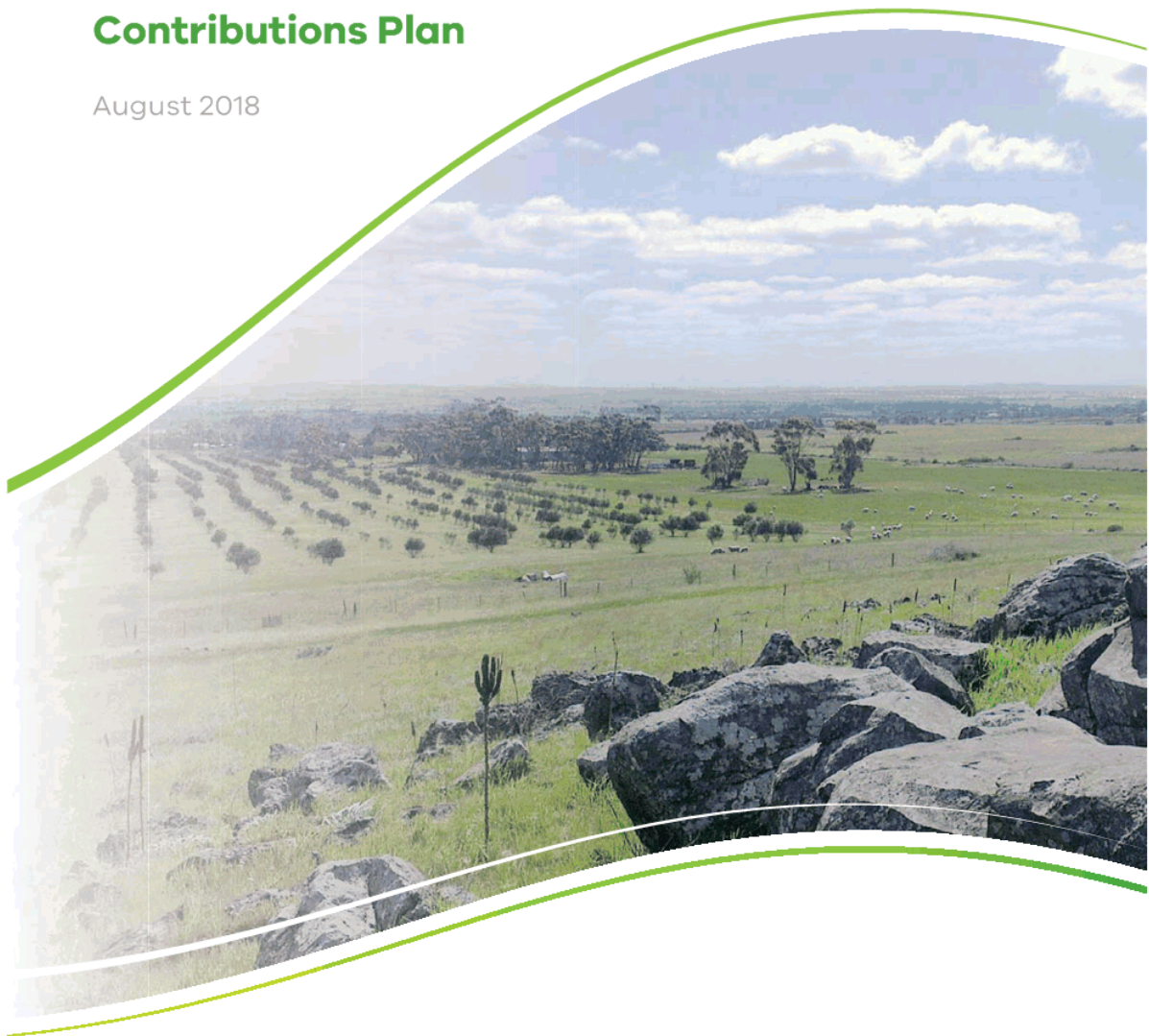


# Mt Atkinson & Tarneit Plains

## Infrastructure Contributions Plan

August 2018





## CONTENTS

1	Summary .....	1
1.1	Monetary Component .....	1
1.2	Public Purpose Land Provision .....	1
2	Introduction .....	5
2.1	Document Structure .....	5
2.2	Planning & Environment Act 1987 .....	5
2.3	Strategic Planning & Justification .....	6
2.4	TimeFrame & Plan Review Period .....	6
2.5	Area to Which This Infrastructure Contribution Plan Applies .....	6
3	Monetary Component Project Identification .....	9
3.1	Cost Apportionment & Related Infrastructure Agreements .....	9
3.2	Transport Projects .....	11
3.3	Community & Recreation Projects .....	19
3.4	Project Staging .....	23
4	Public Land Provision .....	25
4.1	Public Purpose Land Component Projects .....	25
4.2	Land Equalisation & Credit Amounts .....	29
5	Contributions & Administration .....	37
5.1	Collecting Agency .....	37
5.2	Development Agency .....	37
5.3	Net developable area .....	37
5.4	Monetary Levy rates and classes of development .....	37
5.5	Estimates of land value .....	38
5.6	Payment of levies .....	38
5.7	Payment of Land Credit Amounts .....	39
5.8	Development exempt from contributions .....	39
5.9	Works in kind .....	39
5.10	Credit for over provision .....	40
5.11	Funds Administration .....	40
5.12	Indexation .....	40
6	Appendix 1 Definitions .....	42
7	Appendix 2 Land .....	43



8	Appendix 3 Infrastructure Schedule.....	54
9	Appendix 4 Infrastructure Elements.....	55
10	Appendix 5 Detailed Costs Sheets .....	56

## PLANS

Plan 1	ICP Area and Classes of Development.....	8
Plan 2	Monetary Component Transport Projects.....	10
Plan 3	Monetary Component Community & Recreation Projects .....	18
Plan 4	Public Land Provision.....	24
Plan 5	Land Budget.....	44

## TABLES

Table 1	Monetary Component ICP Levy Summary .....	1
Table 2	ICP Land Contribution Percentage.....	1
Table 3	Land Component Credit and Equalisation Amounts.....	2
Table 4	Development Classes & Areas.....	6
Table 5	Monetary Component Standard Levy Transport Projects.....	12
Table 6	Monetary Component Supplementary Levy Transport Projects .....	17
Table 7	Monetary Component Community & Recreation Projects .....	20
Table 8	Public Purpose Land Component Projects .....	25
Table 9	ICP Public Purposes Land.....	29
Table 10	ICP Land Contribution Percentage.....	29
Table 11	Public Purpose Land Credits & Equalisation Amounts .....	30
Table 12	Classes of Development & Monetary Component Standard Levy Rates .....	37
Table 13	Classes of Development & Monetary Component Supplementary Levy Rates .....	38
Table 14	Classes of Development & Monetary Component Total Levy Rates .....	38
Table 15	Indexation & Timing.....	41
Table 16	Summary Land Use Budget .....	45
Table 17	Parcel Specific Land Use Budget .....	47

## 1 SUMMARY

### 1.1 MONETARY COMPONENT

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

**Table 1 Monetary Component ICP Levy Summary**

Development Class	Net Developable Area (Hectares)	Levy Rate	Total Levy To Be Collected
<b>Standard levy</b>			
Residential	410.58	\$200,689	\$82,398,368
Commercial and Industrial	496.05	\$114,062	\$56,580,706
Subtotal	906.63		\$138,979,074
<b>Supplementary levy</b>			
Residential	410.58	\$2,797	\$1,148,445
Commercial and Industrial	496.05	\$2,797	\$1,387,531
Subtotal	906.63		\$2,535,976
<b>Total levy</b>			
Residential	410.58	\$203,486	\$83,546,813
Commercial and Industrial	496.05	\$116,859	\$57,968,237
<b>Total</b>	<b>906.63</b>		<b>\$141,515,050</b>

### 1.2 PUBLIC PURPOSE LAND PROVISION

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

**Table 2 ICP Land Contribution Percentage**

Class of development	ICP land contribution percentage
Residential	12.41%
Commercial & industrial	4.17%

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



Table 3 Land Component Credit and Equalisation Amounts

Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHa)
1	0.00	\$0.00	\$0.00	\$0.00
2	0.00	\$0.00	\$21,212.42	\$45,500.70
3	0.00	\$0.00	\$139,509.69	\$45,500.70
4	0.00	\$0.00	\$230,797.74	\$45,500.70
5	0.70	\$1,086,291.56	\$0.00	\$0.00
6-E	1.16	\$0.00	\$334,498.51	\$9,491.04
6-R	0.30	\$0.00	\$1,432,005.97	\$251,834.40
7	0.00	\$0.00	\$0.00	\$0.00
8	0.00	\$0.00	\$42,083.59	\$45,500.70
9	0.00	\$0.00	\$0.00	\$0.00
10	0.00	\$0.00	\$107,372.54	\$45,500.70
11	0.00	\$0.00	\$92,043.36	\$45,500.70
12	0.00	\$0.00	\$283,150.84	\$45,500.70
13	0.00	\$0.00	\$187,872.38	\$45,500.70
14	0.04	\$0.00	\$144,629.29	\$35,120.39
15-E	0.00	\$0.00	\$43,566.92	\$45,500.70
15-R	0.00	\$0.00	\$1,020,886.02	\$437,116.68
16	0.00	\$0.00	\$664,286.22	\$437,116.68
17	0.00	\$0.00	\$460,458.71	\$437,116.68
18-E	0.00	\$0.00	\$66,876.92	\$45,500.70
18-R	0.00	\$0.00	\$39,559.06	\$437,116.68
19	0.05	\$0.00	\$155,827.55	\$34,511.77
20	0.00	\$0.00	\$0.00	\$0.00
21	0.00	\$0.00	\$0.00	\$0.00
22	0.00	\$0.00	\$3,562,369.84	\$437,116.68
23	0.00	\$0.00	\$4,438,570.23	\$437,116.68
24	0.00	\$0.00	\$2,427,440.08	\$437,116.68
25	6.49	\$7,745,689.93	\$0.00	\$0.00
26	0.00	\$0.00	\$931,976.48	\$437,116.68
27	3.20	\$6,233,871.31	\$0.00	\$0.00
28	0.60	\$594,216.16	\$0.00	\$0.00
29	3.61	\$6,830,755.44	\$0.00	\$0.00
30	1.73	\$1,634,335.71	\$0.00	\$0.00
31	0.81	\$0.00	\$7,884,437.59	\$320,727.23
32	7.71	\$13,621,821.35	\$0.00	\$0.00
33	7.39	\$6,842,458.78	\$0.00	\$0.00
34-E	0.00	\$0.00	\$167,283.31	\$45,500.70
34-R	2.92	\$0.00	\$9,035,083.52	\$204,487.68
35-E	2.40	\$4,014,513.50	\$0.00	\$0.00
35-R	0.00	\$0.00	\$1,768,617.82	\$437,116.68
36	0.00	\$0.00	\$9,448,408.50	\$436,319.36
37	1.22	\$0.00	\$7,065,948.89	\$272,135.69
38	12.91	\$25,834,643.25	\$0.00	\$0.00
39-E	0.70	\$0.00	\$356,511.55	\$14,536.36
39-R	0.62	\$0.00	\$4,873,319.76	\$301,755.41



Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHa)
40	0.00	\$0.00	\$0.00	\$0.00
41	0.00	\$0.00	\$426,464.38	\$45,500.70
42	0.00	\$0.00	\$893,174.13	\$45,500.70
43	1.29	\$0.00	\$10,857,925.57	\$307,913.57
44-E	0.46	\$0.00	\$383,135.81	\$19,788.95
44-R	0.55	\$0.00	\$3,565,022.59	\$283,122.55
45	0.00	\$0.00	\$822,379.60	\$45,500.70
46	1.72	\$0.00	\$12,144.07	\$292.17
47-E	1.54	\$1,678,249.26	\$0.00	\$0.00
47-R	2.04	\$0.00	\$3,075,304.29	\$130,831.17
48-E	1.29	\$0.00	\$49,886.91	\$1,563.36
48-R	0.00	\$0.00	\$149,974.73	\$437,116.68
49	0.27	\$0.00	\$333,588.84	\$24,371.97
50	1.50	\$146,109.56	\$0.00	\$0.00
51	1.42	\$2,122,650.00	\$0.00	\$0.00
52	1.44	\$0.00	\$277,651.06	\$6,819.08
53	0.00	\$0.00	\$0.00	\$0.00
54	0.00	\$0.00	\$0.00	\$0.00
55	0.79	\$1,497,960.00	\$0.00	\$0.00
56	0.89	\$0.00	\$645,707.63	\$18,230.96
57	0.00	\$0.00	\$816,605.56	\$45,500.70
58	0.01	\$0.00	\$79,353.67	\$38,967.62
59	0.53	\$293,559.45	\$0.00	\$0.00
60	0.00	\$0.00	\$279,315.13	\$45,500.70
61	0.00	\$0.00	\$397,353.04	\$45,500.70
62	0.21	\$0.00	\$176,761.85	\$19,725.90
63	0.03	\$0.00	\$343,556.32	\$40,962.96
64	0.41	\$275,547.77	\$0.00	\$0.00
65	0.46	\$642,850.67	\$0.00	\$0.00
66	0.11	\$118,098.88	\$0.00	\$0.00
67	0.00	\$0.00	\$0.00	\$0.00
68	0.00	\$0.00	\$0.00	\$0.00
69	0.00	\$0.00	\$0.00	\$0.00
70	0.00	\$0.00	\$0.00	\$0.00
71	0.00	\$0.00	\$0.00	\$0.00
72	0.00	\$0.00	\$0.00	\$0.00
73	0.00	\$0.00	\$0.00	\$0.00
74	0.00	\$0.00	\$0.00	\$0.00
75	0.00	\$0.00	\$0.00	\$0.00
76	0.00	\$0.00	\$0.00	\$0.00
77	0.00	\$0.00	\$0.00	\$0.00
78	0.10	\$282,420.00	\$0.00	\$0.00
79	0.00	\$0.00	\$0.00	\$0.00
80	0.00	\$0.00	\$1,292.22	\$45,500.70
<b>Sub-Total</b>	71.63	\$81,496,042.57	\$81,013,202.70	



Parcel ID	Parcel Contribution Total (Ha)	Land Credit Amount (Total \$)	Land Equalisation Amount (Total \$)	Land Equalisation Amount (\$ per NDHa)
<b>Road Reserve</b>				
R1	0.00	\$0.00	\$0.00	\$0.00
R2	0.00	\$0.00	\$0.00	\$0.00
R3	0.00	\$0.00	\$0.00	\$0.00
R4-E	0.00	\$0.00	\$25,293.84	\$45,500.70
R4-R	0.00	\$0.00	\$256,806.05	\$437,116.68
R5	0.00	\$0.00	\$147,399.51	\$45,500.70
R6	0.00	\$0.00	\$0.00	\$0.00
R7	0.00	\$0.00	\$9,641.60	\$45,500.70
R8-E	0.00	\$0.00	\$43,698.87	\$45,500.70
R8-R	0.00	\$0.00	\$0.00	\$0.00
R9	0.00	\$0.00	\$0.00	\$0.00
R10	0.00	\$0.00	\$0.00	\$0.00
R11	0.00	\$0.00	\$0.00	\$0.00
R12	0.00	\$0.00	\$0.00	\$0.00
R13	0.00	\$0.00	\$0.00	\$0.00
R14	0.00	\$0.00	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>\$482,839.86</b>	
<b>TOTALS PSP Mt Atkinson and Tarneit Plains</b>	<b>71.63</b>	<b>\$81,496,042.57</b>	<b>\$81,496,042.57</b>	



## 2 INTRODUCTION

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

The ICP:

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

### 2.1 DOCUMENT STRUCTURE

This document comprises the sections described below.

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

### 2.2 PLANNING & ENVIRONMENT ACT 1987

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

This ICP provides for the charging of an Infrastructure Contributions Plan monetary component levy pursuant to section 46GG of the Act towards works, services and facilities as well as the provision of public purpose land. This ICP is implemented in the Melton Planning Scheme through Schedule 3 of Clause 45.10 to the Infrastructure Contributions Overlay and is an incorporated document under Clause 81.





## 2.3 STRATEGIC PLANNING & JUSTIFICATION

This ICP has been prepared in conjunction with the Mt Atkinson and Tarneit Plains PSP.

The Mt Atkinson and Tarneit Plains 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 Mt Atkinson and Tarneit Plains ICP area.

The PSP has confirmed:

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

## 2.4 TIMEFRAME & PLAN REVIEW PERIOD

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

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

## 2.5 AREA TO WHICH THIS INFRASTRUCTURE CONTRIBUTION PLAN APPLIES

The Mt Atkinson and Tarneit Plains ICP covers an area of 1,531.68 gross hectares of land in the metropolitan growth area development setting, with the classes of development identified in the plan area as residential and commercial and industrial. The classes of development and the NDA are identified in Plan 1 and Table 4.

