

# Pakenham East

## Infrastructure Contributions Plan

July 2020



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## 1.0 SUMMARY

### 1.1 Monetary component

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

The monetary component consists of a:

- **standard levy** that is calculated by multiplying the net developable area (NDA) by the standard levy rate

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

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

**Table 1** Monetary Component ICP Levy Summary

CLASS OF DEVELOPMENT	NET DEVELOPABLE AREA (HECTARES)	LEVY RATE (\$/NDHA)	TOTAL LEVY TO BE PAID
Standard levy			
Residential	413.93	\$217,763	\$90,139,076
Commercial and Industrial	0.70	\$126,713	\$88,702
<b>Total</b>	<b>414.63</b>		<b>\$90,227,779</b>

Note: Discrepancy in numbers due to rounding of decimal point. Table 14 takes precedence.

### 1.2 Land component

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

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

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

**Table 2** ICP Land Contribution Percentage

CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE
Residential	10.94%
Commercial & industrial	0.61%

The land component of the infrastructure contribution in relation to a parcel of land in the ICP plan area is:

- any inner public purpose land that forms part of the parcel of land; and
- any land equalisation amount in relation to the parcel of land.

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

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

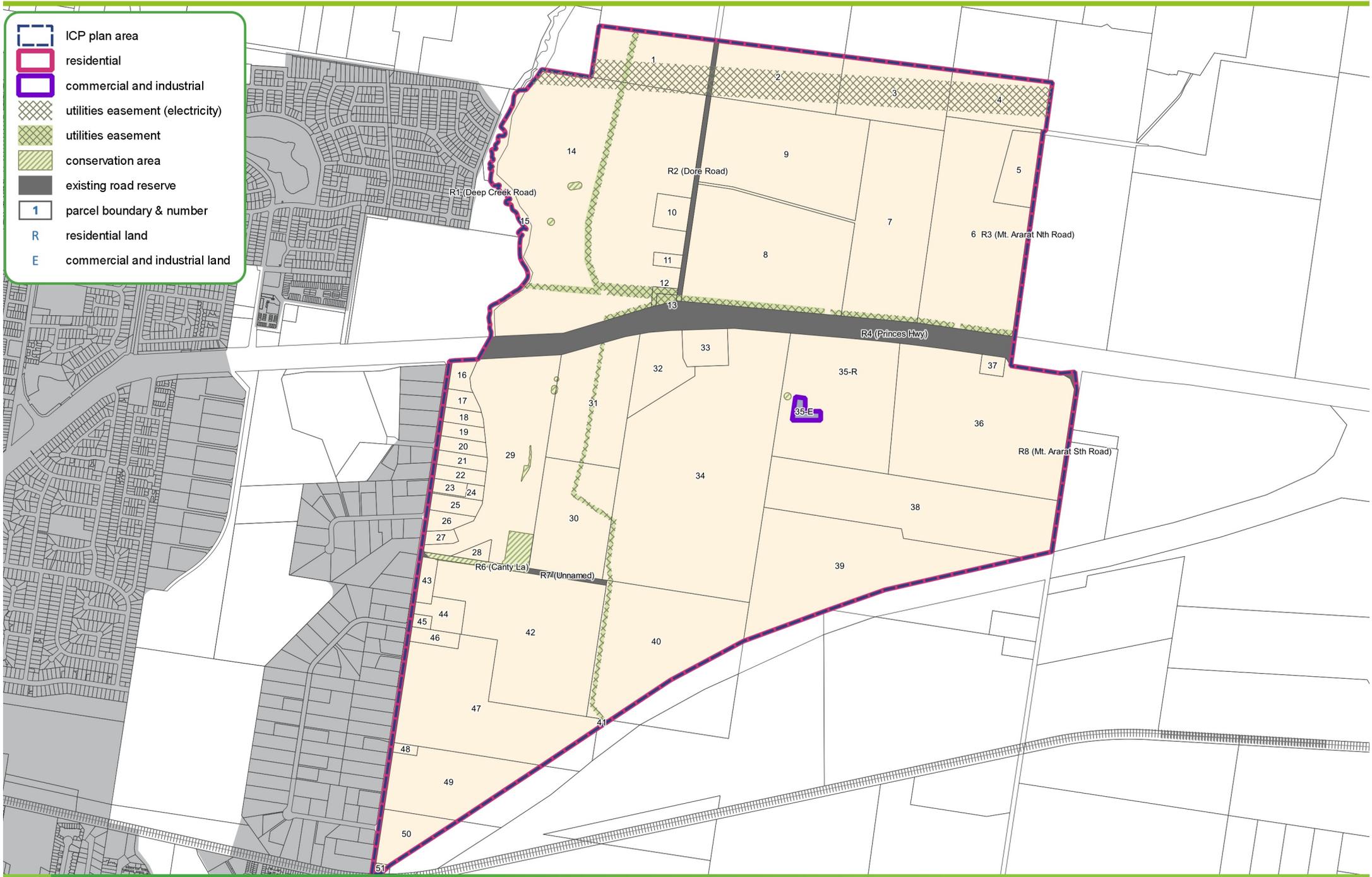
Table 3 Land credit and equalisation amounts

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
1	0.0000	\$0.00	\$1,438,388.10	\$250,672.90
2	0.0000	\$0.00	\$1,548,601.60	\$250,672.90
3	0.0000	\$0.00	\$1,248,130.58	\$250,672.90
4	0.0000	\$0.00	\$773,351.45	\$250,672.90
5	0.0000	\$0.00	\$1,069,988.32	\$250,672.90
6	1.6204	\$0.00	\$2,655,152.90	\$111,623.07
7	0.1686	\$0.00	\$3,238,645.96	\$226,598.58
8	3.0615	\$0.00	\$188,094.27	\$7,324.74
9	8.0291	\$11,691,231.49	\$0.00	\$0.00
10	0.0000	\$0.00	\$501,520.53	\$250,672.90
11	0.0000	\$0.00	\$164,966.56	\$250,672.90
12	0.0000	\$0.00	\$0.00	\$0.00
13	0.0000	\$0.00	\$0.00	\$0.00
14	10.4313	\$10,410,021.35	\$0.00	\$0.00
15	0.0000	\$0.00	\$0.00	\$0.00
16	0.0097	\$0.00	\$242,839.75	\$231,756.64
17	0.0000	\$0.00	\$229,394.29	\$250,672.90
18	0.0000	\$0.00	\$248,307.55	\$250,672.90
19	0.0000	\$0.00	\$272,630.87	\$250,672.90
20	0.0000	\$0.00	\$296,205.12	\$250,672.90
21	0.0000	\$0.00	\$313,646.29	\$250,672.90
22	0.0000	\$0.00	\$316,853.87	\$250,672.90
23	0.0000	\$0.00	\$198,117.03	\$250,672.90
24	0.0000	\$0.00	\$130,788.84	\$250,672.90
25	0.0000	\$0.00	\$362,677.39	\$250,672.90
26	0.0000	\$0.00	\$301,979.09	\$250,672.90
27	0.0000	\$0.00	\$0.00	\$0.00
28	0.7677	\$2,571,080.55	\$0.00	\$0.00
29	1.6710	\$1,662,578.58	\$0.00	\$0.00

