LAND DELIVERY	STRATEGIC JUSTIFICATION
					LAND	CONSTRUCTION	TOTAL			
CI01	Development	Melton City Council	Multi-purpose Community Centre (Local Town Centre). Purchase of land (0.8 hectares) and construction of all components of a Level 2 multi-purpose community centre, including kindergarten, Maternal & Child Health and meeting spaces.	0.80	\$ 1,600,000	\$ 5,958,000	\$ 7,558,000	Facility to be constructed in conjunction with development of Local Town Centre.	No	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
AR01	Development	Melton City Council	Northern Playing Fields (Davis Road Community Hub). Construction of 2 playing services (AE/cricket/soccer), 2 netball courts, 50 car spaces, landscaping and related infrastructure.	0.00	\$ -	\$ 6,400,000	\$ 6,400,000	Land acquisition at subdivision stage and facility to be constructed when population growth creates the need.	Yes	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
AR02	Community	Melton City Council	Northern Pavilion (Davis Road Community Hub). Construction of pavilion to serve Northern Playing Fields (including all buildings works).	0.00	\$ -	\$ 2,666,000	\$ 2,666,000	When AR01 is constructed.	No	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
AR03	Community	Melton City Council	Central Pavilion (Diggers Rest Community Hub). Construction of new pavilion to serve two ovals at Diggers Rest Recreation Reserve and Diggers Rest Tennis Club (including all building works).	0.00	\$ -	\$ 4,727,000	\$ 4,727,000	When AR04 is constructed.	No	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
AR04	Development	Melton City Council	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Upgrade of active open space reserve, including works associated with playing surfaces, car parking, landscaping and related infrastructure.	0.00	\$ -	\$ 3,200,000	\$ 3,200,000	Facility to be constructed when population growth creates the need.	No	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
AR05	Development	Melton City Council	Diggers Rest Tennis Club (Diggers Rest Community Hub). Construction of 2 additional tennis courts at Diggers Rest Tennis Club.	0.00	\$ -	\$ 580,000	\$ 580,000	When AR04 is constructed.	No	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
AR06	Development	Melton City Council	Diggers Rest Bowling Club (Stan Payne Reserve). Upgrade works, including synthetic playing surface and lighting.	0.00	\$ -	\$ 330,000	\$ 330,000	Early in the development of the precinct.	No	Diggers Rest Precinct Structure Plan Diggers Rest PSP Community Infrastructure Assessment (ASR Research)
TOTAL		TOTALS		11.98	\$ 16,036,000	\$ 49,366,503	\$ 65,402,503			

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DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN