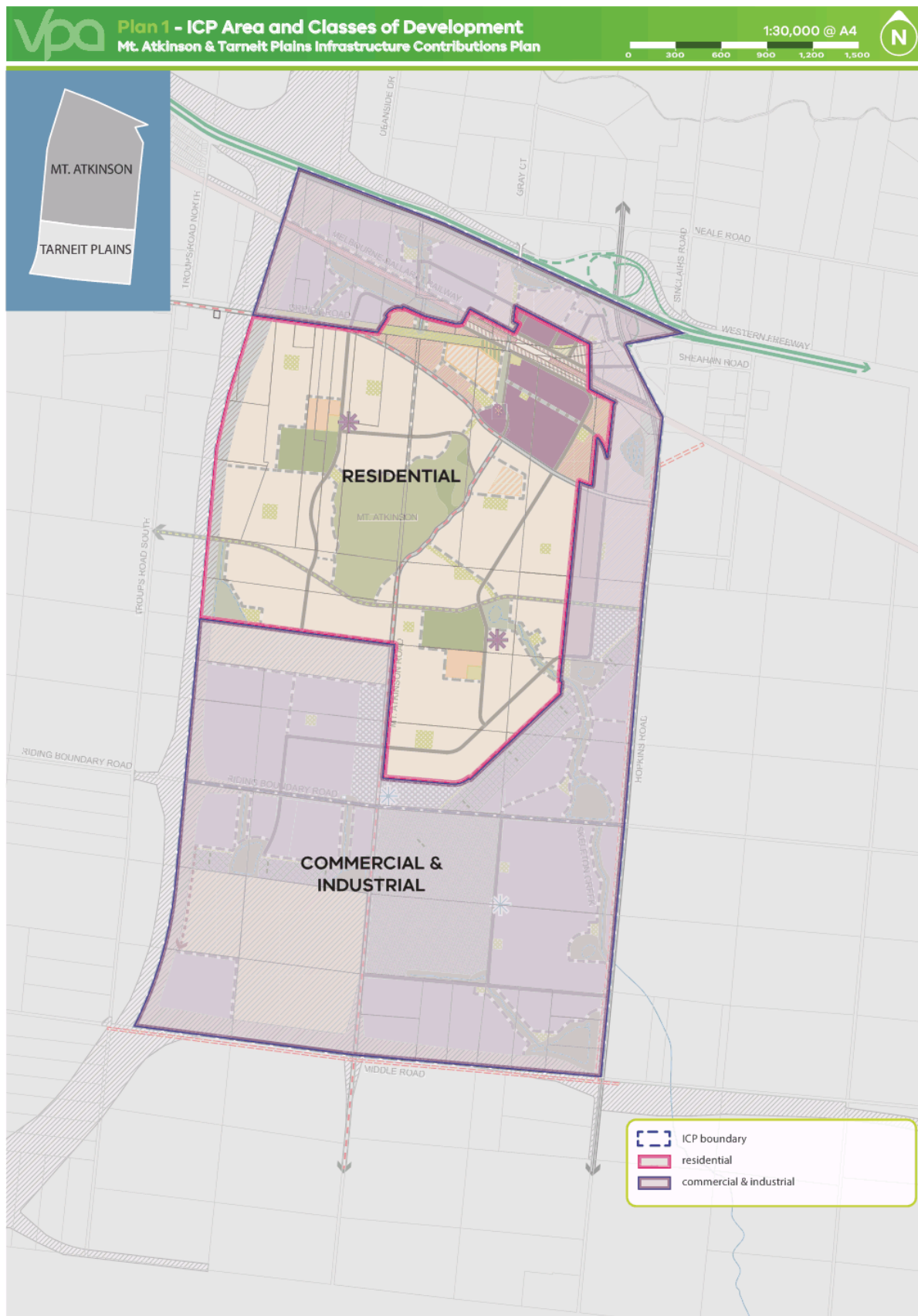
**Table 4 Development Classes & Areas**

Class of Development	Net Developable Area (Hectares)
Residential	410.58
Commercial & Industrial	496.05
<b>Total</b>	<b>906.63</b>

Note: Discrepancy in numbers due to rounding of decimal point. Table 17: Parcel Specific Land Use Budget takes precedence.



This page has intentionally been left blank.



Copyright, Victorian Planning Authority, 2018. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions, or defects in the information.

### 3 MONETARY COMPONENT PROJECT IDENTIFICATION

The technical need for infrastructure included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Mt Atkinson and Tarneit Plains 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 funded by the monetary component levies collected through this ICP. Infrastructure not listed must be funded via other funding mechanisms.

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

Tables 5 to 9 also include indicative timing for when the infrastructure projects are expected to be delivered. The infrastructure projects have been identified as short (S), medium (M) and long (L) term priorities:

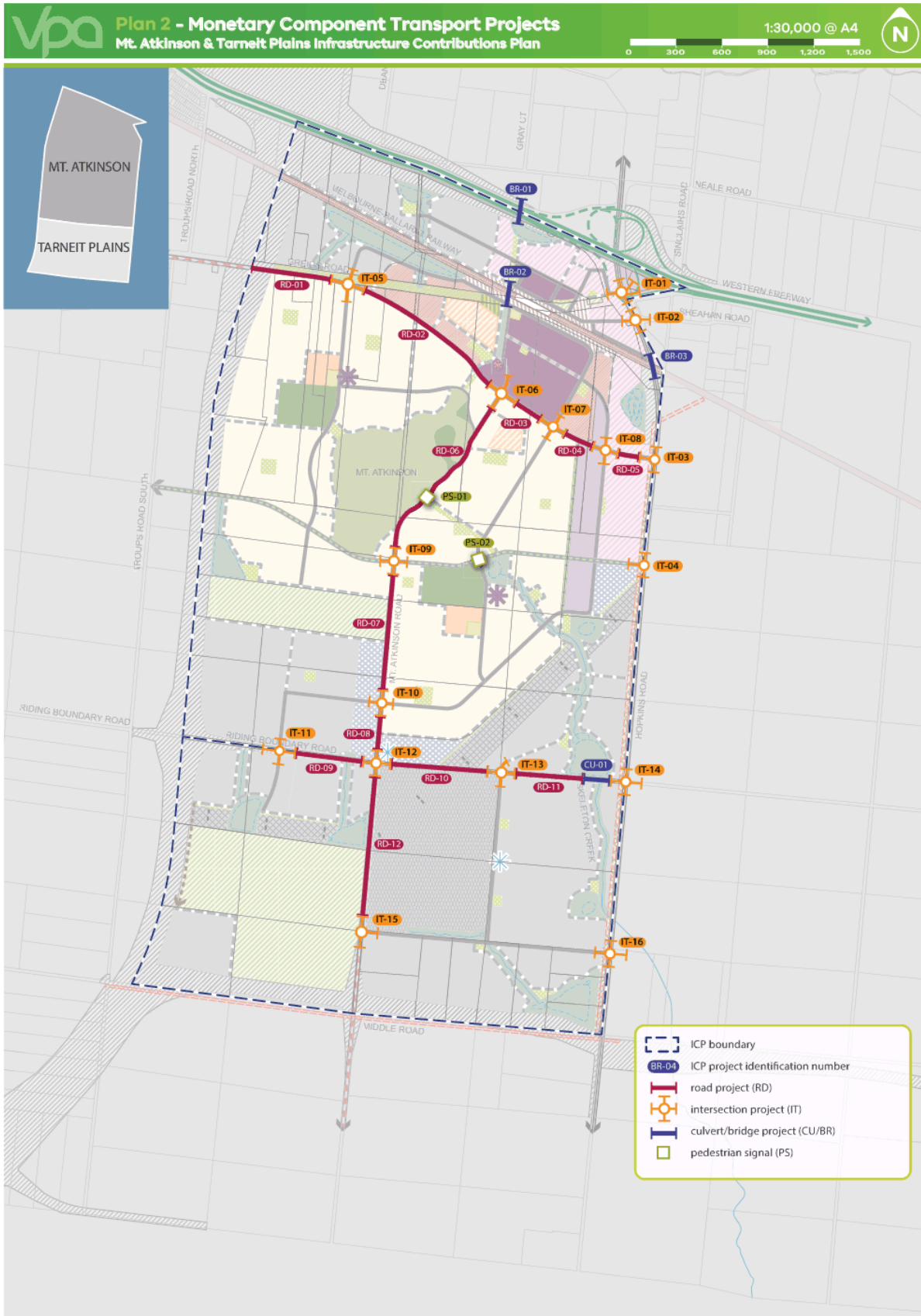
Short (S): 0-5 years approx.

Medium (M): 5-10 years approx.

Long (L): 10 years and beyond

#### 3.1 COST APPORTIONMENT & RELATED INFRASTRUCTURE AGREEMENTS

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



Copyright, Victorian Planning Authority, 2018. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions, or inclusions in the information.



### 3.2 TRANSPORT PROJECTS

The transport related projects included in this ICP are based on the transport network depicted in Plan 2, as identified by the Mt Atkinson and Tarneit Plains PSP.

The transport projects contributed to by the monetary component of this ICP are identified in the following tables. Table 5 describes the infrastructure items that are to be collected for by the standard levy of the monetary component in this ICP, the expected staging, the apportionment to this ICP, any external funding source(s) for items not fully apportioned to this ICP, the total estimated cost and the estimated cost per hectare.



Table 5 Monetary Component Standard Levy Transport Projects

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
<b>Road Projects</b>							
RD-01	<b>Greigs Road: Outer Metropolitan Ring Road (OMR) to north-south connector road (IT-05).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment) within the existing Greigs Road reserve	L	100%	N/A	\$1,047,490	\$1,047,490	\$1,155
RD-02	<b>Greigs Road: North-south connector road (IT-05) to Mt Atkinson Road (IT-06).</b> construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$3,348,589	\$3,348,589	\$3,693
RD-03	<b>Greigs Road: Mt Atkinson Road (IT-06) to north-south connector road (IT-07).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$520,366	\$520,366	\$574
RD-04	<b>Greigs Road: North-south connector road (IT-07) to north-south connector road (IT-08).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	S-M	100%	N/A	\$429,133	\$429,133	\$473
RD-05	<b>Greigs Road: North-south connector road (IT-08) to Hopkins Road (IT-03).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	S-M	100%	N/A	\$351,416	\$351,416	\$388
RD-06	<b>Mt Atkinson Road: Greigs Road (IT-06) to east-west connector boulevard (IT-09).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$4,156,170	\$4,156,170	\$4,584

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
RD-07	<b>Mt Atkinson Road: East-west connector boulevard (IT-09) to east-west connector road (IT-10).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$2,311,236	\$2,311,236	\$2,549
RD-08	<b>Mt Atkinson Road: East-west connector road (IT-10) to Riding Boundary Road (IT-12).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$412,238	\$412,238	\$455
RD-09	<b>Riding Boundary Road: North-south connector road (IT-11 )to Mt Atkinson Road (IT-12).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$1,142,102	\$1,142,102	\$1,260
RD-10	<b>Riding Boundary Road: Mt Atkinson Road(IT-12) north-south connector road (IT-13).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$1,784,112	\$1,784,112	\$1,968
RD-11	<b>Riding Boundary Road: North-south connector road (IT-13) to Hopkins Road (IT-14).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	L	100%	N/A	\$1,422,559	\$1,422,559	\$1,569
RD-12	<b>Mt Atkinson Road: Riding Boundary Road (IT-12) to east-west connector (IT-15).</b> Construction of an arterial road (4 lanes) comprising 2 lane carriageway, excluding intersections (interim treatment)	M	100%	N/A	\$2,855,255	\$2,855,255	\$3,149
<b>Intersection Projects</b>							
IT-01	<b>Signalised intersection - Hopkins Road / east-west connector road-</b> Construction of primary arterial to connector road 3-way signalised intersection and	M	100%	N/A	\$6,684,000	\$6,684,000	\$7,372





ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
	roundabout (interim treatment) within declared arterial road reserve						
IT-02	<b>Signalised intersection - Hopkins Road / east-west connector road</b> - Construction of primary arterial to connector road 3-way signalised intersection (interim treatment)	S-M	100%	N/A	\$4,925,000	\$4,925,000	\$5,432
IT-03	<b>Signalised intersection - Hopkins Road / Greigs Road</b> - Construction of primary arterial to secondary arterial 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	S-M	100%	N/A	\$3,940,000	\$3,940,000	\$4,346
IT-04	<b>Signalised intersection - Hopkins Road / east-west boulevard connector road</b> . Construction of primary arterial to boulevard connector road 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	M	100%	N/A	\$3,663,000	\$3,663,000	\$4,040
IT-05	<b>Signalised intersection - Greigs Road / north-south connector road</b> . Construction of secondary arterial to connector road 4-way signalised intersection (interim treatment)	L	100%	N/A	\$4,384,260	\$4,384,260	\$4,836
IT-06	<b>Signalised intersection - Greigs Road / Mt Atkinson Road</b> - Construction of secondary arterial and connector road to secondary arterial 4-way signalised intersection (interim treatment)	S-M	100%	N/A	\$5,146,000	\$5,146,000	\$5,676
IT-07	<b>Signalised intersection - Greigs Road / north-south connector road</b> - Construction of primary arterial to connector road 4-way signalised intersection (interim treatment)	M	100%	N/A	\$4,384,260	\$4,384,260	\$4,836
IT-08	<b>Signalised intersection - Greigs Road / north-south connector road</b> - Construction of secondary arterial to	M	100%	N/A	\$4,384,260	\$4,384,260	\$4,836

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
	connector road 4-way signalised intersection (interim treatment)						
IT-09	<b>Signalised intersection - Mt Atkinson Road / east-west connector boulevard-</b> Construction of secondary arterial to boulevard connector road 4-way signalised intersection (interim treatment)	M	100%	N/A	\$4,384,260	\$4,384,260	\$4,836
IT-10	<b>Signalised intersection - Mt Atkinson Road / east-west connector road-</b> Construction of secondary arterial to connector road 4-way signalised intersection (interim treatment)	M	100%	N/A	\$4,384,260	\$4,384,260	\$4,836
IT-11	<b>Signalised intersection - Riding Boundary Road / north-south connector road-</b> Construction of secondary arterial to connector road 3-way signalised intersection (interim treatment)	L	100%	N/A	\$4,384,260	\$4,384,260	\$4,836
IT-12	<b>Signalised intersection - Riding Boundary Road / Mt Atkinson Road-</b> Construction of a secondary arterial to secondary arterial 4-way signalised intersection (interim treatment)	L	100%	N/A	\$5,146,000	\$5,146,000	\$5,676
IT-13	<b>Signalised intersection - Riding Boundary Road / north-south connector road and local access road-</b> Construction of secondary arterial to connector road/local access road 4-way signalised intersection (interim treatment)	L	100%	N/A	\$4,384,260	\$4,384,260	\$4,836
IT-14	<b>Signalised intersection - Riding Boundary Road / Hopkins Road.</b> Construction of primary arterial to secondary arterial 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	M	100%	N/A	\$3,710,000	\$3,710,000	\$4,092



ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
IT-15	<b>Signalised intersection- Mt Atkinson Road / east west connector road-</b> Construction of secondary arterial to connector road 3-way signalised intersection (interim treatment)	L	100%	N/A	\$4,384,260	\$4,384,260	\$4,836
IT-16	<b>Signalised intersection - east west connector road / Hopkins Road-</b> Construction of primary arterial to connector road 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	L	100%	N/A	\$3,930,000	\$3,930,000	\$4,335
<b>Bridge Projects</b>							
BR-01	<b>Pedestrian and cyclist bridge.</b> Construction of pedestrian and cycle bridge across the Western Freeway to the future Kororoit Precinct*	L	50%	Plumpton & Kororoit ICP	\$7,678,564	\$3,839,282	\$4,235
BR-02	<b>Pedestrian and cyclist bridge-</b> Construction of pedestrian and cycle bridge (ultimate treatment) across the Melbourne-Ballarat rail corridor **	L	100%	Mt Atkinson Supplementary ICP	\$6,128,000	\$6,128,000	\$6,759
CU-01	<b>Construction of a major culvert across Riding Boundary Road</b> to cater for a new drainage infrastructure associated with the Truganina Drainage Services Scheme.	M	36%	Na	\$2,491,000	\$893,023.50	\$985
<b>Pedestrian Crossing Projects</b>							
PS-01	<b>Pedestrian signals - Construction of pedestrian signals on Mt Atkinson Road</b>	M	100%	N/A	\$276,614	\$276,614	\$305
PS-02	<b>Pedestrian signals- Construction of pedestrian signals on Mt Atkinson Road</b> Construction of pedestrian signals on connector road/ boulevard connector road north of Mt Atkinson East Community Hub	M	100%	N/A	\$276,614	\$276,614	\$305
<b>Total</b>					<b>\$108,849,538</b>	<b>\$103,412,279</b>	<b>\$114,062</b>