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
30	0.0000	\$0.00	\$3,511,807.52	\$250,672.90
31	1.2921	\$0.00	\$725,912.34	\$54,102.29
32	0.5978	\$0.00	\$150,336.51	\$27,497.73
33	0.2907	\$0.00	\$57,873.40	\$22,274.45
34	7.9498	\$5,110,838.51	\$0.00	\$0.00
35-E	0.0000	\$0.00	\$9,806.43	\$14,008.70
35-R	1.9040	\$0.00	\$933,652.10	\$48,555.16
36	1.6284	\$0.00	\$5,070,732.49	\$151,419.29
37	0.0000	\$0.00	\$200,068.94	\$250,672.90
38	0.8000	\$0.00	\$4,474,905.74	\$183,655.53
39	0.7150	\$0.00	\$1,931,816.59	\$142,795.41
40	7.6243	\$13,099,963.23	\$0.00	\$0.00
41	0.0000	\$0.00	\$0.00	\$0.00
42	1.1000	\$0.00	\$3,774,128.78	\$157,170.06
43	0.1778	\$222,087.39	\$0.00	\$0.00
44	0.0000	\$0.00	\$558,175.63	\$250,672.90
45	0.0000	\$0.00	\$104,717.59	\$250,672.90
46	0.0000	\$0.00	\$316,209.01	\$250,672.90
47	0.0000	\$0.00	\$5,224,706.18	\$250,672.90
48	0.0000	\$0.00	\$100,941.17	\$250,672.90
49	1.0000	\$0.00	\$815,190.96	\$71,541.00
50	0.0000	\$0.00	\$1,066,539.39	\$250,672.90
51	0.0000	\$0.00	\$0.00	\$0.00
52	0.0000	\$0.00	\$0.00	\$0.00
53	0.0000	\$0.00	\$0.00	\$0.00
54	0.0000	\$0.00	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>50.8393</b>	<b>\$44,767,801.10</b>	<b>\$44,767,801.10</b>	<b>\$0.00</b>

PARCEL ID	INNER PUBLIC PURPOSE LAND (HA)	LAND CREDIT AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (TOTAL \$)	LAND EQUALISATION AMOUNT (\$ PER NDHA)
<b>Road Reserve</b>				
R1 (Deep Creek Road)	0.0000	\$0.00	\$0.00	\$0.00
R2 (Dore Road)	0.0000	\$0.00	\$0.00	\$0.00
R3 (Mt. Ararat Nth Road)	0.0000	\$0.00	\$0.00	\$0.00
R4 (Princes Hwy)	0.0000	\$0.00	\$0.00	\$0.00
R5 (Ryan Road)	0.0000	\$0.00	\$0.00	\$0.00
R6 (Canty La)	0.0000	\$0.00	\$0.00	\$0.00
R7 (Unnamed)	0.0000	\$0.00	\$0.00	\$0.00
R8 (Mt. Ararat Sth Road)	0.0000	\$0.00	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>0.0000</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTALS PSP Pakenham East</b>	<b>50.8393</b>	<b>\$44,767,801.10</b>	<b>\$44,767,801.10</b>	<b>\$0.00</b>

- ICP plan area
- residential
- commercial and industrial
- utilities easement (electricity)
- utilities easement
- conservation area
- existing road reserve
- parcel boundary & number
- residential land
- commercial and industrial land



## 2.0 INTRODUCTION

The Pakenham East Infrastructure Contributions Plan (the 'ICP') has been prepared by the Victorian Planning Authority (VPA) with the assistance of Cardinia Shire Council, service authorities and other stakeholders.

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

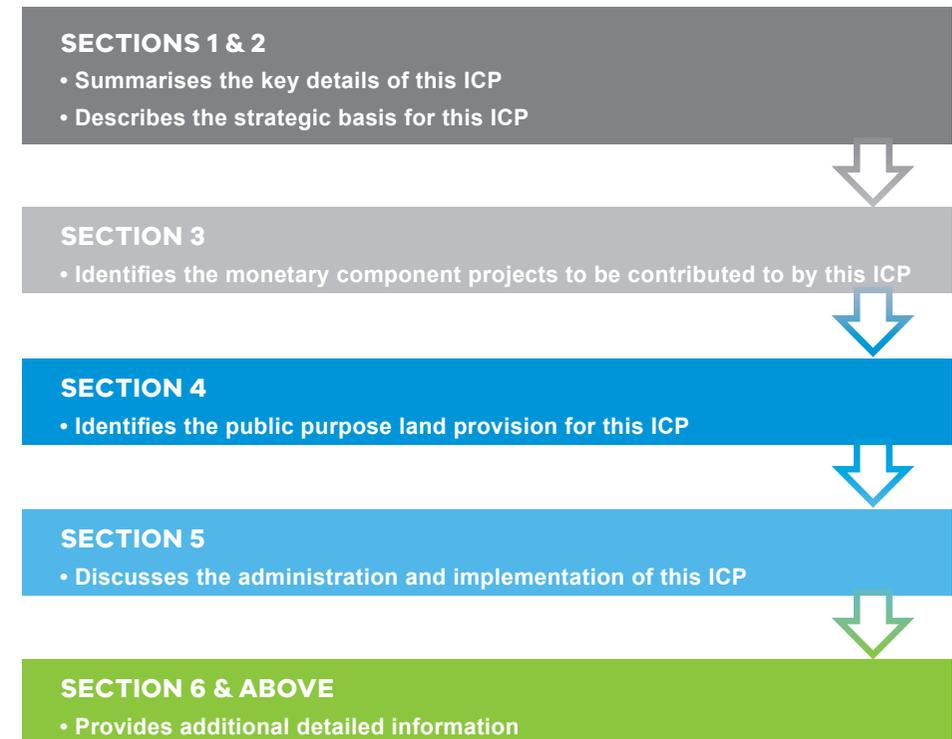
The infrastructure contribution imposed under this ICP in relation to the development of land in the ICP plan area consists of a monetary component and a land component.

The ICP:

- Establishes the statutory mechanism for development proponents to make a monetary contribution towards the cost of infrastructure projects identified in Pakenham East Precinct Structure Plan (PSP);
- Establishes the statutory mechanism for development proponents to provide land to be used and developed for the public purposes identified in the Pakenham East PSP;
- Lists the individual infrastructure projects identified in the Pakenham East PSP; and
- Has been prepared in accordance with Part 3AB of the *Planning and Environment Act 1987*, 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 described below.