Amended by C181
Table 4: CALCULATION OF COSTS

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONSTRUCTION COST \$2011	TOTAL PROJECT COST \$2011	PROPORTION OF COSTS ATTRIBUTABLE TO THE MCA %	TOTAL COST ATTRIBUTABLE TO MCA \$2011	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE \$2011	CONTRIBUTION PER DWELLING \$2011
RD01	Development	This project has been incorporated into a revised design for IT06 (Amendment C181). Vineyard Road Pedestrian Operated Signals (POS).	\$ -	\$ -	\$ -	-	\$ -	Residential and Employment	312.81	\$ -	\$ -
RD02	Development	Construction of pedestrian operated signals to be located on Vineyard Road (between Houdini Drive and License Road).	\$ -	\$ 300,000	\$ 300,000	100.0%	\$ 300,000	Residential and Employment	312.81	\$ 959.05	\$ 63.94
RD03	Development	Diggers Rest Township Road Upgrade Works. Construction of road upgrade projects within the existing Diggers Rest township.	\$ -	\$ 3,443,066	\$ 3,443,066	87.0%	\$ 2,995,467	Residential and Employment	312.81	\$ 9,576.00	\$ 638.40
IT01	-	This project has been incorporated into a revised design for IT06 (Amendment C181).	\$ -	\$ -	\$ -	-	\$ -	Residential and Employment	312.81	\$ -	\$ -
IT02	Development	Vineyard Road and Houdini Drive: Intersection. Construction of signalised 4-way intersection (interim layout). Purchase of 0.17 hectares of additional required land (ultimate landtake).	\$ 85,000	\$ 6,991,775	\$ 7,076,775	100.0%	\$ 7,076,775	Residential and Employment	312.81	\$ 22,623.24	\$ 1,508.22
IT03	Development	Vineyard Road and License Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate landtake).	\$ 186,500	\$ 4,398,264	\$ 4,584,764	100.0%	\$ 4,584,764	Residential and Employment	312.81	\$ 14,656.71	\$ 977.11
IT04	Development	Vineyard Road and Diggers Rest-Colimadal Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.36 hectares of additional required land (ultimate landtake).	\$ 134,500	\$ 5,563,436	\$ 5,697,936	100.0%	\$ 5,697,936	Residential and Employment	312.81	\$ 18,215.33	\$ 1,214.36
IT05	Development	Diggers Rest-Colimadal Road and North South Connector: Intersection. Construction of roundabout (interim layout). Purchase of 0.20 hectares of additional required land (ultimate landtake).	\$ 30,000	\$ 2,772,276	\$ 2,802,276	100.0%	\$ 2,802,276	Residential and Employment	312.81	\$ 8,958.40	\$ 597.23
IT06	Development	Davis Road and Northbound On-ramp: Intersection. Construction of roundabout (ultimate layout).	\$ -	\$ 2,036,686	\$ 2,036,686	100.0%	\$ 2,036,686	Residential and Employment	312.81	\$ 6510.94	\$ 434.06
OS01	Development	Davis Road Community Hub. Purchase of 8.00 hectares of land for active open space required for AP01 and AR02.	\$ 10,000,000	\$ -	\$ 10,000,000	100.0%	\$ 10,000,000	Residential	285.28	\$ 35,053.28	\$ 2,336.89
OS02	Development	Indoor Active Recreation (Diggers Rest Community Hub). Purchase of 1.00 hectares of land for indoor recreation facility.	\$ 2,000,000	\$ -	\$ 2,000,000	60.0%	\$ 1,200,000	Residential	285.28	\$ 4,206.39	\$ 280.43
OS03	Development	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Purchase of 1.00 hectares of additional land for Diggers Rest Community Hub (adjoning the existing Diggers Rest Recreation Reserve).	\$ 2,000,000	\$ -	\$ 2,000,000	50.0%	\$ 1,000,000	Residential	285.28	\$ 3,505.33	\$ 233.69

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DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONSTRUCTION COST \$2011	TOTAL PROJECT COST \$2011	PROPORTION OF COST ATTRIBUTABLE TO THE MCA %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA \$2011	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF NET DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE \$2011	CONTRIBUTION PER DWELLING \$2011
CI01	Development	Multi-purpose Community Centre (Local Town Centre). Purchase of land (0.8 hectares) and construction of all components of a Level 2 multi-purpose community centre, including kindergarten, Maternal & Child Health and meeting spaces.	\$ 1,600,000	\$ 5,958,000	\$ 7,558,000	100.0%	\$ 7,558,000	Residential	285.28	\$ 26,493.27	\$ 1,766.22
AR01	Development	Northern Playing Fields (Davis Road Community Hub). Construction of 2 playing services (AFL/Cricket/soccer), 2 netball courts, 50 car spaces, landscaping and related infrastructure.	\$ -	\$ 6,400,000	\$ 6,400,000	100.0%	\$ 6,400,000	Residential	285.28	\$ 22,434.10	\$ 1,495.61
AR02	Community	Northern Pavilion (Davis Road Community Hub). Construction of pavilion to serve Northern Playing Fields (including all buildings works)	\$ -	\$ 2,666,000	\$ 2,666,000	100.0%	\$ 2,666,000	Residential	285.28	\$ 9,345.20	\$ 623.01
AR03	Community	Central Pavilion (Diggers Rest Community Hub). Construction of new pavilion to serve two ovals at Diggers Rest Recreation Reserve and Diggers Rest Tennis Club (including all building works)	\$ -	\$ 4,727,000	\$ 4,727,000	50.0%	\$ 2,363,500	Residential	285.28	\$ 8,284.84	\$ 552.32
AR04	Development	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Upgrade of active open space reserve, including works associated with playing surfaces, car parking, landscaping and related infrastructure	\$ -	\$ 3,200,000	\$ 3,200,000	100.0%	\$ 3,200,000	Residential	285.28	\$ 11,217.05	\$ 747.80
AR05	Development	Diggers Rest Tennis Club (Diggers Rest Community Hub). Construction of 2 additional tennis courts at Diggers Rest Tennis Club	\$ -	\$ 580,000	\$ 580,000	100.0%	\$ 580,000	Residential	285.28	\$ 2,033.09	\$ 135.54
AR06	Development	Diggers Rest Bowling Club (Stan Payne Reserve). Upgrade works, including synthetic playing surface and lighting	\$ -	\$ 330,000	\$ 330,000	100.0%	\$ 330,000	Residential	285.28	\$ 1,156.76	\$ 77.12
TOTAL			\$ 16,036,000	\$ 49,366,503	\$ 65,402,503		\$ 60,791,404				