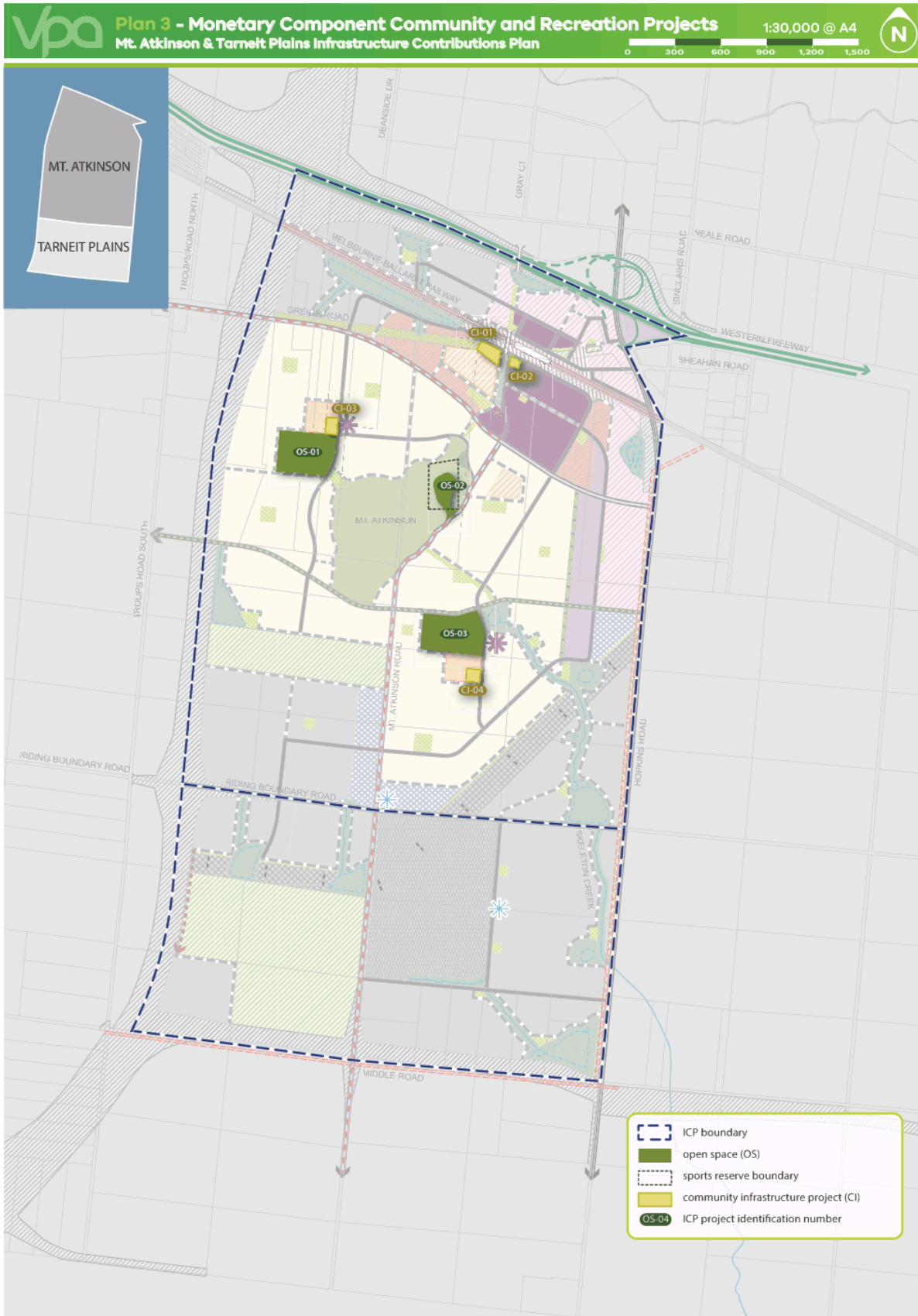
\*Project to be delivered in consultation with relevant road authority  
 \*\*Project to be delivered in consultation with relevant rail authority  
 \*\*\*Project to be delivered in consultation with relevant road and rail authority

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

**Table 6 Monetary Component Supplementary Levy Transport Projects**

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
<b>Bridge &amp; Culvert Projects</b>							
BR-03	<b>Hopkins Road level crossing upgrade-</b> Construction of an upgrade to the level crossing at the intersection Hopkins Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossing***	M	100%	N/A	\$938,000	\$938,000	\$1,035
CU-01	<b>Construction of a major culvert across Riding Boundary Road</b> to cater for a new drainage infrastructure associated with the Truganina Drainage Services Scheme.	M	64%	N/A	\$2,491,000	\$1,597,976.50	\$1,763
					\$3,429,000	\$2,535,976	\$2,797

\*\*\*Project to be delivered in consultation with relevant road and rail authority



Copyright, Victorian Planning Authority, 2018. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions, or defects in the information.



### 3.3 COMMUNITY & RECREATION PROJECTS

The community and recreation projects included in this ICP are consistent with the range of facilities identified in the Mt Atkinson and Tarneit Plains PSP.

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

As per the *Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans*, there is a cap on community and recreation construction. Therefore levies to be collected are limited to the cap of \$86,627 per hectare or as indexed over time.

Table 7 Monetary Component Community & Recreation Projects

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
<b>Community Building Projects</b>							
CI-02	<b>Neighbourhood House - (Mt Atkinson Town Centre)</b> Construction of a Neighbourhood House (Level 2) in the Mt Major Town Centre, including youth space, additional classroom space and specialist facilities	M	100%	N/A	\$7,648,000	\$7,648,000	\$18,627
CI-03	<b>Mt Atkinson West Community Centre (Mt Atkinson West Community Hub) -</b> Construction of a multi-purpose community centre (Level 1) at Mt Atkinson West Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health -	M	100%	N/A	\$6,398,000	\$6,398,000	\$15,583
CI-04	<b>Mt Atkinson East Community Centre (Mt Atkinson East Community Hub) -</b> Construction of a multi-purpose community centre (Level 1) at Mt Atkinson East Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health.	L	100%	N/A	\$6,398,000	\$6,398,000	\$15,583

ICP Project ID	Project Title & Description	Staging	Internal Apportionment	Apportionment Funding Source	Estimated Cost	Cost Apportioned to ICP	Cost per Hectare (NDA)
<b>Recreation Projects</b>							
OS-01	<b>Mt Atkinson West Sports Reserve-</b> Construction of a sports reserve incorporating playing surfaces and car parks, including all construction works, landscaping and related infrastructure. Construction of a pavilion to serve the Mt Atkinson West sports reserve, including all building works, landscaping and related infrastructure.	M	100%	N/A	\$14,655,000	\$14,655,000	\$35,694
OS-02	<b>Mt Atkinson North Sports reserve-</b> Construction of a sports reserve incorporating playing surfaces and car parks, including all construction works, landscaping and related infrastructure. Construction of a pavilion to serve the Mt Atkinson North sports reserve, including all building works, landscaping and related infrastructure.	L	100%	N/A	\$10,347,000	\$10,347,000	\$25,201
OS-03	<b>Mt Atkinson East Sports reserve-</b> Construction of a sports reserve incorporating playing surfaces and car parks, including all construction works, landscaping and related infrastructure. Construction of a pavilion to serve the Mt Atkinson East sports reserve, including all building works, landscaping and related infrastructure.	L	100%	N/A	\$14,667,990	\$14,667,990	\$35,725
<b>Total:</b>					\$60,113,990	\$60,113,990	\$146,413
					<b>Capped Levy Rate:</b>		
					\$86,627		



This page has intentionally been left blank

### 3.4 PROJECT STAGING

Each item in this ICP has assumed staging nominated in Tables 5 to 8. The timing of the provision of items is consistent with information available at the time that the ICP was prepared. The Collecting and Development Agencies will monitor and assess the required timing for individual items and have regard to strategic resource plans, the development of the PSP and areas external to the ICP.

The Collecting and Development Agencies may consider alternatives to the priority delivery of works or land where:

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

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



Copyright, Victorian Planning Authority, 2018. The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions, faults, defects or omission in the information.

## 4 PUBLIC LAND PROVISION

The public purpose land included in this ICP has been determined, and been subject to consultation, as part of the preparation of the Mt Atkinson and Tarneit Plains PSP.

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

### 4.1 PUBLIC PURPOSE LAND COMPONENT PROJECTS

The public purpose land projects are listed in Plan 5 and Table 8. Table 8 also include indicative timing for the public purpose land projects with the same time frames identified in Section 3.

**Table 8 Public Purpose Land Component Projects**

ICP Project ID	Project Title & Description	Area (ha)	Staging
<b>Transport</b>			
RD-02	<b>Greigs Road: North-south connector road (IT-05) to Mt Atkinson Road (IT-06)</b> - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment)	3.29	L
RD-03	<b>Greigs Road: Mt Atkinson Road (IT-06) to north-south connector Road (IT-07)</b> - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment)	0.52	M
RD-04	<b>Greigs Road: North-south connector road (IT-07) to north-south connector road (IT-08)</b> - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment)	0.43	S-M
RD-05	<b>Greigs Road: North-south connector road (IT-08) to Hopkins Road (IT-03)</b> - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment)	0.35	S-M
RD-06	<b>Mt Atkinson Road: Greigs Road (IT-06) to east-west connector boulevard (IT-09)</b> - Purchase of land to construct new secondary arterial road reserve 34m wide (ultimate treatment)	3.44	M
RD-07	<b>Mt Atkinson Road: East-west connector boulevard (IT-09) to east-west connector road (IT-10)</b> -Purchase of land to upgrade road reserve from 20m to 34m wide (ultimate treatment)	0.68	M
RD-08	<b>Mt Atkinson Road: East-west connector road (IT-10) to Riding Boundary Road (IT-12)</b> - Purchase of land to upgrade road reserve from 20m to 35m wide (ultimate treatment)	0.15	M
RD-09	<b>Riding Boundary Road: North-south connector road (IT-11) to Mt Atkinson Road (IT-12)</b> -Purchase of land to upgrade road reserve from 20m to 34m wide (ultimate treatment)	0.00	L
RD-10	<b>Riding Boundary Road: Mt Atkinson Road (IT-12) north-south connector road (IT-13)</b> -Purchase of land to upgrade road reserve from 20m to 34m wide (ultimate treatment)	0.71	L
RD-11	<b>Riding Boundary Road: North-south connector road (IT-13) to Hopkins Road (IT-14)</b> -Purchase of land to upgrade road reserve from 20m to 34m wide (ultimate treatment)	0.52	L
RD-12	<b>Mt Atkinson Road: Riding Boundary Road (IT-12) to east-west connector (IT-15)</b> -Purchase of land to upgrade road reserve from 20m to 35m wide (ultimate treatment)	1.15	M
<b>Sub-Total</b>		<b>11.25</b>	



ICP Project ID	Project Title & Description	Area (ha)	Staging
<b>Intersection Projects</b>			
IT-02	<b>Signalised intersection - Hopkins Road / east-west connector road-</b> Purchase of land (ultimate treatment) for primary arterial to connector road 3-way signalised intersection (interim treatment)	0.05	S-M
IT-03	<b>Signalised intersection - Hopkins Road / Greigs Road-</b> Purchase of land (ultimate treatment) for primary arterial to secondary arterial 3-way signalised intersection (interim treatment)	0.36	S-M
IT-04	<b>Signalised intersection- Hopkins Road / east-west boulevard connector road-</b> Purchase of land (ultimate treatment) for primary arterial to boulevard connector road 3-way signalised intersection (interim treatment)	0.33	M
IT-05	<b>Signalised intersection - Greigs Road / north-south connector road-</b> Purchase of land (ultimate treatment) for secondary arterial to connector road 4-way signalised intersection (interim treatment)	0.87	L
IT-06	<b>Signalised intersection - Greigs Road / Mt Atkinson Road-</b> Purchase of land (ultimate treatment) for secondary arterial and connector road to secondary arterial 4-way signalised intersection (interim treatment)	1.58	S-M
IT-07	<b>Signalised intersection - Greigs Road / north-south connector road-</b> Purchase of land (ultimate treatment) for secondary arterial to connector road 4-way signalised intersection (interim treatment)	1.28	M
IT-08	<b>Signalised intersection - Greigs Road / north-south connector road-</b> Purchase of land (ultimate treatment) for secondary arterial to connector road 4-way signalised intersection (interim treatment)	1.31	M
IT-09	<b>Signalised intersection - Mt Atkinson Road / east-west connector boulevard-</b> Purchase of land (ultimate treatment) for secondary arterial to boulevard connector road 4-way signalised intersection (interim treatment)	0.78	M
IT-10	<b>Signalised intersection - Mt Atkinson Road / east-west connector road-</b> Purchase of land (ultimate treatment) for secondary arterial to connector road 4-way signalised intersection (interim treatment)	1.08	M
IT-11	<b>Signalised intersection - Riding Boundary Road / north-south connector road-</b> Purchase of land (ultimate treatment) for secondary arterial to connector road 3-way signalised intersection (interim treatment)	1.28	L
IT-12	<b>Signalised intersection - Riding Boundary Road / Mt Atkinson Road-</b> Purchase of land (ultimate treatment) for secondary arterial to secondary arterial 4-way signalised intersection (interim treatment)	1.15	L
IT-13	<b>Signalised intersection - Riding Boundary Road / north-south connector road and local access road-</b> Purchase of land (ultimate treatment)for secondary arterial to connector road/local access road 4-way signalised intersection (interim treatment)	1.48	L
IT-14	<b>Signalised intersection - Riding Boundary Road / Hopkins Road-</b> Purchase of Land (ultimate treatment) for primary arterial to secondary arterial 3-way signalised intersection (interim treatment)	0.18	M

ICP Project ID	Project Title & Description	Area (ha)	Staging
IT-15	<b>Signalised intersection - Mt Atkinson Road / east west connector road-</b> Purchase of land (ultimate treatment) for secondary arterial to connector road 3-way signalised intersection (interim treatment)	0.76	L
IT-16	<b>Signalised intersection - east west connector road / Hopkins Road-</b> Purchase of land (ultimate treatment) for primary arterial to connector road 3-way signalised intersection (interim treatment)	0.54	L
<b>Sub-Total</b>		<b>13.02</b>	
<b>Bridges</b>			
BR-02	<b>Pedestrian and cyclists bridge-</b> Purchase of land for pedestrian and cycle bridge (ultimate treatment) across the Melbourne-Ballarat rail corridor **	0.07	L
<b>Sub-Total</b>		<b>0.07</b>	
<b>Community &amp; Recreation</b>			
CI-01	<b>Indoor Recreation Facility (Mt Atkinson Town Centre) -</b> Purchase of land for indoor recreation facility adjacent to the Mt Atkinson Specialised Town Centre	0.67	M
CI-02	<b>Land purchase of a Neighbourhood House (Level 2)</b> in the Mt Atkinson Major Town Centre, including youth space, additional classroom space and specialist facilities	0.40	M
CI-03	<b>Mt Atkinson West Community Centre (Mt Atkinson West Community Hub) -</b> Purchase of land for a multi-purpose community centre (Level 1) at Mt Atkinson West Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health.	0.81	M
CI-04	<b>Mt Atkinson East Community Centre (Mt Atkinson East Community Hub) -</b> Purchase of land for a multi-purpose community centre (Level 1) at Mt Atkinson East Community Hub, including community rooms and additional facilities to cater for childcare and maternal child health.	0.80	L
<b>Sub-Total</b>		<b>2.68</b>	
<b>Open Space</b>			
OS01	<b>Mt Atkinson West Sports Reserve</b> Purchase of land for future sports reserve.	10.00	M
OS02	<b>Mt Atkinson North Sports Reserve</b> Purchase of land for future sports reserve.	3.31	L
OS03	<b>Mt Atkinson East Sports Reserve</b> Purchase of land for future sports reserve.	10.01	L
OS04	<b>Local Park</b> Purchase of land.	0.70	L
OS05	<b>Local Park</b> Purchase of land.	0.44	M
OS06	<b>Local Park</b> Purchase of land.	0.54	M
OS07	<b>Local Park</b> Purchase of land.	0.24	M
OS08	<b>Local Park</b> Purchase of land.	0.18	M
OS09	<b>Local Park</b> Purchase of land.	0.00	M
OS10	<b>Local Park</b> Purchase of land.	1.04	M
OS11	<b>Local Park</b> Purchase of land.	0.20	M



ICP Project ID	Project Title & Description	Area (ha)	Staging
OS12	<b>Local Park</b> Purchase of land.	0.51	M
OS13	<b>Local Park</b> Purchase of land.	1.00	L
OS14	<b>Local Park</b> Purchase of land.	1.00	M
OS15	<b>Local Park</b> Purchase of land.	0.60	M
OS17	<b>Local Park</b> Purchase of land.	0.32	M
OS18	<b>Local Park</b> Purchase of land.	1.30	S-M
OS19	<b>Local Park</b> Purchase of land.	0.40	M
OS20	<b>Local Park</b> Purchase of land.	0.50	S-M
OS21	<b>Local Park</b> Purchase of land.	1.00	L
OS22	<b>Local Park</b> Purchase of land.	1.66	M
OS23	<b>Local Park</b> Purchase of land.	0.50	M
OS24	<b>Local Park</b> Purchase of land.	0.50	M
OS25	<b>Local Park</b> Purchase of land.	0.67	L
OS26	<b>Local Park</b> Purchase of land.	0.96	L
OS27	<b>Local Park</b> Purchase of land.	0.50	L
OS28	<b>Local Park</b> Purchase of land.	1.40	M
OS29	<b>Local Park</b> Purchase of land.	0.43	L
OS30	<b>Local Park</b> Purchase of land.	0.40	L
OS31	<b>Local Park</b> Purchase of land.	0.40	L
OS32	<b>Local Park</b> Purchase of land.	0.41	L
OS33	<b>Local Park</b> Purchase of land.	0.51	L
OS34	<b>Local Park</b> Purchase of land.	0.25	L
OS35	<b>Local Park</b> Purchase of land.	2.23	L
OS36	<b>Local Park</b> Purchase of land.	0.50	L
<b>Sub-Total</b>		<b>44.62</b>	
<b>Total</b>		<b>71.63</b>	

Note: OS16 Mt Atkinson Reserve has been removed from Table 8 as this land is to be secured through an alternate funding process.