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## 2.2 Planning and 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.

In accordance with section 46GG of the Act, this ICP has been incorporated into the Cardinia Shire Council Planning Scheme for the purposes of imposing infrastructure contributions to fund the provision of works, services or facilities and the provision of land for public purposes. This ICP is implemented in the Cardinia Shire Council Planning Scheme through Schedule 1 of Clause 45.11 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 72.04.

## 2.3 Strategic planning and justification

This ICP has been prepared in conjunction with the Pakenham East PSP.

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

The PSP has confirmed:

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

## 2.4 Timeframe and time 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 Cardinia Shire Council 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 Cardinia Shire Council 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 Cardinia Shire Council Planning Scheme to replace this document with an alternative, revised document.

## 2.5 Area to which this Infrastructure Contribution Plan applies (ICP plan area)

This ICP applies to 629.95 total hectares of land as shown in Plan 1, this is the ICP plan area.

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

The classes of development are identified in Plan 1, the Net Developable Area (NDA) and contribution land for each class of development are summarised in Table 4.

Table 4 Development Classes & Areas

	NET DEVELOPABLE AREA (HECTARES)	CONTRIBUTION LAND (HECTARES)
Residential	413.93	464.77
Commercial & Industrial	0.70	0.70
<b>Total</b>	<b>414.63</b>	<b>465.47</b>

Note: Discrepancy in numbers due to rounding of decimal point. Table 14 takes precedence.

The Monetary Component of the infrastructure contribution is payable on the net developable area.

- ICP plan area
- road project
- intersection project
- cycling/ pedestrian bridge project
- local access street bridge project
- local path
- pedestrian signal
- ICP ID



### 3.0 MONETARY COMPONENT PROJECT IDENTIFICATION

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

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

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

- transport construction
- community and recreation construction.

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

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

Short (S): 0-5 years approx.

Medium (M): 5-10 years approx.

Long (L): 10 years and beyond

### 3.1 Cost apportionment and related infrastructure agreements

As per Tables 5 to 7 no projects within this ICP have been identified for apportionment external to the ICP area.

### 3.2 Transport construction projects

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

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

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

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Table 5 Standard Levy Transport Construction Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE
<b>Road Projects</b>				
RD-01	Ryan Road Connector Road: Princes Highway (IN-01) to the southern edge of property number 45. Construction of a connector road (ultimate treatment)"	M-L	100%	N/A
<b>Intersection Projects</b>				
IN-01	Intersection - Princes Highway /Ryan Road connector road. Construction of primary arterial to Connector Road T signalised intersection (interim treatment)	M-L	100%	N/A
IN-02	Intersection - Princes Highway /north south boulevard Connector Road. Construction of primary arterial to boulevard connector road 4-way signalised intersection (interim treatment) (North side connector, south side connector boulevard)	S	100%	N/A
IN-03	Intersection - Princes Highway /north south boulevard Connector Road. Construction of primary arterial to connector road 4-way signalised intersection (interim treatment) (North side connector, south side connector boulevard)	M	100%	N/A
IN-04	Intersection - Princes Highway / north south boulevard Connector Road. Construction of primary arterial to boulevard connector road 4-way signalised intersection (interim treatment) (North side connector, south side connector boulevard)	M	100%	N/A
IN-05	Intersection - Ryan Road/Canty Lane Connector Road. Construction of connector road to connector road 3-way roundabout (ultimate treatment) Inclusive of culverts.	M	100%	N/A
<b>Bridge and Culvert Projects</b>				
BR-01	Pedestrian and cyclist bridge. Construction of pedestrian and cycle bridge across Deep Creek, north of the Princes Highway	L	100%	N/A
BR-02	Local access street bridge across Deep Creek: Construction of road bridge across Deep Creek	L	100%	N/A
BR-03	Pedestrian and cyclist bridge. Construction of pedestrian and cycle bridge across Deep Creek, south of the Princes Highway	L	100%	N/A
<b>Signalised Pedestrian Crossing</b>				
PS-01	Construction of pedestrian signals on Princes Highway	S-M	100%	N/A
<b>Local Path Projects</b>				
P-01	Construction of shared path within the high pressure gas transmission easement and the Princes Highway road reserve, north of the highway carriageway	L	100%	N/A
P-02	Construction of shared path within the Princes Highway road reserve, south of the highway carriageway	M	100%	N/A
P-03	Construction of shared path within the Vic track rail reserve- Ryan road- Racecourse road	L	100%	N/A

- ICP plan area
- community infrastructure project
- indoor recreation project
- local sports reserve
- ICP ID



### 3.3 Community and recreation construction projects

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

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

Under Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans, the amount of the total standard levy rate for residential development that may be used for community and recreation construction must not exceed \$91,050 per net developable hectare in the 2020/2021 financial year or the indexed amount in subsequent financial years, unless varied in accordance with section 12 of Annexure 1 of the Ministerial Direction.

For the Pakenham East ICP the standard levy rate for community and recreation construction has been increased as detailed in Table 11, the standard levy rate for transport construction has been decreased by the same amount and the total standard levy rate remains as nominated in the Ministerial Direction and as indexed over time.

Table 6 Standard Levy Community & Recreation Construction Projects

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	STAGING	INTERNAL APPORTIONMENT	APPORTIONMENT FUNDING SOURCE
<b>Community Building Projects</b>				
CL-01	<b>Community Centre: Northern Community Centre</b> Construction of a Level 1 community building (child services)	L	100%	N/A
CL-02	<b>Community Centre: Local Town Centre Community Centre</b> Constructions of Level 2 community building (community use with potential for child services)	M	100%	N/A
CL-03	<b>Community Centre: Southern Community Centre</b> Construction of a Level 1 community building (child services)	S	100%	N/A
<b>Open Space Projects</b>				
SR-01	<b>Sports Reserve: Northern Sports Reserve</b> Construction of a local sports reserve (comprising basic and essential playing surfaces and car parks, including all construction works, pavillion/s, landscaping and related infrastructure)	M-L	100%	N/A
SR-02	<b>Sports Reserve: Southern Sports Reserve</b> Construction of a local sports reserve (comprising basic and essential playing surfaces and car parks, including all construction works, pavillion/s, landscaping and related infrastructure)	M-L	100%	N/A

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### 3.4 Plan preparation costs

The Pakenham East ICP includes the Plan Preparation Costs that were incurred by Cardinia Shire Council as planning authority. The amount collected will be no more than 1% of the standard levy in accordance with section 12 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*.