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DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN

Amended by GC73 & C181 Table 5: PROJECT COSTS RECOVERED BY THE DCP

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONTRIBUTION COST \$2011
RD01	Development	This project has been incorporated into a revised design for IT06 (Amendment C181). Vineyard Road: Pedestrian Operated Signals (POS). Construction of pedestrian operated signals to be located on Vineyard Road (between Houdini Drive and License Road).	\$ 300,000	\$ 300,000
RD02	Development	Diggers Rest Township: Road Upgrade Works. Construction of road upgrade projects within the existing Diggers Rest township.	\$ 3,443,066	\$ 2,995,467
IT01	Development	This project has been incorporated into a revised design for IT06 (Amendment C181).	\$ -	\$ -
IT02	Development	Vineyard Road and Houdini Drive: Intersection. Construction of signalised 4-way intersection (interim layout). Purchase of 0.17 hectares of additional required land (ultimate landtake).	\$ 7,076,775	\$ 7,076,775
IT03	Development	Vineyard Road and License Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate landtake).	\$ 4,584,764	\$ 4,584,764
IT04	Development	Vineyard Road and Diggers Rest-Coimadai Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.36 hectares of additional required land (ultimate landtake).	\$ 5,697,936	\$ 5,697,936
IT05	Development	Diggers Rest-Coimadai Road and North South Connector: Intersection. Construction of roundabout (interim layout). Purchase of 0.20 hectares of additional required land (ultimate landtake).	\$ 2,802,276	\$ 2,802,276
IT06	Development	Davis Road and Northbound On-ramp: Intersection. Construction of roundabout (ultimate layout).	\$ 2,036,686	\$ 2,036,686
OS01	Development	Davis Road Community Hub. Purchase of 6.00 hectares of land for active open space required for AR01 and AR02.	\$ 10,000,000	\$ 10,000,000
OS02	Development	Indoor Active Recreation (Diggers Rest Community Hub). Purchase of 1.00 hectares of land for indoor recreation facility.	\$ 2,000,000	\$ 2,000,000
OS03	Development	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Purchase of 1.00 hectares of additional land for Diggers Rest Community Hub (adjoining the existing Diggers Rest Recreation Reserve).	\$ 2,000,000	\$ 1,000,000