## 4.2 LAND EQUALISATION & CREDIT AMOUNTS

The following table identifies the total public purposes land in the Mt Atkinson and Tarneit Plains (interim) ICP, which is used to calculate the ICP land contribution percentage shown in Table 10.

**Table 9 ICP Public Purposes Land**

Class of Development	NDA	Transport Public Purposes Land (HA)	Residential Community & Recreation Public Purposes Land (HA)	Employment Community & Recreation Public Purposes land (HA)	Total Public Purposes land (HA)
Residential (Ha)	410.58	15.69	39.91	0.00	55.60
Commercial and Industrial (Ha)	496.05	8.64	0.00	7.38	16.03
<b>Total</b>	<b>906.63</b>	<b>24.33</b>	<b>39.91</b>	<b>7.38</b>	<b>71.63</b>

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

**Table 10 ICP Land Contribution Percentage**

Class of Development	Transport Contribution Percentage	Residential Community & Recreation Contribution Percentage	Employment Community & Recreation Contribution Percentage	Total ICP Contribution Percentage
Residential (%)	2.68%	9.72%		12.41%
Commercial and Industrial (%)			1.49%	4.17%

As public purposes land cannot be evenly distributed across all parcels, 71.63ha (55.60ha residential and 16.03ha commercial and industrial) of the total public purposes land identified in Table 9, has been provided on parcels that exceed the ICP average identified in Table 10.

The following table specifies the type of public purpose land (transport or community and recreation) identified in each parcel as well as the parcel contribution percentage, parcel contribution hectares (that is land required for a public purpose that is to be transferred), land credit amounts (where the provision of land is above the ICP percentage) and land equalisation amounts (where the provision of land is below the ICP percentage).

The land credit amounts in the following table identify the number of hectares being provided above the ICP average as well as the credit (cash) payment that the parcel will receive for this over provision.

The land equalisation amounts in the following table identify the number of hectares below the ICP average for each parcel as well as the total equalisation (cash) payment to be made. In addition the table also calculates the total equalisation payment divided by the net developable hectares of the parcel to provide a per hectare rate.





Table 11 Public Purpose Land Credits & Equalisation Amounts

PSP PARCEL ID	Total Net Developable Area (Hectares)	Land Use	ICP Land Contribution Percentage (Hectares)	Public Purpose Land				Parcel Contribution Percentage		Land Credit Amount			Land Equalisation Amount			
				Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial (Hectares)	Community and Recreation (Hectares)	Parcel Contribution - Total (Hectares)	Parcel Contribution Percentage	Hectares	Total \$	Hectares	Total \$	Hectares	Total \$	\$ per NDHA
1	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	0.0000	\$0.00	\$0.00
2	0.4662	Employment	0.0195	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	0.0195	\$21,212.42	\$45,500.70
3	3.0661	Employment	0.1279	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	0.1279	\$139,509.69	\$45,500.70
4	5.0724	Employment	0.2116	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	0.2116	\$230,797.74	\$45,500.70
5	3.8527	Employment	0.1608	0.0000	0.0000	0.7039	0.7039	0.7039	18.27%	0.5431	\$1,086,291.56	0.0000	\$0.00	0.0000	\$0.00	\$0.00
6-E	35.2436	Employment	1.4705	0.0088	0.0000	1.1550	1.1638	1.1638	3.30%	0.0000	\$0.00	0.3067	\$334,498.51	0.3067	\$334,498.51	\$9,491.04
6-R	5.6863	Residential	0.7054	0.0566	0.2424	0.0000	0.2990	0.2990	5.26%	0.0000	\$0.00	0.4064	\$1,432,005.97	0.4064	\$1,432,005.97	\$251,834.40
7	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	0.0000	\$0.00	\$0.00
8	0.9249	Employment	0.0386	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0386	\$42,083.59	0.0386	\$42,083.59	\$45,500.70
9	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	0.0000	\$0.00	\$0.00
10	2.3598	Employment	0.0985	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0985	\$107,372.54	0.0985	\$107,372.54	\$45,500.70
11	2.0229	Employment	0.0844	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0844	\$92,043.36	0.0844	\$92,043.36	\$45,500.70
12	6.2230	Employment	0.2597	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2597	\$283,150.84	0.2597	\$283,150.84	\$45,500.70
13	4.1290	Employment	0.1723	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.1723	\$187,872.38	0.1723	\$187,872.38	\$45,500.70
14	4.1181	Employment	0.1718	0.0392	0.0000	0.0000	0.0392	0.0392	0.95%	0.0000	\$0.00	0.1326	\$144,629.29	0.1326	\$144,629.29	\$35,120.39
15-E	0.9575	Employment	0.0400	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0400	\$43,566.92	0.0400	\$43,566.92	\$45,500.70
15-R	2.3355	Residential	0.2897	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2897	\$1,020,886.02	0.2897	\$1,020,886.02	\$437,116.68

PSP PARCEL ID	Total Net Developable Area (Hectares)	Land Use	ICP Land Contribution Percentage (Hectares)	Public Purpose Land				Parcel Contribution - Total (Hectares)	Parcel Contribution Percentage	Land Credit Amount		Land Equalisation Amount		
				Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial (Hectares)	Community and Recreation (Hectares)			Hectares	Total \$	Hectares	Total \$	Hectares
16	1.5197	Residential	0.1885	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	0.1885	\$664,286.22	\$437,116.68
17	1.0534	Residential	0.1307	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	0.1307	\$460,458.71	\$437,116.68
18-E	1.4698	Employment	0.0613	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	0.0613	\$66,876.92	\$45,500.70
18-R	0.0905	Residential	0.0112	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	0.0112	\$39,559.06	\$437,116.68
19	4.5152	Employment	0.1884	0.0455	0.0000	0.0000	0.0455	0.0000	1.01%	\$0.00	0.0000	0.1429	\$155,827.55	\$34,511.77
20	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	0.0000	\$0.00	\$0.00
21	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	0.0000	\$0.00	\$0.00
22	8.1497	Residential	1.0110	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	1.0110	\$3,562,369.84	\$437,116.68
23	10.1542	Residential	1.2597	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	1.2597	\$4,438,570.23	\$437,116.68
24	5.5533	Residential	0.6889	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	0.6889	\$2,427,440.08	\$437,116.68
25	31.0725	Residential	3.8546	0.0000	6.4904	0.0000	6.4904	0.0000	20.89%	\$7,745,689.93	2.6358	0.0000	\$0.00	\$0.00
26	2.1321	Residential	0.2645	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	0.2645	\$931,976.48	\$437,116.68
27	9.6179	Residential	1.1931	0.0032	3.1980	0.0000	3.2012	0.0000	33.28%	\$6,233,871.31	2.0081	0.0000	\$0.00	\$0.00
28	3.7591	Residential	0.4663	0.0611	0.5402	0.0000	0.6013	0.0000	16.00%	\$594,216.16	0.1350	0.0000	\$0.00	\$0.00
29	14.0912	Residential	1.7480	0.4813	3.1271	0.0000	3.6084	0.0000	25.61%	\$6,830,755.44	1.8604	0.0000	\$0.00	\$0.00
30	10.4227	Residential	1.2930	0.7333	1.0000	0.0000	1.7333	0.0000	16.63%	\$1,634,335.71	0.4403	0.0000	\$0.00	\$0.00
31	24.5830	Residential	3.0496	0.7580	0.0540	0.0000	0.8120	0.0000	3.30%	\$0.00	0.0000	2.2376	\$7,884,437.59	\$320,727.23
32	26.8505	Residential	3.3309	3.4242	4.2871	0.0000	7.7113	0.0000	28.72%	\$13,621,821.35	4.3804	0.0000	\$0.00	\$0.00
33	42.4349	Residential	5.2641	3.7299	3.6576	0.0000	7.3875	0.0000	17.41%	\$6,842,458.78	2.1234	0.0000	\$0.00	\$0.00
34-E	3.6765	Employment	0.1534	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	\$0.00	0.0000	0.1534	\$167,283.31	\$45,500.70



PSP PARCEL ID	Total Net Developable Area (Hectares)	Land Use	ICP Land Contribution Percentage (Hectares)	Public Purpose Land				Parcel Contribution - Total (Hectares)	Parcel Contribution Percentage	Land Credit Amount		Land Equalisation Amount	
				Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial (Hectares)	Community and Recreation (Hectares)			Hectares	Total \$	Hectares	Total \$
34-R	44.1840	Residential	5.4811	1.9074	1.0096	0.0000	2.9170	6.60%	0.0000	\$0.00	2.5641	\$9,035,083.52	\$204,487.68
35-E	32.7988	Employment	1.3685	2.0046	0.0000	0.4000	2.4046	7.33%	1.0361	\$4,014,513.50	0.0000	\$0.00	\$0.00
35-R	4.0461	Residential	0.5019	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.5019	\$1,768,617.82	\$437,116.68
36	21.6548	Residential	2.6863	0.0049	0.0000	0.0000	0.0049	0.02%	0.0000	\$0.00	2.6814	\$9,448,408.50	\$436,319.36
37	25.9648	Residential	3.2210	0.2512	0.9645	0.0000	1.2157	4.68%	0.0000	\$0.00	2.0053	\$7,065,948.89	\$272,135.69
38	26.7801	Residential	3.3221	0.9391	11.9721	0.0000	12.9112	48.21%	9.5891	\$25,834,643.25	0.0000	\$0.00	\$0.00
39-E	24.5255	Employment	1.0233	0.3343	0.0000	0.3621	0.6964	2.84%	0.0000	\$0.00	0.3269	\$356,511.55	\$14,536.36
39-R	16.1499	Residential	2.0034	0.0000	0.6204	0.0000	0.6204	3.84%	0.0000	\$0.00	1.3830	\$4,873,319.76	\$301,755.41
40	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	\$0.00
41	9.3727	Employment	0.3911	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.3911	\$426,464.38	\$45,500.70
42	19.6299	Employment	0.8191	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.8191	\$893,174.13	\$45,500.70
43	35.2629	Residential	4.3744	0.4930	0.8000	0.0000	1.2930	3.67%	0.0000	\$0.00	3.0814	\$10,857,925.57	\$307,913.57
44-E	19.3611	Employment	0.8078	0.0000	0.0000	0.4565	0.4565	2.36%	0.0000	\$0.00	0.3513	\$383,135.81	\$19,788.95
44-R	12.5918	Residential	1.5620	0.0000	0.5503	0.0000	0.5503	4.37%	0.0000	\$0.00	1.0117	\$3,565,022.59	\$283,122.55
45	18.0740	Employment	0.7541	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.7541	\$822,379.60	\$45,500.70
46	41.5658	Employment	1.7343	1.2232	0.0000	0.5000	1.7232	4.15%	0.0000	\$0.00	0.0111	\$12,144.07	\$292.17
47-E	16.2269	Employment	0.6771	0.9490	0.0000	0.5922	1.5412	9.50%	0.8641	\$1,678,249.26	0.0000	\$0.00	\$0.00
47-R	23.5059	Residential	2.9160	0.6432	1.4000	0.0000	2.0432	8.69%	0.0000	\$0.00	0.8728	\$3,075,304.29	\$130,831.17
48-E	31.9100	Employment	1.3314	0.7338	0.0000	0.5519	1.2857	4.03%	0.0000	\$0.00	0.0457	\$49,886.91	\$1,563.36
48-R	0.3431	Residential	0.0426	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0426	\$149,974.73	\$437,116.68

PSP PARCEL ID	Total Net Developable Area (Hectares)	Land Use	ICP Land Contribution Percentage (Hectares)	Public Purpose Land				Parcel Contribution - Total (Hectares)	Parcel Contribution Percentage	Land Credit Amount		Land Equalisation Amount			
				Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial (Hectares)	Community and Recreation (Hectares)			Hectares	Total \$	Hectares	Total \$	Hectares	Total \$
49	13.6874	Employment	0.5711	0.0000	0.0000	0.2652	0.2652	0.2652	1.94%	0.0000	\$0.00	0.3059	\$333,588.84	0.3059	\$24,371.97
50	34.0631	Employment	1.4213	1.0758	0.0000	0.4228	1.4986	1.4986	4.40%	0.0773	\$146,109.56	0.0000	\$0.00	0.0000	\$0.00
51	0.0000	Residential	0.0000	1.4151	0.0000	0.0000	1.4151	1.4151	100.00%	1.4151	\$2,122,650.00	0.0000	\$0.00	0.0000	\$0.00
52	40.7168	Employment	1.6989	1.0400	0.0000	0.4043	1.4443	1.4443	3.55%	0.0000	\$0.00	0.2546	\$277,651.06	0.2546	\$6,819.08
53	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	0.0000	\$0.00
54	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	0.0000	\$0.00
55	0.0000	Residential	0.0000	0.7884	0.0000	0.0000	0.7884	0.7884	100.00%	0.7884	\$1,497,960.00	0.0000	\$0.00	0.0000	\$0.00
56	35.4182	Employment	1.4778	0.0752	0.0000	0.8105	0.8857	0.8857	2.50%	0.0000	\$0.00	0.5921	\$645,707.63	0.5921	\$18,230.96
57	17.9471	Employment	0.7488	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.7488	\$816,605.56	0.7488	\$45,500.70
58	2.0364	Employment	0.0850	0.0122	0.0000	0.0000	0.0122	0.0122	0.60%	0.0000	\$0.00	0.0728	\$79,353.67	0.0728	\$38,967.62
59	9.8474	Employment	0.4109	0.5332	0.0000	0.0000	0.5332	0.5332	5.41%	0.1223	\$293,559.45	0.0000	\$0.00	0.0000	\$0.00
60	6.1387	Employment	0.2561	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.2561	\$279,315.13	0.2561	\$45,500.70
61	8.7329	Employment	0.3644	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.3644	\$397,353.04	0.3644	\$45,500.70
62	8.9609	Employment	0.3739	0.0000	0.0000	0.2118	0.2118	0.2118	2.36%	0.0000	\$0.00	0.1621	\$176,761.85	0.1621	\$19,725.90
63	8.3870	Employment	0.3499	0.0000	0.0000	0.0349	0.0349	0.0349	0.42%	0.0000	\$0.00	0.3150	\$343,556.32	0.3150	\$40,962.96
64	7.0912	Employment	0.2959	0.0000	0.0000	0.4061	0.4061	0.4061	5.73%	0.1102	\$275,547.77	0.0000	\$0.00	0.0000	\$0.00
65	4.9457	Employment	0.2064	0.4635	0.0000	0.0000	0.4635	0.4635	9.37%	0.2571	\$642,850.67	0.0000	\$0.00	0.0000	\$0.00
66	1.5209	Employment	0.0635	0.0000	0.0000	0.1072	0.1072	0.1072	7.05%	0.0437	\$118,098.88	0.0000	\$0.00	0.0000	\$0.00
67	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	0.0000	\$0.00
68	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.00%	0.0000	\$0.00	0.0000	\$0.00	0.0000	\$0.00



PSP PARCEL ID	Total Net Developable Area (Hectares)	Land Use	ICP Land Contribution Percentage (Hectares)	Public Purpose Land				Parcel Contribution Percentage	Land Credit Amount		Land Equalisation Amount	
				Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial (Hectares)	Community and Recreation (Hectares)		Parcel Contribution - Total (Hectares)	Hectares	Total \$	Hectares
69	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
70	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
71	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
72	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
73	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
74	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
75	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
76	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
77	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
78	0.0000	Employment	0.0000	0.1046	0.0000	0.0000	0.1046	100.000%	\$282,420.00	0.1046	\$0.00	\$0.00
79	0.0000	Employment	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
80	0.0284	Employment	0.0012	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
<b>SUB-TOTAL</b>	<b>901.0744</b>		<b>71.3507</b>	<b>24.3328</b>	<b>39.9137</b>	<b>7.3844</b>	<b>71.6309</b>		<b>\$81,496,042.5690</b>	<b>28.5346</b>	<b>\$1,292.22</b>	<b>\$45,500.70</b>
<b>Road Reserve</b>												
R1	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R2	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R3	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00
R4-E	0.5559	Employment	0.0232	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0232	\$25,293.84	\$45,500.70
R4-R	0.5875	Residential	0.0729	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0729	\$256,806.05	\$437,116.68