### 3.5 Project staging

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

The Collecting and Development Agencies may consider alternative staging where:

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

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

- ICP plan area
- land for transport
- land for community
- land for indoor recreation
- land for recreation and open space
- ICP ID



## 4.0 PUBLIC PURPOSE LAND PROVISION

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

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

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

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

The Minister has exempted the Pakenham East Infrastructure Contributions Plan from complying with Table 7 of Annexure 1 of the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plan* dated 1 July 2018 in respect of the land required for project CI-04 (Indoor Recreation Centre).

Table 7 Inner public purpose land

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	INNER PUBLIC PURPOSE LAND AREA (HA)	STAGING
<b>TRANSPORT (INNER PUBLIC PURPOSE LAND)</b>			
IN-01	<b>Intersection: Princes Highway /Ryan Road connector road:</b> Purchase of land for 'T' intersection (ultimate standard)	0.01	M-L
IN-02	<b>Intersection: Princes Highway / North South Connector Road</b> Purchase of land for an intersection (ultimate standard)	1.20	M-L
IN-03	<b>Intersection: Princes Highway / north south connector road/local access road</b> Purchase of land for an intersection (ultimate standard)	0.60	S
IN-04	<b>Intersection: Princes Highway / north south connector road</b> Purchase of land for an intersection (ultimate standard)	0.85	M
IN-05	<b>Roundabout: Ryan Road/Canty Lane connector road</b> Purchase of land for a roundabout (ultimate standard)	0.19	M

This exemption has been granted on the basis the 'land for indoor sports facilities was unintentionally excluded from the Ministerial Direction when it was revised as a result of the commencement of the *Planning and Environment Amendment (Public Land Contributions) Act 2018*.

### 4.1 Inner and outer public purpose land

Plan 4 shows the location of public purposes land (both inner and outer) as well as the type of allowable public purposes for which it may be used and developed. It is noted that no land is required to be purchased for items RD-01, BR01, BR02, BR-03, P-01, P-02, P-03 and PS-01 as identified in the PSP.

Table 7 specifies for each public purpose land (both inner and outer) the type of allowable public purposes for which it may be used and developed, the area and the expected staging. The staging for public purposes land is the same as the monetary component specified in section 3.

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

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	INNER PUBLIC PURPOSE LAND AREA (HA)	STAGING
<b>OPEN SPACE (Inner Public Purpose Land)</b>			
SR-01	<b>Northern Sports Reserve</b> Purchase of land for local sports reserve	10.08	M-L
SR-02	<b>Southern Sports Reserve</b> Purchase of land for local sports reserve	14.29	M-L
LP-01	<b>Hilltop Local Park</b> Purchase of land for local park	10.03	L
LP-02	<b>Local Park</b> Purchase of land for local park	0.80	L
LP-03	<b>Local Park</b> Purchase of land for local park	1.00	L
LP-04	<b>Local Park</b> Purchase of land for local park	0.89	S
LP-05	<b>Local Park</b> Purchase of land for local park	1.63	M
LP-06	<b>Local Park</b> Purchase of land for local park	1.00	M
LP-07	<b>Local Park</b> Purchase of land for local park	0.50	M
LP-08	<b>Hilltop Local Park</b> Purchase of land for local park	1.39	M
LP-09	<b>Local Park</b> Purchase of land for local park	0.33	M-L
LP-10	<b>Local Park</b> Purchase of land for local park	0.15	M-L
LP-11	<b>Local Park</b> Purchase of land for local park	0.80	M-L
LP-12	<b>Local Park</b> Purchase of land for local park	1.00	M-L
LP-13	<b>Local Park</b> Purchase of land for local park	0.35	M-L
UP-01	<b>Local Park</b> Purchase of land for local park (Urban Plaza)	0.05	M-L

ICP PROJECT ID	PROJECT TITLE & DESCRIPTION	INNER PUBLIC PURPOSE LAND AREA (HA)	STAGING
<b>COMMUNITY &amp; RECREATION (INNER PUBLIC PURPOSE LAND)</b>			
CI-01	<b>Northern Community Centre</b> Purchase of land for community centre	0.60	L
CI-02	<b>Local Town Centre Community Centre</b> Purchase of land for community centre	1.00	M
CI-03	<b>Southern Community Centre</b> Purchase of land for community centre	0.60	S
CI-04	<b>Indoor Recreation Centre</b> Purchase of land for indoor recreation centre	1.50	M
<b>Total</b>		<b>50.84</b>	

### Public open space contributions

The overall open space contribution for this ICP is identified in Land Budget Table 13 and Table 14. This ICP provides for the provision of public purpose land for local sports reserves and local parks. The community and recreation levy of the monetary component contributes towards the construction of local sports reserves. The construction of local parks is considered developer works and separate from this ICP.

## 4.2 Land component

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

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

**Table 8** Public Purposes Land Summary

CLASS OF DEVELOPMENT	TOTAL CONTRIBUTION LAND (HA)	CLASS OF DEVELOPMENT PROPORTION OF PRECINCT	TRANSPORT PUBLIC PURPOSES LAND (HA)	COMMUNITY AND RECREATION & OPEN SPACE PUBLIC PURPOSES LAND (HA)	TOTAL INNER PUBLIC PURPOSES LAND (HA)	TOTAL OUTER PUBLIC PURPOSES LAND (HA)	TOTAL PUBLIC PURPOSES LAND (HA)	TOTAL ICP CONTRIBUTION PERCENTAGE
<b>Residential (Ha)</b>	<b>464.77</b>	<b>99.85%</b>	<b>2.8409</b>	<b>47.9941</b>	<b>50.8350</b>	<b>0.0000</b>	<b>50.8350</b>	<b>10.94%</b>
<b>Commercial and Industrial (Ha)</b>	<b>0.70</b>	<b>0.15%</b>	<b>0.0043</b>	<b>0.0000</b>	<b>0.0043</b>	<b>0.0000</b>	<b>0.0043</b>	<b>0.61%</b>
<b>Total</b>	<b>465.47</b>		<b>2.8452</b>	<b>47.9941</b>	<b>50.8393</b>	<b>0.0000</b>	<b>50.8393</b>	

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

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

As public purpose land cannot be evenly distributed across all parcels, 19.5336ha (19.5293ha residential and 0.0043ha commercial and industrial) of inner public purpose land and 0.0000ha of outer public purposes land identified in Table 8, will be equalised by parcels that are required to provide less than the ICP land contribution percentage identified in Table 8.