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DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST \$2011	ESTIMATED CONTRIBUTION COST \$2011
CI01	Development	Multi-purpose Community Centre (Local Town Centre). Purchase of land (0.8 hectares) and construction of all components of a Level 2 multi-purpose community centre, including kindergarten, Maternal & Child Health and meeting spaces.	\$ 7,558,000	\$ 7,558,000
AR01	Development	Northern Playing Fields (Davis Road Community Hub). Construction of 2 playing services (AFL/cricket/football), 2 netball courts, 50 car spaces, landscaping and related infrastructure.	\$ 6,400,000	\$ 6,400,000
AR02	Community	Northern Pavilion (Davis Road Community Hub). Construction of pavilion to serve Northern Playing Fields (including all buildings works).	\$ 2,666,000	Funded by CIL
AR03	Community	Central Pavilion (Diggers Rest Community Hub). Construction of new pavilion to serve two ovals at Diggers Rest Recreation Reserve and Diggers Rest Tennis Club (including all building works).	\$ 4,727,000	Funded by CIL
AR04	Development	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Upgrade of active open space reserve, including works associated with playing surfaces, car parking, landscaping and related infrastructure.	\$ 3,200,000	\$ 3,200,000
AR05	Development	Diggers Rest Tennis Club (Diggers Rest Community Hub). Construction of 2 additional tennis courts at Diggers Rest Tennis Club.	\$ 580,000	\$ 580,000
AR06	Development	Diggers Rest Bowling Club (Stan Payne Reserve). Upgrade works, including synthetic playing surface and lighting.	\$ 330,000	\$ 330,000
TOTAL			65,402,503	55,761,904
TOTAL WITH \$1,150 CIL LEGISLATIVE CAP APPLIED			65,402,503	59,608,504
Percentage Recoverable				91.1%

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DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN

Amended by GC75 & C181
Table 6: SUMMARY OF CHARGES

DCP PROJECT NUMBER	INFRASTRUCTURE CATEGORY	DESCRIPTION	RESIDENTIAL DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$2011	EMPLOYMENT DEVELOPMENT INFRASTRUCTURE LEVY PER NET DEVELOPABLE HECTARE \$2011	COMMUNITY INFRASTRUCTURE LEVY PER DWELLING \$2011
RD01	Development	This project has been incorporated into a revised design for IT06 (Amendment C181).	\$ -	\$ -	\$ -
RD02	Development	Vineyard Road: Pedestrian Operated Signals (POS). Construction of pedestrian operated signals to be located on Vineyard Road between Houdini Drive and License Road.	\$ 959.05	\$ 959.05	\$ -
RD03	Development	Diggers Rest Township: Road Upgrade Works. Construction of road upgrade projects within the existing Diggers Rest Township	\$ 9,576.00	\$ 9,576.00	\$ -
IT01	Development	This project has been incorporated into a revised design for IT06 (Amendment C181).	\$ -	\$ -	\$ -
IT02	Development	Vineyard Road and Houdini Drive: Intersection. Construction of signalised 4-way intersection (interim layout). Purchase of 0.17 hectares of additional required land (ultimate landtake).	\$ 22,623.24	\$ 22,623.24	\$ -
IT03	Development	Vineyard Road and License Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate landtake).	\$ 14,656.71	\$ 14,656.71	\$ -
IT04	Development	Vineyard Road and Diggers Rest-Coimadai Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.36 hectares of additional required land (ultimate landtake).	\$ 18,215.33	\$ 18,215.33	\$ -
IT05	Development	Diggers Rest-Coimadai Road and North South Connector: Intersection. Construction of roundabout (interim layout). Purchase of 0.20 hectares of additional required land (ultimate landtake).	\$ 8,958.40	\$ 8,958.40	\$ -
IT06	Development	Davis Road and Northbound On-ramp: Intersection. Construction of roundabout (ultimate layout).	\$ 6,510.94	\$ 6,510.94	\$ -
OS01	Development	Davis Road Community Hub. Purchase of 8.00 hectares of land for active open space required for AR01 and AR02.	\$ 35,053.28	\$ -	\$ -
OS02	Development	Indoor Active Recreation (Diggers Rest Community Hub). Purchase of 1.00 hectares of land for indoor recreation facility.	\$ 4,206.39	\$ -	\$ -
OS03	Development	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Purchase of 1.00 hectares of additional land for Diggers Rest Community Hub (adjoining the existing Diggers Rest Recreation Reserve).	\$ 3,505.33	\$ -	\$ -
C101	Development	Multi-purpose Community Centre (Local Town Centre). Purchase of land (0.8 hectares) and construction of all components of a Level 2 multi-purpose community centre, including kindergarten, Maternal & Child Health and meeting spaces.	\$ 26,493.27	\$ -	\$ -
AR01	Development	Northern Playing Fields (Davis Road Community Hub). Construction of 2 playing services (AFL cricket/sooccer), 2 netball courts, 50 car spaces, landscaping and related infrastructure.	\$ 22,434.10	\$ -	\$ -
AR02	Community	Northern Pavilion (Davis Road Community Hub). Construction of pavilion to serve Northern Playing Fields (including all buildings works).	\$ Funded by CL	\$ -	\$ 623.01
AR03	Community	Central Pavilion (Diggers Rest Community Hub). Construction of new pavilion to serve two ovals at Diggers Rest Recreation Reserve and Diggers Rest Tennis Club (including all building works).	\$ Funded by CL	\$ -	\$ 552.32
AR04	Development	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Upgrade of active open space reserve, including works associated with playing surfaces, car parking, landscaping and related infrastructure.	\$ 11,217.05	\$ -	\$ -
AR05	Development	Diggers Rest Tennis Club (Diggers Rest Community Hub). Construction of 2 additional tennis courts at Diggers Rest Tennis Club.	\$ 2,033.09	\$ -	\$ -
AR06	Development	Diggers Rest Bowling Club (Stan Payne Reserve). Upgrade works, including synthetic playing surface and lighting.	\$ 1,156.76	\$ -	\$ -
TOTAL			187,596.92	81,499.65	1,175.34
COMMUNITY INFRASTRUCTURE LEVY AFTER LEGISLATIVE CAP IS APPLIED					1,150.00