PSP PARCEL ID	Total Net Developable Area (Hectares)	Land Use	ICP Land Contribution Percentage (Hectares)	Public Purpose Land				Parcel Contribution Percentage	Land Credit Amount		Land Equalisation Amount		
				Transport (Hectares)	Residential Community and Recreation (Hectares)	Commercial & Industrial (Hectares)	Community and Recreation (Hectares)		Parcel Contribution - Total (Hectares)	Hectares	Total \$	Hectares	Total \$
R5	3.2395	Employment	0.1352	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.1352	\$147,399.51	\$45,500.70	
R6	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
R7	0.2119	Employment	0.0088	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0088	\$9,641.60	\$45,500.70	
R8-E	0.9604	Employment	0.0401	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0401	\$43,698.87	\$45,500.70	
R8-R	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
R9	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
R10	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
R11	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
R12	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
R13	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
R14	0.0000	Residential	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	\$0.00	0.0000	\$0.00	\$0.00	
<b>SUB-TOTAL</b>	<b>5.5552</b>		<b>0.2802</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>0.2802</b>	<b>\$482,839.86</b>		
<b>TOTALS PSP Mt Atkinson &amp; Tarneit Plains</b>	<b>906.6296</b>		<b>71.6309</b>	<b>24.3328</b>	<b>39.9137</b>	<b>7.3844</b>	<b>71.6309</b>	<b>28.5346</b>	<b>\$81,496,042.57</b>	<b>28.5346</b>	<b>\$81,496,042.57</b>		
<b>Residential Total</b>	410.5774		50.9331	15.6899	39.9137		55.6036	25.3759	\$72,958,401.92	20.7054	\$72,958,401.92		
<b>Commercial &amp; Industrial Total</b>	496.0522		20.6978	8.6429	7.3844	7.3844	16.0273	3.1587	\$8,537,640.65	7.8292	\$8,537,640.65		
<b>Residential (% / per ha)</b>				2.68%	9.72%				\$3,523,647.60				
<b>Commercial &amp; Industrial (% / per ha)</b>				2.68%		1.49%			\$1,090,487.93				

**Public Open Space Contributions**

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

## 5 CONTRIBUTIONS & ADMINISTRATION

### 5.1 COLLECTING AGENCY

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

### 5.2 DEVELOPMENT AGENCY

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

### 5.3 NET DEVELOPABLE AREA

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

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

NDA-R corresponds to the residential class of development.

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

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

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

### 5.4 MONETARY LEVY RATES AND CLASSES OF DEVELOPMENT

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

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

DEVELOPMENT CLASS	TRANSPORT	COMMUNITY & RECREATION	TOTAL
Residential	\$114,062	\$86,627	\$200,689
Commercial and Industrial	\$114,062	\$0	\$114,062

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



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

DEVELOPMENT CLASS	TRANSPORT	COMMUNITY & RECREATION	TOTAL
Residential	\$2,797		\$2,797
Commercial and Industrial	\$2,797		\$2,797

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

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

DEVELOPMENT CLASS	TRANSPORT	COMMUNITY & RECREATION	TOTAL
Residential	\$116,859	\$86,627	\$203,486
Commercial and Industrial	\$116,859	\$0	\$116,486

## 5.5 ESTIMATES OF LAND VALUE

The area of land to be provided for each ICP project on each parcel was identified from the parcel specific land budget prepared for the Mt Atkinson and Tarneit Plains PSP.

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

## 5.6 PAYMENT OF LEVIES

### 5.6.1 MONETARY COMPONENT & LAND EQUALISATION AMOUNTS

#### Subdivision of land

Monetary component levies and any land equalisation amount must be paid to the Collecting Agency for the land, after certification of the relevant plan of subdivision but cannot be required more than 21 days prior to the issue of a Statement of Compliance with respect to that plan.

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

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

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

Provided infrastructure levies have not already been paid on the subject land, a monetary component and any land equalisation amount must be paid to the Collecting Agency at the building permit state in accordance with the provisions of this ICP for each net developable hectare proposed to be developed prior to the commencement of any development (development includes buildings, car park, access ways, landscaping and ancillary components). If the Collecting Agency agrees to works in lieu of payment of the monetary component, the land owner must enter into an agreement, or other suitable arrangement, under Section 173 of the *Planning and Environment Act 1987* in respect of the proposed works or provision of land in lieu.

#### Where no building permit is required

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

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

### 5.6.2 PUBLIC PURPOSE LAND

Inner public purpose land means land in the ICP plan area that is specified in that infrastructure contributions plan as land to be set aside for public purposes. Outer public purpose land means land outside of the ICP plan area that is specified in that infrastructure contributions plan as land to be acquired for public purposes.

Public purpose land must be provided to the relevant agency by setting aside the land on a plan under the *Subdivision Act 1988*.

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

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

### 5.7 PAYMENT OF LAND CREDIT AMOUNTS

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

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

### 5.8 DEVELOPMENT EXEMPT FROM CONTRIBUTIONS

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

#### 5.8.1 SCHOOLS

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

#### 5.8.2 HOUSING

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

### 5.9 WORKS IN KIND

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

- The works constitute project(s) identified in this ICP.
- The Collection Agency and Development Agency agree that the timing of the works would be consistent with priorities in this ICP (alternatively credits for works may be delayed until they align with clearly identified and published development priorities).

- The works are defined and agreed in a section 173 agreement.
- Detailed design and construction works must be provided to a standard that is to the satisfaction of the Development Agency and any others identified in permit conditions.

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

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

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

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

#### 5.9.1 TEMPORARY WORKS

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

#### 5.10 CREDIT FOR OVER PROVISION

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

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

#### 5.11 FUNDS ADMINISTRATION

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

#### 5.12 INDEXATION

The monetary component levy rates in this ICP will be indexed annually in line with the *Ministerial Direction on the Preparation and Content on Infrastructure Contributions Plans*. The standard levy rates listed are the 2018/19 rates.

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



**Table 15 Indexation & Timing**

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

## 6 APPENDIX 1 DEFINITIONS

Collecting Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the person to whom or to which an infrastructure levy is payable in accordance with Part AB of the <i>Planning and Environment Act 1987</i> .
Development Agency	The Minister, public authority or municipal council specified in an infrastructure contributions plan as the person responsible for the provision of works, services or facilities or for the plan preparation costs for which an infrastructure levy is payable in accordance with Part AB of the <i>Planning and Environment Act 1987</i> .
Gross Developable Area	Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
Net Developable Area	Land within a precinct available for development. This excludes encumbered land, arterial roads, railway corridors, schools and community facilities and public open space. It includes lots, local streets and connector streets. Net Developable Area may be expressed in terms of hectare units (for example NDHa).
Land Budget Table	A table setting out the total precinct area, gross developable area, net developable area and constituent land uses proposed within the precinct.
Works in Kind	Any works, services or facilities provided as a part or full satisfaction of the infrastructure levy payable.



**7 APPENDIX 2 LAND**

---



Copyright, Victorian Planning Authority, 2018 The state of Victoria does not warrant the accuracy or completeness of information in this publication and any person using or relying upon such information does so on the basis that the State of Victoria shall bear no responsibility or liability whatsoever for any errors, omissions, or defects in the information.

Table 16 Summary Land Use Budget

Description	Mt Atkinson & Tarneit Plains PSP		
	HECTARES	% OF TOTAL	% OF NDA
<b>TOTAL PRECINCT AREA (ha)</b>	<b>1,531.68</b>		
<b>Transport</b>			
Arterial Road - Existing Road Reserve	32.92	2.15%	3.63%
Arterial Road - Public Acquisition Overlay	120.23	7.85%	13.26%
Arterial Road - New / Widening / Intersection Flaring (ICP land)	24.27	1.58%	2.68%
Arterial Road - Landscape Buffer Adjoining	0.00	0.00%	0.00%
Non-Arterial Road - Retained Existing Road Reserve	2.23	0.15%	0.25%
Non-Arterial Road - Landscape Buffer Adjoining	0.00	0.00%	0.00%
Public Transport Facilities / Reserve	19.01	1.24%	2.10%
Public Transport Facilities - Public Acquisition Overlay	0.00	0.00%	0.00%
Public Transport Facilities - Other (ICP land)	0.07	0.00%	0.01%
Sub-total Transport	198.72	13.0%	21.92%
<b>Community &amp; Education</b>			
Existing Government School	0.00	0.00%	0.00%
Government School	7.00	0.46%	0.77%
Existing Non-Government School	0.00	0.00%	0.00%
Potential Non-Government School	10.00	0.65%	1.10%
Local Community Facility (ICP land)	2.01	0.13%	0.22%
Local Indoor Recreation (ICP land)	0.67	0.04%	0.07%
State Government Community Facility	0.00	0.00%	0.00%
Other	0.00	0.00%	0.00%
Sub-total Education	19.68	1.3%	2.2%
<b>Open Space</b>			
<b>Service Open Space</b>			
Conservation Reserve	177.94	11.62%	19.63%
Waterway and Drainage Reserve	84.20	5.50%	9.29%
Heritage Reserve - Aboriginal	0.00	0.00%	0.00%
Heritage Reserve - Post Contact	1.15	0.08%	0.13%
Utilities Easements	7.58	0.49%	0.84%
Cemeteries / Memorial Parks	0.00	0.00%	0.00%
Greigs Road Reserve and Linear Open Space	9.25	0.60%	1.02%
Sub-total Service Open Space	280.13	18.29%	30.90%
<b>Credited Open Space</b>			
Local Sports Reserve (ICP land)	23.31	1.5%	2.57%
Local Network Park (ICP land)	21.30	1.4%	2.35%
Sub-total Credited Open Space	44.62	2.9%	4.92%
<b>Regional Open Space</b>			
Metropolitan Open Space (state funded)	0.00	0.0%	0.00%
Municipal Open Space (council funded)	0.00	0.0%	0.00%
Sub-total Regional Open Space	0.00	0.0%	0.00%
<b>Total All Open Space</b>	<b>324.74</b>	<b>21.2%</b>	<b>35.82%</b>



Description	Mt Atkinson & Tarneit Plains PSP		
	HECTARES	% OF TOTAL	% OF NDA
<b>Other</b>			
Existing Developed Land	0.00	0.00%	0.00%
Utilities Sub-stations / facilities (acquired by relevant authority)	81.90	5.35%	9.03%
Private Sports Facilities	0.00	0.00%	0.00%
Other	0.00	0.00%	0.00%
Other	0.00	0.00%	0.00%
Sub-total	81.90	5.35%	9.03%
<b>TOTAL NET DEVELOPABLE AREA - (NDA) Ha</b>	<b>906.63</b>	<b>59.19%</b>	
<b>NET DEVELOPABLE AREA - RESIDENTIAL (NDAR) Ha</b>	<b>410.58</b>	<b>26.81%</b>	
<b>NET DEVELOPABLE AREA - EMPLOYMENT (NDAE) Ha</b>	<b>496.05</b>	<b>32.39%</b>	
<b>Residential Local Open Space (expressed as % of NDAR)</b>	<b>Hectares</b>	<b>% of NDAR</b>	
Local Sports Reserve (ICP land)	23.31	5.68%	
Local Network Park (ICP land)	13.92	3.39%	
Sub-total	<b>37.23</b>	<b>9.07%</b>	
<b>Employment Local Open Space (expressed as % of NDAE)</b>	<b>Hectares</b>	<b>% of NDAE</b>	
Local Network Park (ICP land)	7.38	1.49%	
Sub-total	7.38	<b>1.49%</b>	
<b>Total Open Space</b>	<b>44.62</b>	<b>4.92%</b>	

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

Table 17 Parcel Specific Land Use Budget

PSP PROPERTY ID	TOTAL AREA (HECTARES)	Arterial Road			Transport				Community & Education				Open Space						Total Net Developable Area (Hectares)	Net Developable Area % of property			
		Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection	Non-Arterial Road - Retained Existing Road Reserve	Public Transport Facilities / Reserve	Public Transport Facilities - Acquisition Overlay	Public Transport Facilities - Other (ICP land)	Government School	Potential Non-Government School	ICP Community Facilities	Local Indoor Recreation (ICP land)	Conservation Reserve	Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greigs Road Reserve and Linear Open Space	Local Sports Reserve (ICP land)			Credited Open Space	Local Network Park (ICP land)	Other Utilities Sub-stations / Facilities (acquired by)
1	3.20	-	3.20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
2	6.07	-	5.60	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.47	7.68%
3	6.87	-	3.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.07	44.66%
4	7.75	-	2.68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.07	65.42%
5	8.17	-	2.17	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.85	47.15%
6-E	45.27	-	3.89	-	-	0.56	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	35.24	77.86%
6-R	6.43	-	-	-	-	0.44	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	5.69	88.47%
7	0.06	-	0.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
8	1.73	-	0.80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.92	53.54%
9	1.27	-	1.27	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%
10	9.00	-	6.64	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.36	26.23%
11	2.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.02	100.00%
12	6.67	-	0.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6.22	93.34%
13	7.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.13	52.25%
14	6.96	-	-	0.04	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.12	59.16%
15-E	4.28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.96	22.37%

PSP PRPOPERTY ID	Transport										Community & Education							Open Space							Total Net Developable Area (Hectares)	Net Developable Area % of Property
	Arterial Road			Other Transport				Government School			Potential Non-Government School	ICP Community Facilities			Local Indoor Recreation (ICP land)	Service Open Space						Credited Open Space	Other			
	Arterial Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection	Non-Arterial Road - Retained Existing Road Reserve	Public Transport Facilities / Reserve	Public Transport Facilities - Public Acquisition Overlay	Public Transport Facilities - Other (ICP land)	Government School	Potential Non-Government School	ICP Community Facilities	Local Indoor Recreation (ICP land)	Conservation Reserve	Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greigs Road Reserve and Linear Open Space	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Utilities Sub-stations / Facilities (acquired by							
15-R	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.34	100.00%					
16	-	-	-	-	-	-	-	-	-	-	-	2.08	-	-	-	-	-	-	-	1.52	42.18%					
17	-	-	-	-	0.68	-	-	-	-	-	-	0.27	-	-	-	-	-	-	-	1.05	52.68%					
18-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.47	100.00%					
18-R	-	-	-	-	1.75	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.09	4.93%					
19	-	-	0.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.52	99.00%					
20	-	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%					
21	-	1.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%					
22	-	3.90	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.15	67.61%					
23	-	4.25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10.15	70.48%					
24	-	5.98	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.55	48.13%					
25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.49	2.00	-	-	31.07	82.72%					
26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2.13	100.00%					
27	-	-	0.00	-	-	-	1.12	-	-	-	-	-	-	-	-	-	3.20	-	-	9.62	69.01%					
28	-	-	0.06	-	-	-	1.64	-	-	-	-	-	-	-	-	0.54	-	-	-	3.76	62.64%					
29	-	-	0.48	-	-	-	0.74	-	0.81	-	1.14	-	-	-	-	1.77	0.55	-	-	14.09	71.97%					
30	-	-	0.73	-	-	-	-	-	-	-	-	-	-	-	-	-	1.00	-	-	10.42	85.74%					
31	-	-	0.76	-	-	-	-	-	-	-	21.40	-	-	-	-	-	0.05	-	-	24.58	52.53%					
32	-	-	3.42	-	-	-	-	3.73	-	0.00	17.26	-	-	-	0.00	3.25	1.04	-	-	26.85	48.33%					
TOTAL AREA (HECTARES)																										