Table 9 summarises for each class of development specified in this ICP: -

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

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

Table 9 ICP Land Equalisation Rate

CLASS OF DEVELOPMENT	TOTAL IPPL (HA) EQUAL TO OR LESS THAN ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL (HA) OVER ICP LAND CONTRIBUTION PERCENTAGE	TOTAL IPPL LAND CREDIT AMOUNT (FOR 'OVER' LAND)	TOTAL OUTER LAND ESTIMATED VALUE	TOTAL LAND EQUALISATION TO BE PAID	LAND EQUALISATION RATE (\$ PER HA)
Residential (Ha)	31.3057	19.5336	\$44,767,801.10	\$-	\$44,757,994.67	\$2,291,833.96
Commercial and Industrial (Ha)	0.0000	0	\$-	\$-	\$9,806.43	
<b>Total</b>	<b>31.3057</b>	<b>19.5336</b>	<b>\$44,767,801.10</b>	<b>\$-</b>	<b>\$44,767,801.10</b>	

**Table 10** Public Purpose Land Credit & Equalisation Amounts

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HECTARES)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION & OPEN SPACE(HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDHA
1	5.7381	Residential	0.6276	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.6276	\$1,438,388	\$250,672.90
2	6.1778	Residential	0.6757	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.6757	\$1,548,602	\$250,672.90
3	4.9791	Residential	0.5446	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.5446	\$1,248,131	\$250,672.90
4	3.0851	Residential	0.3374	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.3374	\$773,351	\$250,672.90
5	4.2685	Residential	0.4669	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.4669	\$1,069,988	\$250,672.90
6	25.4072	Residential	2.7790	0.2201	1.4004	0.0000	1.6204	6.38%	0.0000	\$0.00	1.1585	\$2,655,153	\$111,623.07
7	14.4610	Residential	1.5817	0.0000	0.1686	0.0000	0.1686	1.17%	0.0000	\$0.00	1.4131	\$3,238,646	\$226,598.58
8	28.7408	Residential	3.1436	0.2282	2.8333	0.0000	3.061498	10.65210%	0.00000	\$0.00	0.0821	\$188,094	\$7,324.74
9	26.0338	Residential	2.8475	0.0000	8.0291	0.0000	8.0291	30.84%	5.1816	\$11,691,231.49	0.0000	\$0	\$0.00
10	2.0007	Residential	0.2188	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2188	\$501,521	\$250,672.90
11	0.6581	Residential	0.0720	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0720	\$164,967	\$250,672.90
12	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
13	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
14	49.6268	Residential	5.4280	0.3468	10.0845	0.0000	10.4313	21.02%	5.0033	\$10,410,021.35	0.0000	\$0	\$0.00
15	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
16	1.0575	Residential	0.1157	0.0097	0.0000	0.0000	0.0097	0.92%	0.0000	\$0.00	0.1060	\$242,840	\$231,756.64
17	0.9151	Residential	0.1001	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1001	\$229,394	\$250,672.90
18	0.9906	Residential	0.1083	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1083	\$248,308	\$250,672.90
19	1.0876	Residential	0.1190	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1190	\$272,631	\$250,672.90
20	1.1816	Residential	0.1292	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1292	\$296,205	\$250,672.90
21	1.2512	Residential	0.1369	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1369	\$313,646	\$250,672.90
22	1.2640	Residential	0.1383	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1383	\$316,854	\$250,672.90
23	0.7903	Residential	0.0864	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0864	\$198,117	\$250,672.90

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HECTARES)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION & OPEN SPACE(HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDHA
24	0.5218	Residential	0.0571	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0571	\$130,789	\$250,672.90
25	1.4468	Residential	0.1582	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1582	\$362,677	\$250,672.90
26	1.2047	Residential	0.1318	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1318	\$301,979	\$250,672.90
27	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
28	0.7677	Residential	0.0840	0.0000	0.7677	0.0000	0.7677	100.00%	0.6837	\$2,571,080.55	0.0000	\$0	\$0.00
29	10.2524	Residential	1.1214	0.0093	1.6617	0.0000	1.6710	16.30%	0.5496	\$1,662,578.58	0.0000	\$0	\$0.00
30	14.0095	Residential	1.5323	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	1.5323	\$3,511,808	\$250,672.90
31	14.7095	Residential	1.6089	0.8532	0.4389	0.0000	1.2921	8.78%	0.0000	\$0.00	0.3167	\$725,912	\$54,102.29
32	6.0650	Residential	0.6634	0.0000	0.5978	0.0000	0.5978	9.86%	0.0000	\$0.00	0.0656	\$150,337	\$27,497.73
33	2.8889	Residential	0.3160	0.0000	0.2907	0.0000	0.2907	10.06%	0.0000	\$0.00	0.0253	\$57,873	\$22,274.45
34	51.9733	Residential	5.6847	0.0000	7.9498	0.0000	7.9498	15.30%	2.2651	\$5,110,838.51	0.0000	\$0	\$0.00
35-E	0.7000	Employment	0.0043	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0043	\$9,806	\$14,008.70
35-R	21.1327	Residential	2.3114	0.3717	1.5323	0.0000	1.9040	9.01%	0.0000	\$0.00	0.4074	\$933,652	\$48,555.16
36	35.1164	Residential	3.8409	0.6284	1.0000	0.0000	1.6284	4.64%	0.0000	\$0.00	2.2125	\$5,070,732	\$151,419.29
37	0.7981	Residential	0.0873	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0873	\$200,069	\$250,672.90
38	25.1658	Residential	2.7525	0.0000	0.8000	0.0000	0.8000	3.18%	0.0000	\$0.00	1.9525	\$4,474,906	\$183,655.53
39	14.2436	Residential	1.5579	0.0000	0.7150	0.0000	0.7150	5.02%	0.0000	\$0.00	0.8429	\$1,931,817	\$142,795.41
40	16.6251	Residential	1.8184	0.0000	7.6243	0.0000	7.6243	45.86%	5.8059	\$13,099,963.23	0.0000	\$0	\$0.00
41	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
42	25.1130	Residential	2.7468	0.0000	1.1000	0.0000	1.1000	4.38%	0.0000	\$0.00	1.6468	\$3,774,129	\$157,170.06
43	1.2205	Residential	0.1335	0.1778	0.0000	0.0000	0.1778	14.57%	0.0443	\$222,087.39	0.0000	\$0	\$0.00
44	2.2267	Residential	0.2435	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2435	\$558,176	\$250,672.90
45	0.4177	Residential	0.0457	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0457	\$104,718	\$250,672.90