Amended by C181
 Amended by GC75

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

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

The Development Infrastructure Levy applies to subdivision and/or development of land.

The Community Infrastructure Levy applies to the construction of a dwelling and must be paid prior to the issue of a Building Permit in respect of any dwelling.

3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING DEVELOPMENT INFRASTRUCTURE

For subdivision of land

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

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

If the Collecting Agency agrees to works and/or provision of land in kind, the land owner must enter into an agreement under section 173 of the Act in respect of the proposed works and/or provision of land in kind to properly document the arrangements.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid in respect of the land, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the Development Contributions Plan for each Demand Unit (net developable hectare) proposed to be developed prior to the commencement of any development. Provided the Collecting Agency agrees, any development infrastructure levy which is payable may be paid at a different time.

If the Collecting Agency agrees to works and/or provision of land in kind, the land owner must enter into an agreement under section 173 of the Act or other arrangement acceptable to the Collecting Agency proposed in respect of the proposed works and/or land to be provided in kind.

Where no planning permit is required

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

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

If the Collecting Agency agrees to works and/or provision of land in kind, the land owner must enter into an agreement under section 173 of the Act in respect of the proposed works or provision of land which are proposed to be provided in kind.

COMMUNITY INFRASTRUCTURE

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

The Community Infrastructure Levy for 'residential buildings' will be calculated at the rate for a single dwelling. In all other forms of accommodation, the Community Infrastructure Levy is payable for each dwelling. 'Corrective institutions' are exempt from payment of a Community Infrastructure Levy.

A Community Infrastructure Levy is not payable for a dwelling on a lot which was created prior to the date that this Development Contributions Plan was first incorporated into the Melton Planning Scheme.

NON GOVERNMENT SCHOOLS

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

CLASSES OF DEVELOPMENT - EMPLOYMENT & RESIDENTIAL LEVIES

The Diggers Rest Development Contributions Plan comprises two rates for contribution to development infrastructure: the 'Residential' Development Infrastructure Levy and the 'Employment' Development Infrastructure Levy. The variation between the residential and employment levy rates reflects the fact that employment land does not contribute towards community and active recreation items.