PSP PRPPROPERTY ID	Transport										Community & Education					Open Space							Total Net Developable Area (Hectares)	Net Developable Area % of Property
	Arterial Road			Other Transport				Government School			Potential Non-Government School		ICP Community Facilities		Local Indoor Recreation (ICP land)		Service Open Space							
	Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection	Non-Arterial Road - Retained	Existing Road Reserve	Public Transport Facilities / Reserve	Public Transport Facilities - Public Acquisition Overlay	Public Transport Facilities - Other (ICP land)	Government School	Potential Non-Government School	ICP Community Facilities	Local Indoor Recreation (ICP land)	Conservation Reserve	Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greys Road Reserve and Linear Open Space	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Utilities Sub-stations / Facilities (acquired by				
33	-	-	3.73	-	0.03	-	-	-	6.27	0.40	0.67	0.50	-	1.15	-	0.00	0.06	2.52	-	-	42.43	73.45%		
34-E	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.68	100.00%		
34-R	-	-	1.91	-	0.71	-	-	-	-	-	-	-	-	-	-	-	-	1.01	-	-	44.18	92.42%		
35-E	-	2.93	2.00	-	-	-	-	-	-	-	-	3.52	-	-	1.12	-	-	0.40	-	-	32.80	76.69%		
35-R	-	-	-	-	0.23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4.05	94.69%		
36	-	2.21	0.00	-	-	-	-	-	-	-	-	8.74	1.34	-	-	-	-	-	-	-	21.65	63.80%		
37	-	2.20	0.25	-	-	-	-	-	-	-	-	0.19	4.49	-	-	-	-	0.96	-	-	25.96	76.23%		
38	-	-	0.94	-	-	-	-	0.00	-	-	-	0.01	2.94	-	-	-	10.01	1.97	-	26.78	62.80%			
39-E	-	-	0.33	-	-	-	-	-	-	-	-	-	0.27	-	0.98	-	-	0.36	-	-	24.53	92.66%		
39-R	-	-	-	-	-	-	-	-	-	-	-	-	1.11	-	-	-	-	0.62	-	-	16.15	90.31%		
40	-	2.22	-	-	-	-	-	-	-	-	-	31.77	-	-	-	-	-	-	-	-	0.00	0.00%		
41	-	2.16	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9.37	81.28%		
42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	19.63	100.00%		
43	-	-	0.49	-	-	-	-	3.50	-	0.80	-	-	-	-	-	-	-	-	-	-	35.26	88.04%		
44-E	-	-	-	-	-	-	-	-	-	-	-	-	6.07	-	1.17	-	-	0.46	-	-	19.36	71.56%		
44-R	-	-	-	-	-	-	-	-	-	-	-	-	1.26	-	-	-	-	0.55	-	-	12.59	87.41%		
45	-	6.19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	18.07	74.48%		
46	0.00	0.00	1.22	-	-	-	-	-	-	-	-	-	0.42	-	-	-	-	0.50	-	-	41.57	95.09%		
47-E	-	-	0.95	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.59	-	-	16.23	91.33%		
<b>TOTAL AREA (HECTARES)</b>																								



PSP PRPOPERTY ID	TOTAL AREA (HECTARES)	Transport				Community & Education				Open Space							Total Net Developable Area (Hectares)	Net Developable Area % of Property	
		Arterial Road		Other Transport		Government School	Potential Non-Government School	ICP Community Facilities	Local Indoor Recreation (ICP land)	Service Open Space			Open Space						
		Arterial Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection	Non-Arterial Road - Retained Existing Road Reserve	Public Transport Facilities / Reserve	Public Transport Facilities - Public Acquisition Overlay	Public Transport Facilities - Other (ICP land)				Conservation Reserve	Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greigs Road Reserve and Linear Open Space	Local Sports Reserve (ICP land)	Credited Open Space	Other
47-R	25.55	-	-	0.64	-	-	-	-	-	-	-	-	-	-	-	-	1.40	-	-
48-E	42.87	-	-	0.73	-	-	-	-	-	-	-	8.36	-	1.32	-	-	0.55	-	-
48-R	0.34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
49	25.43	-	7.50	-	-	-	-	-	-	-	-	3.98	-	-	-	-	0.27	-	-
50	44.92	-	0.98	1.08	-	-	-	-	-	-	-	8.38	-	-	-	-	0.42	-	-
51	45.06	-	-	1.42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
52	46.50	-	-	1.04	-	-	-	-	-	-	-	2.99	-	1.35	-	-	0.40	-	-
53	25.53	-	4.98	-	-	-	-	-	-	-	20.56	-	-	-	-	-	-	-	-
54	42.87	-	-	-	-	-	-	-	-	-	42.87	-	-	-	-	-	-	-	-
55	41.59	-	-	0.79	-	-	-	-	-	-	-	2.82	-	-	-	-	-	-	-
56	41.88	-	-	0.08	-	-	-	-	-	-	-	4.60	-	0.98	-	-	0.81	-	-
57	30.00	-	12.05	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
58	43.10	-	9.62	0.01	-	-	-	-	-	-	31.43	-	-	-	-	-	-	-	-
59	10.49	-	0.11	0.53	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
60	10.65	-	4.51	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
61	10.80	-	2.06	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
62	11.28	-	2.05	-	-	-	-	-	-	-	-	0.05	-	-	-	-	0.21	-	-
63	12.14	-	2.20	-	-	-	-	-	-	-	-	1.52	-	-	-	-	0.03	-	-
64	12.03	-	2.27	-	-	-	-	-	-	-	-	2.26	-	-	-	-	0.41	-	-

PSP PRPOPERTY ID	Transport				Community & Education				Open Space							Total Net Developable Area (Hectares)	Net Developable Area % of Property				
	Arterial Road		Other Transport		Government School	Potential Non-Government School	ICP Community Facilities	Local Indoor Recreation (ICP land)	Service Open Space			Credited Open Space		Other							
	Arterial Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection	Non-Arterial Road - Retained Existing Road Reserve	Public Transport Facilities / Reserve	Public Transport Facilities - Public Acquisition Overlay	Public Transport Facilities - Other (ICP land)			Conservation Reserve	Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greys Road Reserve and Linear Open Space	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Utilities Sub-stations / Facilities (acquired by				
65	6.20	0.27	0.46	-	-	-	-	-	-	0.33	0.33	-	0.20	-	-	-	-	4.95	79.71%		
66	6.82	0.45	-	-	-	-	-	-	-	4.47	4.47	-	0.26	-	0.11	-	-	1.52	22.30%		
67	6.67	2.75	-	-	-	-	-	-	-	3.71	3.71	-	0.21	-	-	-	-	0.00	0.00%		
68	0.02	0.02	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
69	1.45	-	-	-	1.45	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
70	2.63	-	-	-	2.63	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
71	0.34	-	-	-	0.34	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
72	0.21	-	-	-	0.21	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
73	0.73	-	-	-	0.73	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
74	1.34	-	-	-	1.34	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
75	0.71	-	-	-	0.71	-	0.00	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
76	0.76	-	-	-	0.76	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
77	3.59	0.22	-	-	3.36	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
78	0.34	-	0.10	-	-	-	-	-	-	-	-	-	-	-	-	-	0.23	0.00	0.00%		
79	0.03	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.03	0.00	0.00%		
80	0.04	-	-	-	-	-	-	-	-	0.01	0.01	-	-	-	-	-	0.01	0.03	69.27%		
SUB-TOTAL	1470.88	115.46	24.27	0.00	15.93	0.00	0.07	7.00	10.00	2.01	0.67	175.87	83.28	1.15	7.58	0.00	23.31	21.30	81.90	901.07	61.26%

PSP PRPPROPERTY ID		Transport										Community & Education						Open Space						Total Net Developable Area (Hectares)	Net Developable Area % of property
		Arterial Road			Other Transport				Government School			Potential Non-Government School			ICP Community Facilities			Local Indoor Recreation (ICP land)			Service Open Space				
Road Reserve		Arterial Road - Existing Road	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection	Non-Arterial Road - Retained	Existing Road Reserve	Public Transport Facilities / Reserve	Public Transport Facilities - Public Acquisition Overlay	Public Transport Facilities - Other (ICP land)	Government School	Potential Non-Government School	ICP Community Facilities	Local Indoor Recreation (ICP land)	Conservation Reserve	Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greys Road Reserve and Linear Open Space	Local Sports Reserve (ICP land)	Local Network Park (ICP land)	Utilities Sub-stations / Facilities (acquired by				
R1	12.55	12.55	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
R2	0.88	-	0.16	-	0.37	-	-	-	-	-	-	-	-	-	0.35	-	-	-	-	-	-	0.00	0.00%		
R3	0.48	-	-	-	-	-	-	-	-	-	-	-	-	-	0.48	-	-	-	-	-	-	0.00	0.00%		
R4-E	0.90	-	-	-	-	0.00	-	-	-	-	-	-	0.34	-	-	-	-	-	-	-	-	0.56	61.86%		
R4-R	1.94	-	-	-	-	0.99	-	-	-	-	-	-	0.37	-	-	-	-	-	-	-	-	0.59	30.22%		
R5	6.31	3.07	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.24	51.37%		
R6	0.93	0.93	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
R7	1.71	1.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.21	12.41%		
R8-E	2.46	-	1.50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.96	39.08%		
R8-R	12.26	0.87	-	0.06	2.08	-	-	-	-	-	-	-	-	-	-	-	9.25	-	-	-	-	0.00	0.00%		
R9	6.75	3.59	-	1.80	-	-	-	-	-	-	-	-	1.36	-	-	-	-	-	-	-	-	0.00	0.00%		
R10	0.08	0.08	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
R11	4.40	4.40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
R12	5.83	4.50	1.23	-	-	-	-	-	-	-	-	-	-	0.10	-	-	-	-	-	-	-	0.00	0.00%		
R13	3.31	2.31	1.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
R14	0.01	-	0.01	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.00	0.00%		
<b>SUB-TOTAL</b>	<b>60.79</b>	<b>32.92</b>	<b>4.77</b>	<b>0.00</b>	<b>2.23</b>	<b>3.07</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>2.07</b>	<b>0.92</b>	<b>0.00</b>	<b>0.00</b>	<b>9.25</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5.56</b>	<b>9.14%</b>		

PSP PRPROPERTY ID	TOTAL AREA (HECTARES)										Total Net Developable Area (Hectares)	Net Developable Area % of property							
	Transport			Community & Education				Open Space					Other						
	Arterial Road		Other Transport			Government School	Potential Non-Government School	ICP Community Facilities	Local Indoor Recreation (ICP land)	Service Open Space			Credited Open Space	Other					
	Arterial Road - Existing Road Reserve	Arterial Road - Public Acquisition Overlay	Arterial Road - New / Widening / Intersection	Non-Arterial Road - Retained Existing Road Reserve	Public Transport Facilities / Reserve					Public Transport Facilities - Public Acquisition Overlay	Public Transport Facilities - Other (ICP land)	Conservation Reserve			Waterway and Drainage Reserve	Heritage Reserve - Post Contact	Utilities Easements	Greys Road Reserve and Linear Open Space	Local Sports Reserve (ICP land)
TOTALS PSP Mt Atkinson and Tarneit Plains	32.92	120.23	24.27	2.23	19.01	7.00	10.00	2.01	0.67	177.94	84.20	1.15	7.58	9.25	23.31	21.30	81.90	906.63	59.19%
Residential	0.00	26.90	15.63	0.00	5.28	7.00	10.00	2.01	0.67	144.44	16.31	1.15	0.00	0.00	23.31	13.92	81.63	410.58	
Employment	0.00	88.56	8.63	0.00	10.65	0.00	0.00	0.00	0.00	31.43	66.97	0.00	7.58	0.00	0.00	7.38	0.27	496.05	



## 8 APPENDIX 3 INFRASTRUCTURE SCHEDULE

---

ICP Project ID	Cost Sheet Project ID	Drawing Number	Category	Description	Standard
Transport Projects					
RD-01	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-02	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-03	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-04	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-05	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-06	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-07	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-08	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-09	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-10	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-11	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
RD-12	Item 2	V170524-CI-DG-2002	Road	Secondary Arterial	Interim - First carriageway
IT-01	V170524-CI-DG-3000:IT-01	V170524-CI-DG-3000	Intersection	Signalised intersection - Hopkins Road / east-west connector road- Construction of primary arterial to connector road 3-way signalised intersection and roundabout(interim treatment)	T - Signalised & signalised roundabout (Interim)
IT-02	V170524-CI-DG-3001	V170524-CI-DG-3001	Intersection	Construction of primary arterial to connector road 3-way signalised intersection (interim treatment)	T - Signalised (Interim)

ICP Project ID	Cost Sheet Project ID	Drawing Number	Category	Description	Standard
IT-03	V170524-CI-DG-3002:IT-03	V170524-CI-DG-3002	Intersection	Construction of primary arterial to secondary arterial 3-way intersection (interim treatment)	Signalised (Interim)
IT-04	V170524-CI-DG-3003:IT-04	V170524-CI-DG-3003	Intersection	Construction of primary arterial to boulevard connector road 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	T - Signalised (Interim)
IT-05	Item 9	CG151009-TR-DG-2805	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-06	Item 8	CG151009-TR-DG-2806	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-07	Item 9	CG151009-TR-DG-2807	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-08	Item 9	CG151009-TR-DG-2808	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-09	Item 9	CG151009-TR-DG-2809	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-10	Item 9	CG151009-TR-DG-2810	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-11	Item 9	CG151009-TR-DG-2811	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-12	Item 8	CG151009-TR-DG-2812	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-13	Item 9	CG151009-TR-DG-2813	Intersection	Secondary/Connector Blvd	Cross - Signalised (Interim)
IT-14	V170524-CI-DG-3004:IT-14	V170524-CI-DG-3004	Intersection	Construction of primary arterial to secondary arterial 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	T - Signalised (Interim)
IT-15	Item 9	CG151009-TR-DG-2815	Intersection	Secondary/Connector Blvd	T - Signalised (Interim)

ICP Project ID	Cost Sheet Project ID	Drawing Number	Category	Description	Standard
IT-16	V170524-CI-DG-3005:IT-16	V170524-CI-DG-3005	Intersection	Construction of primary arterial to connector road 3-way signalised intersection (interim treatment). To include appropriate protection of high pressure gas transmission pipelines.	T - Signalised (Interim)
PS-01	NA	NA	Pedestrian signals	Pedestrian signals	Pedestrian signals
PS-02	NA	NA	Pedestrian signals	Pedestrian signals	Pedestrian signals
BR-01	BR01	V170524-CI-DG-3006/ 3007	Bridge	Construction of pedestrian and cycle bridge across the Western Freeway to the future Kororoit Precinct	Pedestrian Bridge
BR-02	BR-02	V170524-CI-DG-3009	Bridge	Construction of pedestrian and cycle bridge across the Melbourne- Ballarat rail corridor	Pedestrian Bridge
BR-03	BR-03	V170524-CI-DG-3008	Bridge	Construction of an upgrade to the level crossing at the intersection of Hopkins Road and the Melbourne- Ballarat rail corridor, including automatic gates and pedestrian crossings***	Level crossing upgrade
CU-01	Culvert-CU-1	NA	Bridge	Construction of a culvert across Riding Boundary Road to cater for a new drainage infrastructure associated with the Truganina Drainage Services Scheme.	Major Culvert
<b>Community and Recreation Projects</b>					
CI-02 (C)	Item 38	V170524-CI-DG-2050	Community Facilities	Level 2 Facility	Contemporary standard
CI-03 (C)	Item 37	V170524-CI-DG-2049	Community Facilities	Level 1 Facility	Contemporary standard
CI-04 (C)	Item 37	V170524-CI-DG-2049	Community Facilities	Level 1 Facility	Contemporary standard