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HECTARES)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDHA
46	1.2614	Residential	0.1380	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1380	\$316,209	\$250,672.90
47	20.8427	Residential	2.2797	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	2.2797	\$5,224,706	\$250,672.90
48	0.4027	Residential	0.0440	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0440	\$100,941	\$250,672.90
49	12.3947	Residential	1.3557	0.0000	1.0000	0.0000	1.0000	8.07%	0.0000	\$0.00	0.3557	\$815,191	\$71,541.00
50	4.2547	Residential	0.4654	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.4654	\$1,066,539	\$250,672.90
51	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
52	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
53	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
54	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0	\$0.00
<b>SUB-TOTAL</b>	<b>465.4707</b>		<b>50.8393</b>	<b>2.8452</b>	<b>47.9941</b>	<b>0.0000</b>	<b>50.8393</b>		<b>19.5336</b>	<b>\$44,767,801.10</b>	<b>19.5336</b>	<b>\$44,767,801.10</b>	
<b>Road Reserve</b>													
R1 (Deep Creek Road)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
R2 (Dore Road)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
R3 (Mt. Ararat Nth Road)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
R4 (Princes Hwy)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
R5 (Ryan Road)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
R6 (Canty La)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
R7 (Unnamed)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
R8 (Mt. Ararat Sth Road)	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000		0.0000	\$0	\$0.00
<b>SUB-TOTAL</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>0.0000</b>	<b>\$0.00</b>	<b>0.0000</b>	<b>\$0.00</b>	
<b>TOTALS PSP Pakenham East</b>	<b>465.4707</b>		<b>50.8393</b>	<b>2.8452</b>	<b>47.9941</b>	<b>0.0000</b>	<b>50.8393</b>		<b>19.5336</b>	<b>\$44,767,801.10</b>	<b>19.5336</b>	<b>\$44,767,801.10</b>	

PSP PARCEL ID	TOTAL CONTRIBUTION AREA (HECTARES)	CLASS OF DEVELOPMENT	ICP LAND CONTRIBUTION PERCENTAGE (HECTARES)	PUBLIC PURPOSE LAND				PARCEL CONTRIBUTION PERCENTAGE (HECTARES)	LAND CREDIT AMOUNT		LAND EQUALISATION AMOUNT		
				TRANSPORT (HECTARES)	RESIDENTIAL COMMUNITY AND RECREATION & OPEN SPACE(HECTARES)	COMMERCIAL & INDUSTRIAL COMMUNITY AND RECREATION & OPEN SPACE (HECTARES)	PARCEL CONTRIBUTION - TOTAL (HECTARES)		HECTARES	TOTAL \$	HECTARES	TOTAL \$	\$ PER NDHA
Residential Total	464.770696		50.8350	2.8409	47.994134		50.8350	10.94%	19.5336	\$44,767,801	19.5293	\$44,757,995	
Commercial & Industrial Total	0.7000		0.0043	0.0043		0.0000	0.0043	0.61%	0.0000	\$0.00	0.0043	\$9,806.43	
Equalisation Rate										\$2,291,834			

## 5.0 CONTRIBUTIONS & ADMINISTRATION

### 5.1 Collecting agency

Cardinia Shire Council is the collecting agency for the purposes of Part 3AB of the *Planning and Environment Act 1987* (the Act) and this ICP. The monetary component and any land equalisation amount of an infrastructure contribution imposed under this ICP must be paid to the collecting agency. As the collecting agency, Cardinia Shire Council is responsible for the administration and enforcement of this ICP, including the payment of land credit amounts, in accordance with Part 3AB of the Act.

### 5.2 Development agency

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

### 5.3 Net developable area

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

To align with the classes of development specified in this ICP, the NDA is divided into:

- Net Developable Area Residential (NDA-R) – the NDA for the residential class of development
- Net Developable Area Employment (NDA-E) – the NDA for the commercial and industrial class of development.

The NDA for this ICP has been calculated in Table 13 and Table 14. Table 13 is the summary land use budget which summarises the land requirements and net developable area for the ICP plan area as a whole. Table 14 is the parcel specific land use budget which specifies the net developable area and land requirements for each parcel of land in the ICP plan area.

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

### 5.4 Contribution land

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

The contribution land in the ICP plan area is specified in Table 13 and Table 14.

### 5.5 Levy rates and classes of development

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

In accordance with section 12 of Annexure 1 of the Ministerial Direction the standard levy rate for community and recreation construction has been increased. Accordingly, the standard levy rate for transport construction has been decreased by the same amount and the total standard levy rate remains as nominated in the Ministerial Direction and as indexed over time.

Table 11 specifies the adjusted standard levy rate for each class of development.

**Table 11** Classes of Development & Standard Levy Rates

CLASS OF DEVELOPMENT	TRANSPORT CONSTRUCTION	COMMUNITY & RECREATION CONSTRUCTION	TOTAL STANDARD LEVY RATE
Residential	\$108,401.89	\$109,361.11	\$217,763
Commercial and Industrial	\$126,713.00	\$0.00	\$126,713

## 5.6 Estimated value of public purpose land

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

The component of a land equalisation amount specified in this ICP that relates to any outer public purpose land is based on the estimated value of the outer public purpose land determined in accordance with the method specified in the Ministerial Direction.

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

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

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

## 5.7 Payment of contributions

### 5.7.1 Timing of payment of monetary component and land equalisation amounts

#### Subdivision of land

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

If the subdivision is to be developed in stages, only the monetary component and any land equalisation amount for the stage to be developed is required 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 in lieu.

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

Provided an infrastructure contribution has not yet been collected for development of the subject land, the monetary component and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency before the issue of a building permit for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping and ancillary components). If the Collecting Agency agrees to works in lieu of payment of the monetary component, the 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 monetary component and any land equalisation amount of an infrastructure contribution must be paid to the Collecting Agency prior to the commencement of any development in accordance with a permit issued under the Act, unless otherwise agreed by the Collecting Agency in a Section 173 agreement.

If the Collecting Agency agrees to works in lieu of payment of the monetary component, the 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.

### 5.7.2 Inner public purpose land

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

## 5.8 Payment of land credit amounts

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

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

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

## 5.9 Development exempt from contributions

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

### 5.9.1 Schools

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

### 5.9.2 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.

## 5.10 Works in kind

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

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

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

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

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

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

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

### 5.10.1 Interim and temporary works

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

## 5.11 Works in kind reimbursement

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

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

## 5.12 Funds administration

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

## 5.13 Annual indexations of standard levy rates

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

The indices used in the indexation method are set out in Table 12.