The Summary Land Budget and Detailed Land Budget (refer Tables 1 and 2) specify a quantum of land for employment purposes. The Summary Land Budget contains an 'Other' column which provides the quantum of required land for employment purposes. The Detailed Land Budget sets out the properties containing all or part of the employment area in the 'Employment' column. The column specifies a particular land take for employment use on these properties.

Land shown within the Future Urban Structure (Plan 2) as 'Employment Area' is to be developed for employment use and is subject to the 'Employment' Development Infrastructure Levy. Table 6 provides a detailed breakdown of both 'Residential' and 'Employment' development infrastructure levies.

Plan 3 shows the land to which both the Residential Development Infrastructure Levy and Employment Development Infrastructure Levy apply.

3.1.2 WORKS IN KIND

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

Alternatively, infrastructure works and land may be provided in return for a credit against the development contribution, obligations subject to the written agreement of the Collecting Agency. "Works in Kind" are only possible if the Collecting Agency agrees to that method of delivery. In determining whether to agree to the provision of works in kind the Collecting Agency may have regard to the following:

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

Amended
by C181

The infrastructure costings in this Development Contributions Plan have been provided by Meinhardt. Costing sheets are contained within the report titled: *Diggers Rest Precinct Structure Plan - Development Contributions Costs* (February 2012), unless otherwise provided by Melton City Council.

Where the Collecting Agency agrees that works are to be provided by a development proponent in kind:

- The credit for the works provided shall equal the value identified in the Development Contributions Plan, taking into account the impact of indexation
- The value of works in kind will be offset against the development contributions liable to be paid by the development proponent
- There will be no requirement to make cash payments for contributions until the agreed value of any credits for the provision of agreed works-in-kind are exhausted/balanced.

3.1.3 CREDIT FOR OVER PROVISION

Where the Collecting Agency agrees that a development proponent can deliver an infrastructure item (either works and/or land), as an in kind contribution, the situation may arise where the developer's actual contracted liabilities exceed the amounts provided for in the Development Contributions Plan for the individual project. Unless the arrangement with the Collecting Agency allows for it, the actual cost of the project over the amount specified in the Development Contributions Plan is not recoverable from the Collecting Agency.

3.1.4 OPEN SPACE PROVISION

This Development Contributions Plan does not provide funding for passive local open space. The public open space requirement set out in Clause 52.01 of the planning scheme continues to apply to the subdivision of land. The value of any cash in lieu payment required under Clause 52.01 of the Melton Planning Scheme is assumed to be made at a rate equal to \$550,000 per net developable hectare. This land value is adjusted annually in accordance with the method for adjustment of land value under this Development Contributions Plan.

Unencumbered local active open space must be provided as required in accordance with the Development Contributions Plan. A direct provision model for the delivery of unencumbered local active open space is encouraged in lieu of cash where the Diggers Rest Precinct Structure Plan and Development Contributions Plan shows a property with active open space/playing fields.

3.1.5 FUNDS ADMINISTRATION

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

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

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

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

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

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

3.1.6 CONSTRUCTION AND LAND VALUE COSTS AND INDEXATION

Capital costs of all infrastructure items including land are in 2011 dollars and will be adjusted by the Collecting Agency annually for inflation in the following way.

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

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

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

- The land value will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuer. Within 14 days of the adjustments being made, the Collecting Agency will publish the amended contributions on the Collecting Agency's website.

3.1.7 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

This Development Contributions Plan adopts a long-term outlook for development. It takes into account planned future development in Diggers Rest. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2046 has been adopted for this Development Contributions Plan.

This Development Contributions Plan commenced on the date when it was first incorporated into the Melton Planning Scheme through Amendment C121.

This Development Contributions Plan will end when development within the Development Contributions Plan area is complete, which is projected to be the year 2046 and when the Development Contributions Plan is removed from the Planning Scheme.