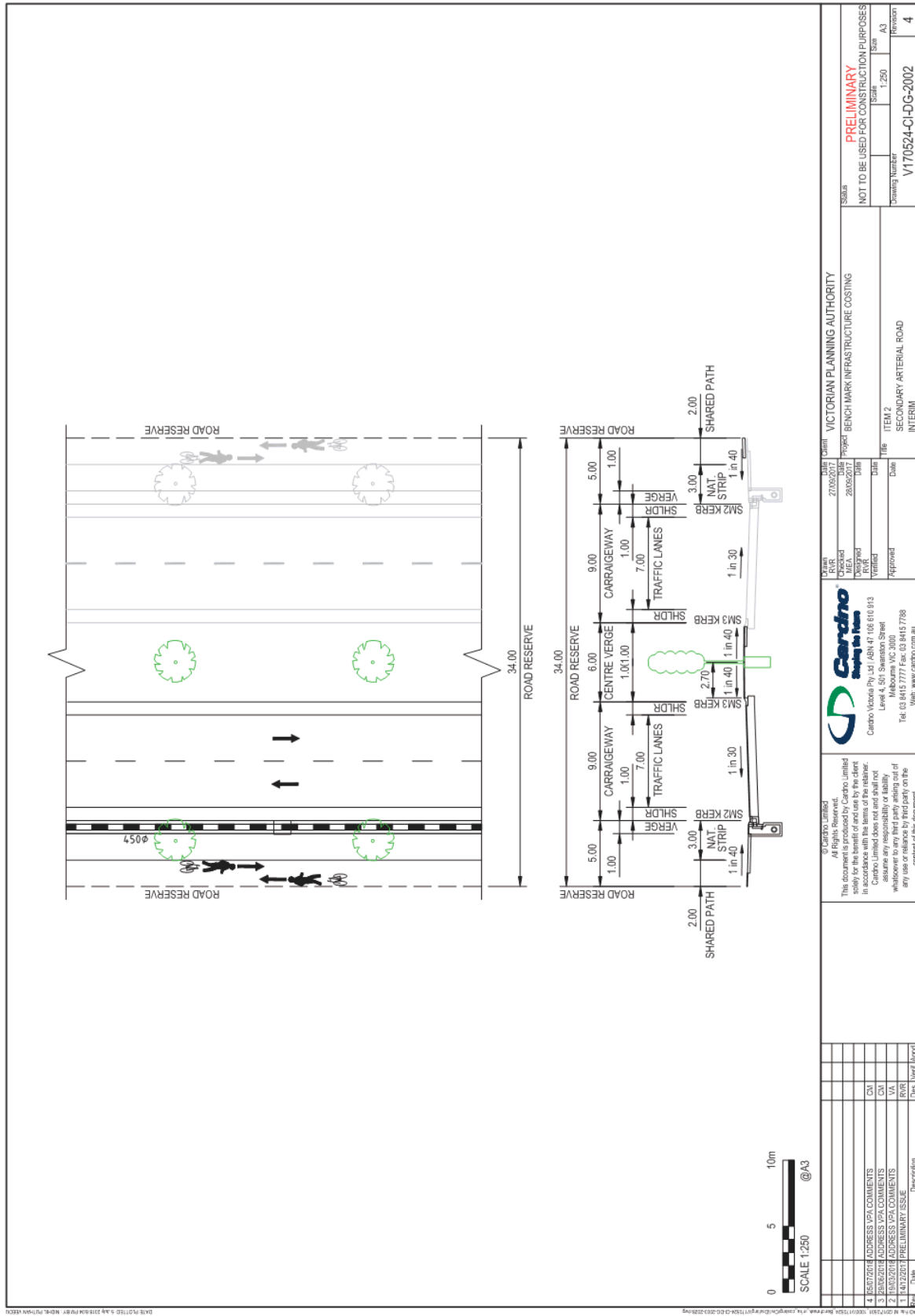
ICP Project ID	Cost Sheet Project ID	Drawing Number	Category	Description	Standard
OS-01	Item 43	V170524-CI-DG-2055	Sports and Recreation Facilities	Sports and recreation facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard
	Item 40	V170524-CI-DG-2053		Sports Pavilion 3 playing areas	
OS-02	Item 42	V170524-CI-DG-2052	Sports and Recreation Facilities	Sports and recreation facility 5 to 6 hectare site	Contemporary senior and junior sporting competition standard
	Item 40	V170524-CI-DG-2053		Sports Pavilion 2 playing areas	
OS-03	Item 43	V170524-CI-DG-2055	Sports and Recreation Facilities	Sports and recreation facility 8 to 10 hectare site	Contemporary senior and junior sporting competition standard
	Item 40	V170524-CI-DG-2053		Sports Pavilion 3 playing areas	



---

**9 APPENDIX 4 INFRASTRUCTURE ELEMENTS**

---





DATE PLOTTED: 5/08/2018 14:50 PM BY: SJUSERS

CAD File: M:\2017\0501\_1000V\170524\_Benchmark\_Info costing\Civil\Drawings\Sketches\170524-CI-DG-3000.dwg

NOTES:  
1. CONCEPT DESIGN BY TRAFFIX GROUP

<p>© Cardno Limited All Rights Reserved This drawing is the property of Cardno Limited and is not to be used, copied, reproduced, or disseminated in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cardno Limited.</p>	<p>1:2000 @ A3 WARNING BEWARE OF LAIBERROAD SERVICES Services are provided on the basis of the information available at the time of the design. Cardno Limited does not warrant the accuracy of the information provided.</p>
<p>Client: VICTORIA PLANNING AUTHORITY Project: MT ATKINSON AND TARNEIT PLAINS PSP COSTINGS HOPKINS ROAD/WESTERN FREEWAY CITY OF MELTON</p>	<p>Drawn: N. YEEU Checked: V. ABEYKOON Approved: C. PASCUAL</p>
<p>Scale: 1:2000 Date: 08/08/2018 Drawing No: V170524-CI-DG-3000</p>	<p>Sheet No: 1</p>





<p>© Cardno Limited All Rights Reserved This drawing is the property of Cardno Limited and is not to be used for any other purpose without the written consent of Cardno Limited. Cardno Limited is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify the accuracy of the information contained herein.</p>		<p>Scale: 1:2000 @ A3 WARNING BEWARE OF UNDERGROUND SERVICES Check for any existing underground services before commencing work. Consultation should be made with the relevant authorities.</p>	<p>Cardno Shaping the Future 1000 Lakeside Drive, Clayton VIC 3168 Tel: 03 9593 9000 www.cardno.com.au</p>	<p>Client: VICTORIA PLANNING AUTHORITY Project: MT ATKINSON AND TARNEIT PLAINS PSP COSTINGS Drawing: HOPKINS ROAD/SHEAHAN ROAD City: CITY OF MELTON Title: INTERIM INTERSECTION LAYOUT Type: IT-02 Concept: CONCEPT LAYOUT</p>
<p>Drawn: N. YEEU Checked: V. ABNEYWOOD Approved: C. PASQUALI</p>	<p>Scale: 1:2000 Date: 08/08/2018 Drawing No: V170524-CI-DG-3001</p>	<p>Sheet No: 1 Total Sheets: 1</p>	<p>Drawn: N. YEEU Checked: V. ABNEYWOOD Approved: C. PASQUALI</p>	



NOTES:

1. CONCEPT DESIGN BY TRAFFIX GROUP

Date	Issue	Description

© Council Limited All Rights Reserved This drawing is the property of the Council and is not to be used for any other purpose without the written permission of the Council. The Council does not warrant the accuracy of the information contained in this drawing and is not responsible for any loss or damage arising from its use.	
<b>WARNING</b> BEWARE OF UNREGISTERED SERVICES Services are provided under the name of the Council but are not provided by the Council. Customers should be aware of this.	
Scale: 1:2000 @ A3	Date: 15/08/2018
Project: MATTATSON AND TARNEIT PLAINS PSP COSTINGS GREIGS ROAD/HOPKINS ROAD CITY OF MELTON	Drawing No: V170524-CH-DG-3002
Design: C PASCUAL Checked: V ABAYAKON Drawn: M REEDU	Scale: 1:2000 Date: 15/08/2018 Drawing No: V170524-CH-DG-3002
Victoria Planning Authority NOT TO BE USED FOR CONSTRUCTION PURPOSES	Sheet No: 1 Total Sheets: 1



DATE PLOTTED: 5/08/2018 1:09:54 PM BY: SJUSERS

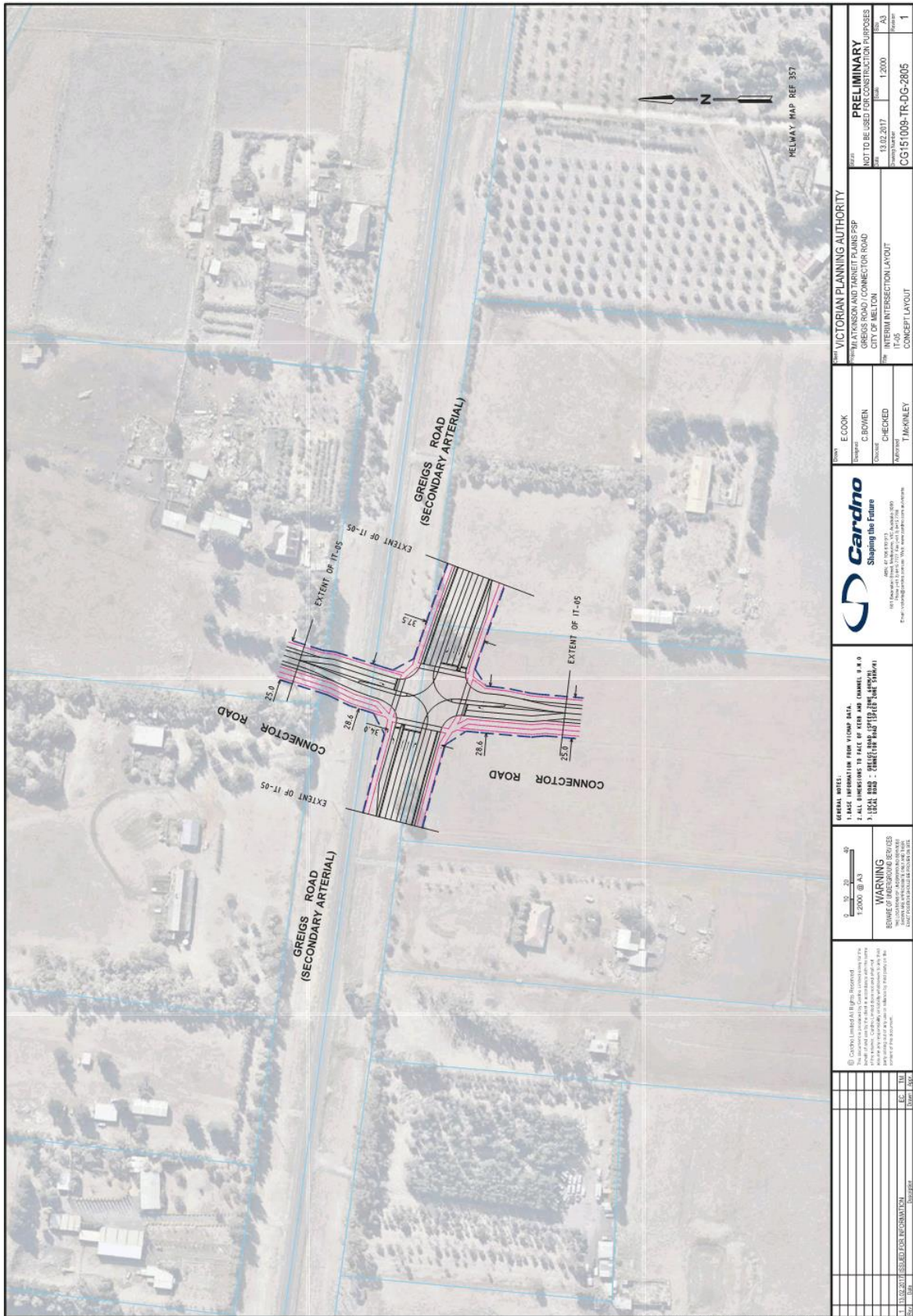
CAD File: M:\2017\0501\_1000V\170524\_Benchmark\_infra\_costing\Civil\Drawings\Sketches\170524-CI-DG-3002.dwg



DATE PLOTTED: 5/06/2018 14:56 PM BY: SJUSERS

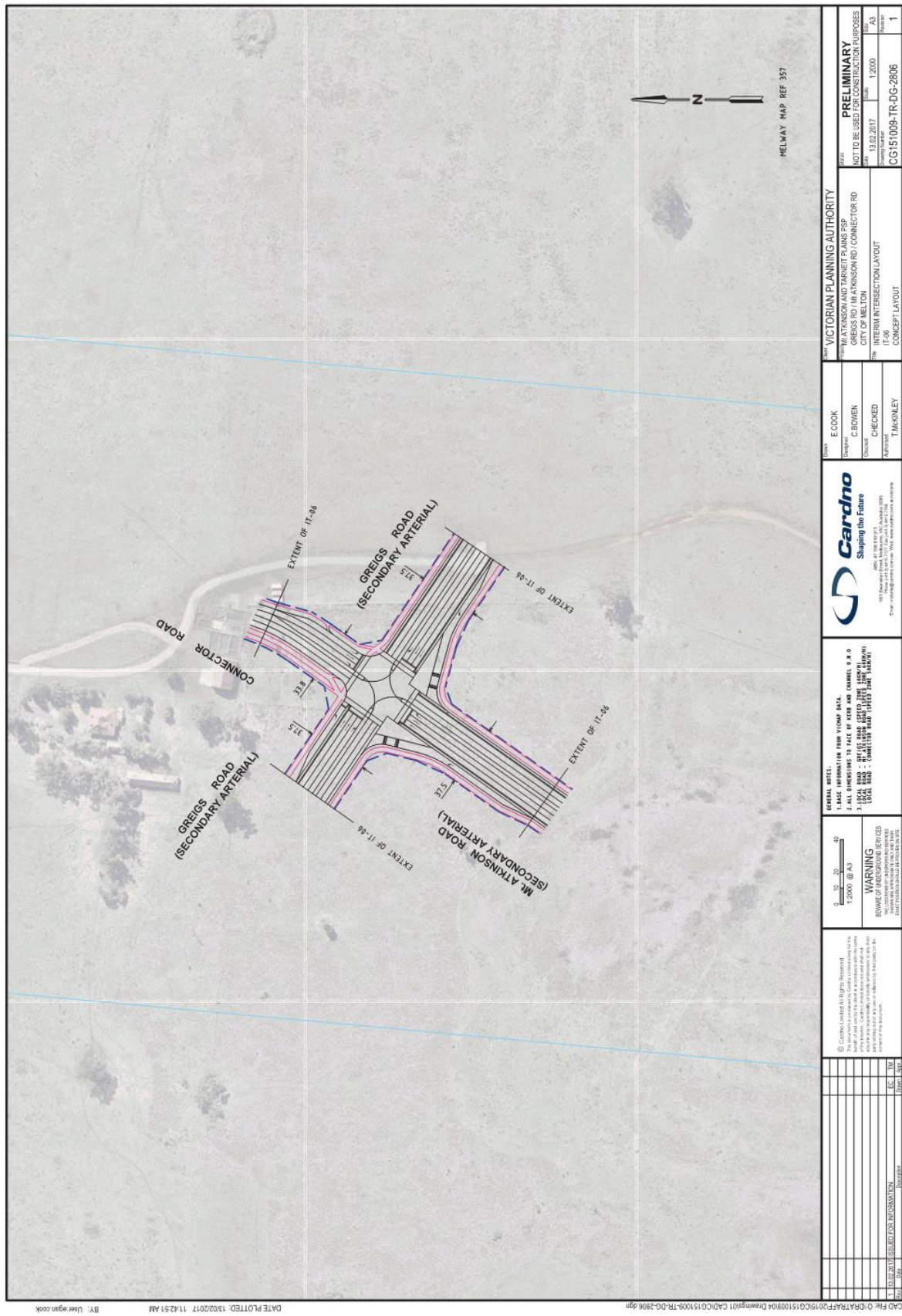
CAD File: M:\2017\0501\_1000\170524\_Benchmark\_infra\_costing\Civil\Drawings\Sketches\170524-CI-D-3003.dwg

<p>© Council, Limited All Rights Reserved                  This drawing is the property of the Council and is not to be used for any other purpose without the written consent of the Council.                  The Council is not responsible for any errors or omissions in this drawing and does not accept any liability for any loss or damage arising from its use.</p>	
<p><b>WARNING</b>                  BEWARE OF SUBSTANDARD SERVICES                  Services are provided on the basis of the information provided to the Council. The Council is not responsible for any errors or omissions in this drawing and does not accept any liability for any loss or damage arising from its use.</p>	
<p>Scale: 1:2000 @ A3                  0 10 20 30                  METRES</p>	
<p><b>Cardno</b>                  Shaping the Future                  4000 St Albans VIC 3024 Australia 0393 947 000                  Email: sales@cardno.com.au Web: www.cardno.com.au</p>	
<p>Client: VICTORIA PLANNING AUTHORITY                  PROJECT: MT ATKINSON AND TARNEIT PLAINS PSP COSTINGS                  INDUSTRIAL CONNECTOR ROAD/HOPKINS ROAD                  CITY OF MELTON</p>	<p>Drawn: N. YEEU                  Checked: V. ABEYKOON                  Approved: C. PASCUAL</p>
<p>Drawn: N. YEEU                  Checked: V. ABEYKOON                  Approved: C. PASCUAL</p>	<p>Project: PRELIMINARY                  NOT TO BE USED FOR CONSTRUCTION PURPOSES                  Date: 06.06.2018                  Drawing No: V170524-CI-D-3003                  Revision: 1</p>



DATE PLOTTED: 13/02/2017 11:42:47 AM  
 BY: User:sgan.cook  
 C:\D:\C151009\TR-DG-2805.dgn  
 User:sgan.cook