Table 12 Indices

CLASS OF INFRASTRUCTURE	INDEX
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)
Transport construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries)

## 5.14 Adjustment of land credit amounts

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

## 5.15 Adjustment of land equalisation amounts

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

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## 6.0 APPENDIX 1 – DEFINITIONS

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

- ICP plan area
- 1 parcel boundary & parcel number
- residential land
- commercial and industrial land
- arterial road - existing road reserve
- non-arterial road - retained existing road reserve
- arterial road - widening/intersection flaring
- non-arterial road - widening/intersection flaring
- proposed government school
- potential non-government school
- local community facility
- local indoor recreation
- conservation reserve
- waterway & drainage reserve
- utilities easement
- local sports reserve
- local park
- utility sub-station / facility
- electricity transmission easement
- NDA - residential
- NDA - employment



## 7.0 APPENDIX 2 – LAND

Table 13 Summary land use budget

DESCRIPTION	PSP		
	HECTARES	% OF TOTAL	% OF NDA
<b>TOTAL PRECINCT AREA (ha)</b>	<b>629.95</b>		
<b>TRANSPORT</b>			
Arterial Road - Existing Road Reserve	21.14	3.36%	5.10%
Arterial Road - New / Widening / Intersection Flaring (Public purpose land)	2.85	0.45%	0.69%
Non-Arterial Road - Retained Existing Road Reserve	7.32	1.16%	1.77%
<b>Sub-total Transport</b>	<b>31.31</b>	<b>5.0%</b>	<b>7.55%</b>
<b>COMMUNITY &amp; EDUCATION</b>			
Government School	15.40	2.44%	3.71%
Potential Non-Government School	3.50	0.56%	0.84%
Local Community Facility (Public purpose land)	2.20	0.35%	0.53%
Local Indoor Recreation (Public purpose land)	1.50	0.24%	0.36%
<b>Sub-total Community &amp; Education</b>	<b>22.60</b>	<b>3.6%</b>	<b>5.5%</b>
<b>Open Space</b>			
<b>Uncredited Open Space</b>			
Conservation Reserve	2.98	0.47%	0.72%
Waterway and Drainage Reserve	78.60	12.48%	18.96%
Utilities Easements	11.84	1.88%	2.86%
<b>Sub-total Uncredited Open Space</b>	<b>93.42</b>	<b>14.83%</b>	<b>22.53%</b>
<b>Credited Open Space</b>			
Local Sports Reserve (Public purpose land)	24.37	3.87%	5.88%
Local Network Park (Public purpose land)	19.92	3.16%	4.81%
<b>Sub-total Credited Open Space</b>	<b>44.29</b>	<b>7.03%</b>	<b>10.68%</b>
<b>Total All Open Space</b>	<b>137.71</b>	<b>21.86%</b>	<b>33.21%</b>

DESCRIPTION	PSP		
	HECTARES	% OF TOTAL	% OF NDA
<b>Other</b>			
Utilities Sub-stations / facilities (acquired by relevant authority)	0.89	0.14%	0.21%
Electricity Transmission Easement	22.81	3.62%	5.50%
<b>Sub-total</b>	<b>23.70</b>	<b>3.76%</b>	<b>5.72%</b>
<b>TOTAL NET DEVELOPABLE AREA - (NDA) HA</b>	<b>414.63</b>	<b>65.82%</b>	
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) HA</b>	<b>413.93</b>	<b>65.71%</b>	
<b>NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) HA</b>	<b>0.70</b>	<b>0.11%</b>	

Residential Local Open Space (expressed as % of NDAR)	Hectares	% of NDAR
Local Sports Reserve (Public purpose land)	24.37	5.89%
Local Network Park (Public purpose land)	19.92	4.81%
<b>Sub-total</b>	<b>44.29</b>	<b>10.70%</b>
Employment Local Open Space (expressed as % of NDAE)	Hectares	% of NDAE
Local Network Park (Public purpose land)	0.00	0.00%
<b>Sub-total</b>	<b>0.00</b>	<b>0.00%</b>

**Table 14** Parcel specific land use budget

PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY & EDUCATION				OPEN SPACE					OTHER		TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTIONS LAND (HECTARES)
		ARTERIAL ROAD		OTHER TRANSPORT					UNCREDITED OPEN SPACE		CREDITED OPEN SPACE						
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (PUBLIC PURPOSE LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (PUBLIC PURPOSE LAND)	LOCAL INDOOR RECREATION (PUBLIC PURPOSE LAND)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (PUBLIC PURPOSE LAND)	LOCAL NETWORK PARK (PUBLIC PURPOSE LAND)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)	ELECTRICITY TRANSMISSION EASEMENT		
1	11.00	-	-	-	-	-	-	-	-	0.60	-	-	-	4.66	5.74	5.74	
2	12.67	-	-	-	-	-	-	-	-	-	-	-	-	6.49	6.18	6.18	
3	11.53	-	-	-	-	-	-	-	1.70	-	-	-	-	4.85	4.98	4.98	
4	8.35	-	-	-	-	-	-	-	-	-	-	-	-	5.27	3.09	3.09	
5	4.27	-	-	-	-	-	-	-	-	-	-	-	-	-	4.27	4.27	
6	30.76	-	0.22	-	3.50	-	0.60	-	-	1.00	0.85	-	0.80	-	-	23.79	25.41
7	26.60	-	-	-	-	-	-	-	-	11.40	0.73	-	0.17	-	-	14.29	14.46
8	30.24	-	0.23	-	-	-	-	-	-	-	1.50	-	2.83	-	-	25.68	28.74
9	26.03	-	-	-	-	-	-	-	-	-	-	-	8.03	-	-	18.00	26.03
10	2.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.00	2.00
11	0.66	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.66	0.66
12	0.39	-	-	-	-	-	-	-	-	-	-	-	-	0.39	-	0.00	0.00
13	0.31	-	-	-	-	-	-	-	-	-	-	-	-	0.31	-	0.00	0.00
14	70.47	-	0.35	-	-	-	-	-	0.23	14.42	4.66	10.08	-	-	1.53	39.20	49.63
15	1.11	-	-	-	-	-	-	-	-	1.09	0.02	-	-	-	-	0.00	0.00
16	1.18	-	0.01	-	-	-	-	-	-	0.13	-	-	-	-	-	1.05	1.06
17	1.00	-	-	-	-	-	-	-	-	0.09	-	-	-	-	-	0.92	0.92
18	1.00	-	-	-	-	-	-	-	-	0.01	-	-	-	-	-	0.99	0.99

PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY & EDUCATION				OPEN SPACE					OTHER		TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTIONS LAND (HECTARES)
		ARTERIAL ROAD		OTHER TRANSPORT					UNCREDITED OPEN SPACE		CREDITED OPEN SPACE						
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (PUBLIC PURPOSE LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (PUBLIC PURPOSE LAND)	LOCAL INDOOR RECREATION (PUBLIC PURPOSE LAND)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (PUBLIC PURPOSE LAND)	LOCAL NETWORK PARK (PUBLIC PURPOSE LAND)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)	ELECTRICITY TRANSMISSION EASEMENT		
19	1.09	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.09	1.09
20	1.18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.18	1.18
21	1.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.25	1.25
22	1.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.26	1.26
23	0.79	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.79	0.79
24	0.52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.52	0.52
25	1.45	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.45	1.45
26	1.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.20	1.20
27	0.72	-	-	-	-	-	-	-	0.72	-	-	-	-	-	-	0.00	0.00
28	0.77	-	-	-	-	-	-	-	0.00	-	-	0.77	-	-	-	0.00	0.77
29	24.70	-	0.01	-	-	-	-	-	1.71	12.73	-	-	1.66	-	-	8.58	10.25
30	14.67	-	-	-	-	-	-	-	-	-	0.66	-	-	-	-	14.01	14.01
31	15.71	-	0.85	-	-	-	-	-	0.02	-	0.98	-	0.44	-	-	13.42	14.71
32	6.07	-	-	-	-	-	-	-	-	-	-	-	0.60	-	-	5.47	6.07
33	2.89	-	-	-	-	-	-	-	-	-	-	-	0.29	-	-	2.60	2.89
34	59.65	-	-	-	7.15	-	-	1.50	-	-	0.53	5.95	0.50	-	-	44.02	51.97
35-E	0.70	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.70	0.70
35-R	24.76	-	0.37	-	-	0.26	1.00	-	0.07	3.30	-	-	0.53	-	-	19.23	21.13

PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY & EDUCATION				OPEN SPACE					OTHER		TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTIONS LAND (HECTARES)
		ARTERIAL ROAD		OTHER TRANSPORT					UNCREDITED OPEN SPACE			CREDITED OPEN SPACE					
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (PUBLIC PURPOSE LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (PUBLIC PURPOSE LAND)	LOCAL INDOOR RECREATION (PUBLIC PURPOSE LAND)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (PUBLIC PURPOSE LAND)	LOCAL NETWORK PARK (PUBLIC PURPOSE LAND)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)	ELECTRICITY TRANSMISSION EASEMENT		
36	38.93	-	0.63	-	-	3.24	-	-	-	0.57	-	-	1.00	-	-	33.49	35.12
37	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.80	0.80
38	28.52	-	-	-	-	-	-	-	-	3.36	-	-	0.80	-	-	24.37	25.17
39	29.28	-	-	-	1.25	-	-	-	-	13.78	-	0.71	-	-	-	13.53	14.24
40	23.85	-	-	-	-	-	-	-	-	6.03	1.19	7.62	-	-	-	9.00	16.63
41	0.10	-	-	-	-	-	-	-	-	0.06	0.04	-	-	-	-	0.00	0.00
42	29.89	-	-	-	3.50	-	0.60	-	0.03	1.24	-	-	0.50	-	-	24.01	25.11
43	1.22	-	0.18	-	-	-	-	-	0.003	-	-	-	-	-	-	1.04	1.22
44	2.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.23	2.23
45	0.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.42	0.42
46	1.26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.26	1.26
47	25.31	-	-	-	-	-	-	-	-	4.47	-	-	-	-	-	20.84	20.84
48	0.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.40	0.40
49	12.85	-	-	-	-	-	-	-	-	0.45	-	-	1.00	-	-	11.39	12.39
50	4.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.25	4.25
51	0.19	-	-	-	-	-	-	-	-	-	-	-	-	0.19	-	0.00	0.00
<b>SUB-TOTAL</b>	<b>598.47</b>	<b>0.00</b>	<b>2.85</b>	<b>0.00</b>	<b>15.40</b>	<b>3.50</b>	<b>2.20</b>	<b>1.50</b>	<b>2.07</b>	<b>76.56</b>	<b>11.77</b>	<b>24.37</b>	<b>19.92</b>	<b>0.89</b>	<b>22.81</b>	<b>414.63</b>	<b>465.47</b>

PSP PARCEL ID	TOTAL AREA (HECTARES)	TRANSPORT			COMMUNITY & EDUCATION				OPEN SPACE					OTHER		TOTAL NET DEVELOPABLE AREA (HECTARES)	TOTAL CONTRIBUTIONS LAND (HECTARES)
		ARTERIAL ROAD		OTHER TRANSPORT					UNCREDITED OPEN SPACE			CREDITED OPEN SPACE					
		ARTERIAL ROAD - EXISTING ROAD RESERVE	ARTERIAL ROAD - NEW / WIDENING / INTERSECTION FLARING (PUBLIC PURPOSE LAND)	NON-ARTERIAL ROAD - RETAINED EXISTING ROAD RESERVE	GOVERNMENT SCHOOL	POTENTIAL NON-GOVERNMENT SCHOOL	LOCAL COMMUNITY FACILITY (PUBLIC PURPOSE LAND)	LOCAL INDOOR RECREATION (PUBLIC PURPOSE LAND)	CONSERVATION RESERVE	WATERWAY AND DRAINAGE RESERVE	UTILITIES EASEMENTS	LOCAL SPORTS RESERVE (PUBLIC PURPOSE LAND)	LOCAL NETWORK PARK (PUBLIC PURPOSE LAND)	UTILITIES SUB-STATIONS / FACILITIES (ACQUIRED BY RELEVANT AUTHORITY)	ELECTRICITY TRANSMISSION EASEMENT		
<b>ROAD RESERVE</b>																	
R1 (Deep Creek Road)	2.06	-	-	-	-	-	-	-	-	2.04	0.019	-	-	-	-	0.00	0.00
R2 (Dore Road)	2.24	-	-	2.19	-	-	-	-	-	-	0.05	-	-	-	-	0.00	0.00
R3 (Mt. Ararat Nth Road)	0.91	-	-	0.91	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00
R4 (Princes Hwy)	21.14	21.14	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00
R5 (Ryan Road)	2.55	-	-	2.55	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00
R6 (Canty La)	1.32	-	-	0.41	-	-	-	-	0.91	-	-	-	-	-	-	0.00	0.00
R7 (Unnamed)	0.34	-	-	0.33	-	-	-	-	0.00	-	-	-	-	-	-	0.00	0.00
R8 (Mt. Ararat Sth Road)	0.92	-	-	0.92	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00
<b>SUB-TOTAL</b>	<b>31.48</b>	<b>21.14</b>	<b>0.00</b>	<b>7.32</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.91</b>	<b>2.04</b>	<b>0.07</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTALS PSP PAKENHAM EAST</b>	<b>629.95</b>	<b>21.14</b>	<b>2.85</b>	<b>7.32</b>	<b>15.40</b>	<b>3.50</b>	<b>2.20</b>	<b>1.50</b>	<b>2.98</b>	<b>78.60</b>	<b>11.84</b>	<b>24.37</b>	<b>19.92</b>	<b>0.89</b>	<b>22.81</b>	<b>414.63</b>	<b>465.47</b>
<b>Residential</b>	<b>629.25</b>	<b>21.14</b>	<b>2.85</b>	<b>7.32</b>	<b>15.40</b>	<b>3.50</b>	<b>2.20</b>	<b>1.50</b>	<b>2.98</b>	<b>78.60</b>	<b>34.65</b>	<b>24.37</b>	<b>19.92</b>	<b>0.89</b>	<b>22.81</b>	<b>413.93</b>	<b>464.77</b>
<b>Employment</b>	<b>0.70</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.70</b>	<b>0.70</b>