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

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

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

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

3.1.9 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

Melton City Council is designated as the Development Agency for specific infrastructure projects and is also responsible for the provision of the designated infrastructure projects which are funded under the Development Contributions Plan. In the future the designated Development Agency for several road and intersection infrastructure projects may change from Melton City Council to VicRoads. However, any such transfer of responsibility would be dependent upon written agreement from VicRoads.

3.2 IMPLEMENTATION STRATEGY

This section details how the Collecting Agency will implement the Development Contributions Plan.

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

This implementation strategy has been included to provide certainty to both the Collecting Agency's and development proponents. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks to minimise risk to the Collecting Agency, Development Agency, development proponent and future community.

The implementation strategy has been formulated by:

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

Amended by C181 **Table 7: ITEMS SUITABLE FOR DELIVERY AS WORKS IN KIND**

DCP PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION
RD01	Development	This project has been incorporated into a revised design for IT06 (Amendment C181).
RD02	Development	Vineyard Road; Pedestrian Operated Signals (POS). Construction of pedestrian operated signals to be located on Vineyard Road (between Houdini Drive and License Road).
RD03	Development	Diggers Rest Township: Road Upgrade Works. Construction of road upgrade projects within the existing Diggers Rest Township.
IT01	Development	This project has been incorporated into a revised design for IT06 (Amendment C181).
IT02	Development	Vineyard Road and Houdini Drive: Intersection. Construction of signalised 4-way intersection (interim layout). Purchase of 0.17 hectares of additional required land (ultimate landtake).
IT03	Development	Vineyard Road and License Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.45 hectares of additional required land (ultimate landtake).
IT04	Development	Vineyard Road and Diggers Rest-Colimadal Road: Intersection. Construction of roundabout (interim layout). Purchase of 0.36 hectares of additional required land (ultimate landtake).
IT05	Development	Diggers Rest-Colimadal Road and North South Connector: Intersection. Construction of roundabout (interim layout). Purchase of 0.20 hectares of additional required land (ultimate landtake).
IT06	Development	Davis Road and Northbound On-ramp: Intersection. Construction of roundabout (ultimate layout).
O501	Development	Davis Road Community Hub. Purchase of 6.00 hectares of land for active open space required for AR01 and AR02.
O502	Development	Indoor Active Recreation (Diggers Rest Community Hub). Purchase of 1.00 hectares of land for indoor recreation facility.
O503	Development	Diggers Rest Recreation Reserve (Diggers Rest Community Hub). Purchase of 1.00 hectares of additional land for Diggers Rest Community Hub (adjoining the existing Diggers Rest Recreation Reserve).
AR01	Development	Northern Playing Fields (Davis Road Community Hub). Construction of 2 playing services (AFL/cricket/sooccer), 2 netball courts, 50 car spaces, landscaping and related infrastructure.

3.2.2 ITEMS IDENTIFIED AS SUITABLE TO BE PROVIDED IN KIND

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

Table 7 provides a summary of the infrastructure items set out in the Development Contributions Plan that may be delivered as works in kind. Table 7 indicates the credit that would be attributed for the provision of the item as works-in-kind (subject to annual indexation/adjustment). Developers must discuss and come to an agreement with the Collecting Agency, regarding provision of any infrastructure in kind. A major aim is to ensure that the timing of infrastructure delivery appropriately supports development.

Table 7 provides the starting point for the Collecting Agency and developers agreeing to a schedule of land and works that each developer can provide as an offset to their development contribution. The Collecting Agency is proposing to construct the Community Centre items given the need to comply with statutory requirements relating to child care and kindergartens. However, the Collecting Agency may consider developers providing this infrastructure on a case by case basis.

3.2.3 PREFERRED IMPLEMENTATION MECHANISMS

Where the Collecting Agency agrees that works in kind can be provided by a development proponent, this would be set out in an agreement pursuant to Section 173 of the Act or another suitable contractual means as agreed with the Collecting Agency.



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