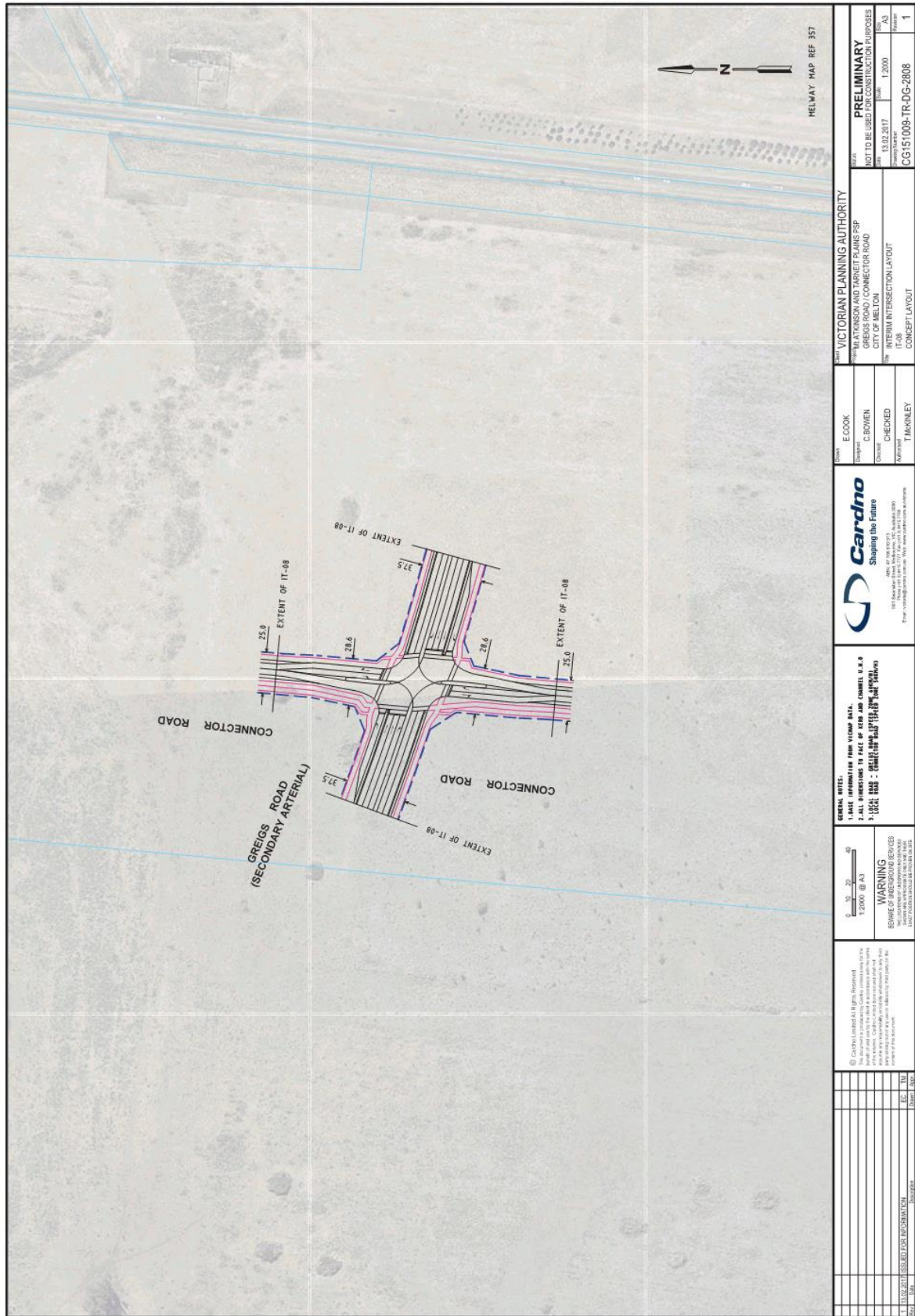
<b>GENERAL NOTES:</b> 1. BASE INFORMATION FROM WORK DATA. 2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED. 3. LOCAL ROAD - 20M (MINIMUM) (SEE PART 2 OF THE SCHEME)	 <b>WARNING</b> BEWARE OF UNDERGROUND SERVICES Before any excavation work is undertaken, the location and depth of all underground services should be ascertained.	© 2017/18 Limited All Rights Reserved All other rights reserved. This drawing is the property of the City of Melton and is not to be used or reproduced in any form without the written permission of the City of Melton. This drawing is the property of the City of Melton and is not to be used or reproduced in any form without the written permission of the City of Melton.	FROM E. COOK DRAWN BY C. BOVEN CHECKED BY J. JARINLEY	CITY OF MELTON GREIGS ROAD / CONNECTOR ROAD INTERIM INTERSECTION LAYOUT CONCEPT LAYOUT		
			PROJECT MT ATKINSON AND TARNEIT PLAINS PSP	DRAWN 01/02/2017 SCALE 1:2000	TYPE PRELIMINARY NOT TO BE USED FOR CONSTRUCTION PURPOSES	SHEET NO. CG151009-TR-DG-2805
			PROJECT VICTORIAN PLANNING AUTHORITY	PROJECT MT ATKINSON AND TARNEIT PLAINS PSP	CITY OF MELTON	SHEET NO. 1
			PROJECT GREIGS ROAD / CONNECTOR ROAD	PROJECT MT ATKINSON AND TARNEIT PLAINS PSP	CITY OF MELTON	SHEET NO. 1



CAD File: D:\P\AT\SP\151009\151009\151009\TR-DG-2806.dwg  
 DATE PLOTTED: 13/02/2017 11:42:51 AM  
 BY: User:agan.cook

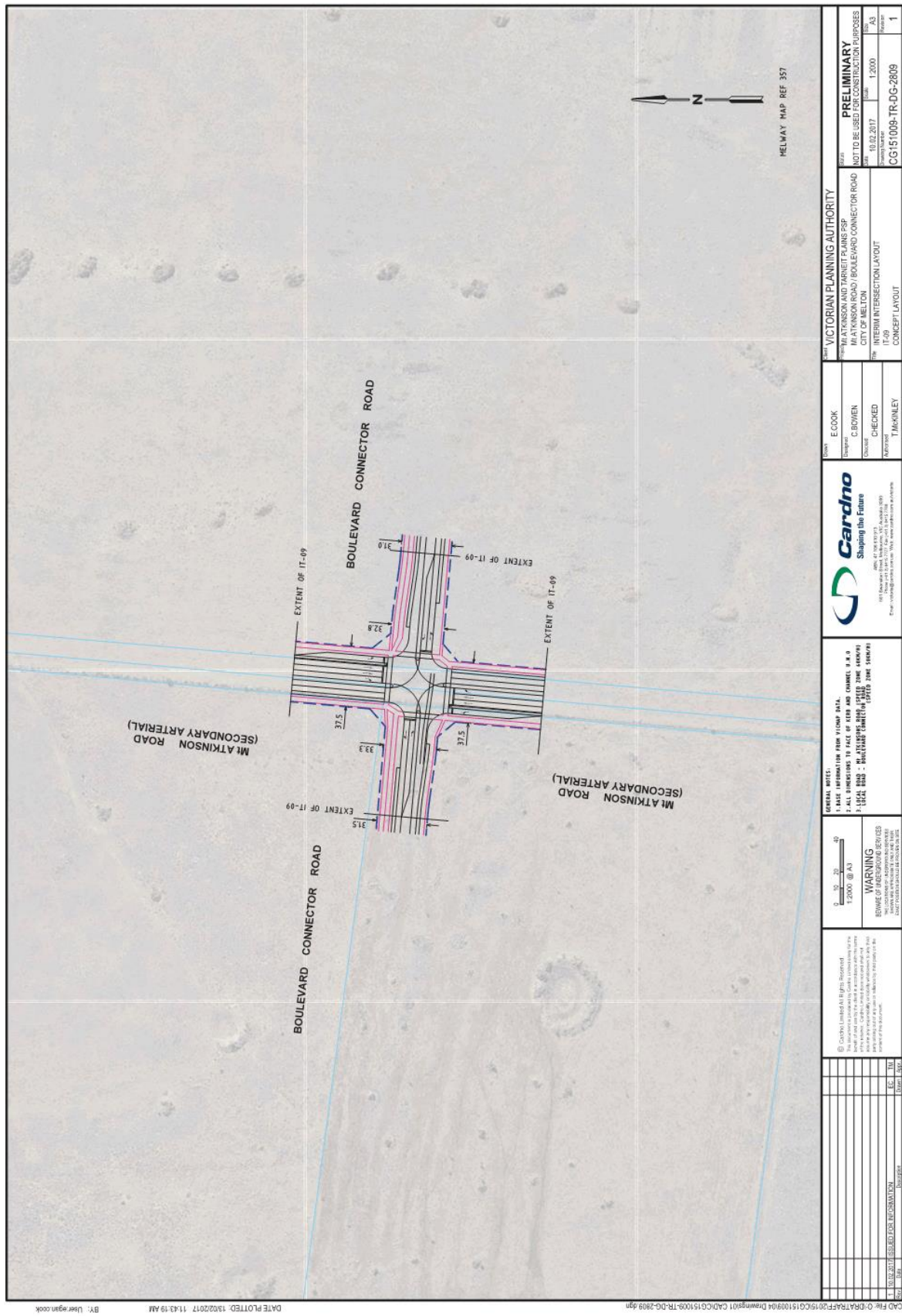
<p><b>GENERAL NOTE:</b></p> <p>1. BASE INFORMATION FROM WIPAC DATA.</p> <p>2. ALL DIMENSIONS TO FACE OF PIER AND CHANNEL IS 0.0</p> <p>3. ALL DIMENSIONS TO FACE OF PIER AND CHANNEL IS 0.0</p> <p>4. ALL DIMENSIONS TO FACE OF PIER AND CHANNEL IS 0.0</p> <p>5. ALL DIMENSIONS TO FACE OF PIER AND CHANNEL IS 0.0</p>	
<p><b>WARNING</b></p> <p>REVIEW OF INTERSECTION SERVICES</p> <p>Intersections are shown for information only. They are not to be used for design purposes.</p>	
<p>© 2017 Cardno Limited All Rights Reserved</p> <p>This drawing is the property of Cardno Limited and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Cardno Limited.</p>	
<p>Scale: 1:2000 @ A3</p>	
<p><b>VICTORIAN PLANNING AUTHORITY</b></p> <p>PROJECT: MT ATKINSON AND TARNEIT PLAINS PSP</p> <p>LOCATION: GREIGS RD / MT ATKINSON RD / CONNECTOR RD</p> <p>CITY OF MELTON</p> <p>PROJECT NO: I1-36</p> <p>DATE: 01.02.2017</p> <p>SCALE: 1:2000</p> <p>PROJECT: CG151009-TR-DG-2806</p> <p>NO. OF SHEETS: 1</p>	
<p>DESIGNER: E. COOK</p> <p>CHECKED: C. BOWEN</p> <p>APPROVED: J. MCKINLEY</p>	<p>DATE: 01.02.2017</p> <p>SCALE: 1:2000</p> <p>PROJECT: CG151009-TR-DG-2806</p>





CAD File: O:\BART\FSP\09151009104 Drawings\01 CAD\C151009-TR-DG-2008.dgn DATE PLOTTED: 13/02/2017 11:42:57 AM BY: User:agan.cook

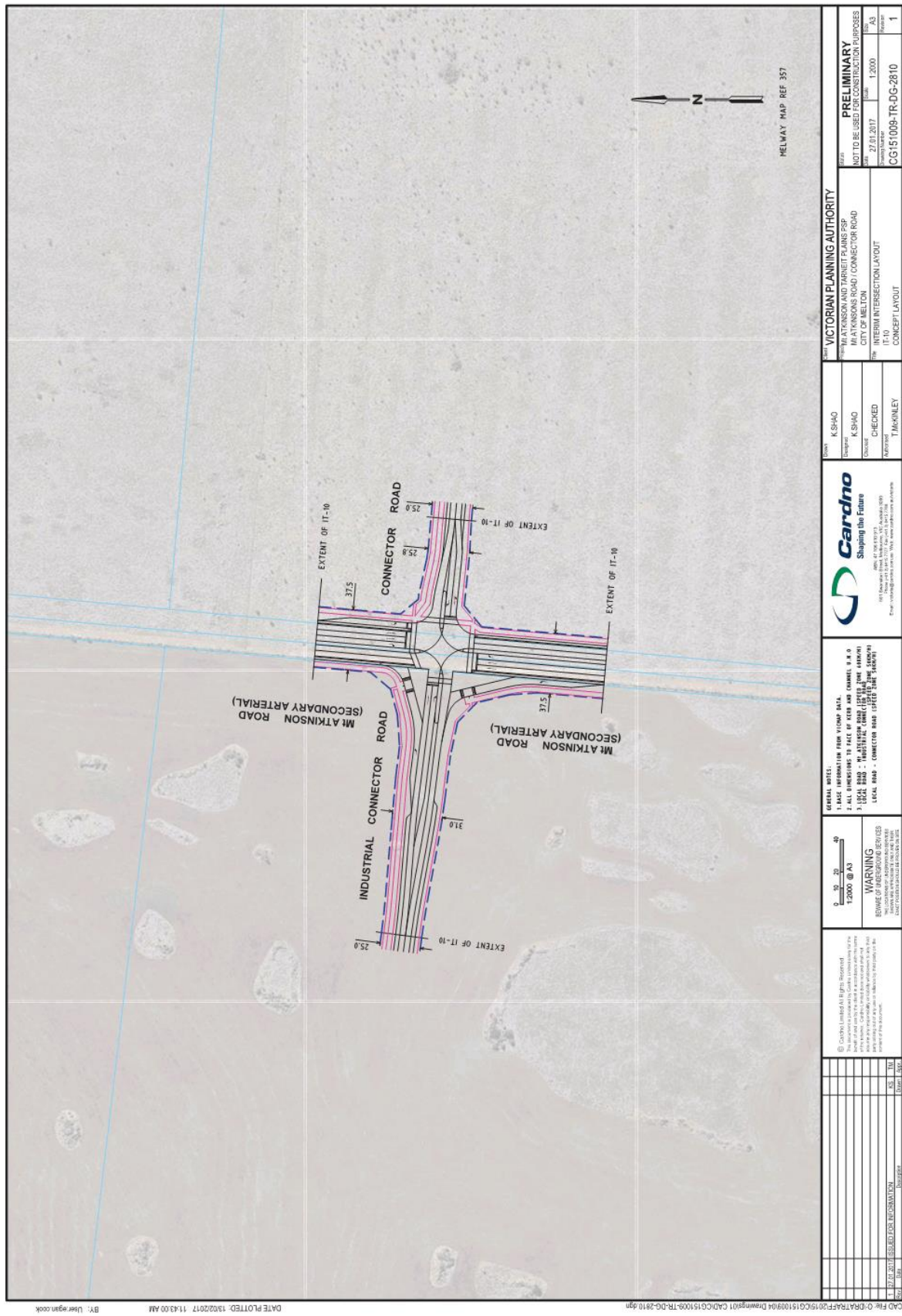
<p><b>GENERAL NOTES:</b></p> <p>1. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS TO FACE OF ROAD AND CURB OR TO FACE OF CURB AND CHANNEL TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS TO FACE OF ROAD AND CURB OR TO FACE OF CURB AND CHANNEL TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.</p>		<p><b>WARNING</b></p> <p>BEWARE OF UNEXPECTED SERVICES</p> <p>BEFORE ANY WORK COMMENCES ON THIS PROJECT, THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL SERVICES TO BE AVOIDED.</p>	<p>© 2018 Cardno Limited All Rights Reserved</p> <p>This drawing is the property of Cardno Limited and is not to be used for any other purpose without the written consent of Cardno Limited.</p> <p>Cardno Limited is not responsible for any errors or omissions in this drawing or for any consequences arising from its use.</p>	<p>1:1000 @ A3</p> <p>0 10 20 30</p>	<p><b>Cardno</b></p> <p>Shaping the Future</p> <p>187 Deakin Street, Melbourne VIC 3000</p> <p>Phone: +61 3 9593 1111</p> <p>www.cardno.com.au</p>	<p><b>PROJECT INFORMATION</b></p> <p>PROJECT: MT ATKINSON AND TARNEIT PLAINS PSP</p> <p>CLIENT: CITY OF MELTON</p> <p>PROJECT NAME: GREIGS ROAD / CONNECTOR ROAD</p> <p>PROJECT TYPE: INTERIM INTERSECTION LAYOUT</p> <p>PROJECT NUMBER: CG151009-TR-DG-2008</p>	<p><b>DESIGNER</b></p> <p>NAME: E. COOK</p> <p>DESIGNED BY: C. BOWEN</p> <p>CHECKED BY: J. MCKINLEY</p> <p>DATE: 08/02/2017</p> <p>SCALE: 1:2000</p> <p>DATE: 08/02/2017</p> <p>SCALE: 1:2000</p> <p>DATE: 08/02/2017</p> <p>SCALE: 1:2000</p>	<p><b>VICTORIAN PLANNING AUTHORITY</b></p> <p>NOT TO BE USED FOR CONSTRUCTION PURPOSES</p> <p>PRELIMINARY</p> <p>1</p>
<p><b>GENERAL NOTES:</b></p> <p>1. ALL DIMENSIONS IN METERS UNLESS OTHERWISE SPECIFIED.</p> <p>2. ALL DIMENSIONS TO FACE OF ROAD AND CURB OR TO FACE OF CURB AND CHANNEL TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.</p> <p>3. ALL DIMENSIONS TO FACE OF ROAD AND CURB OR TO FACE OF CURB AND CHANNEL TO FACE OF CURB UNLESS OTHERWISE SPECIFIED.</p>								



CAD File: 0-DAT\25\F09\19\01\15\1009\04 Drawings\01 CAD\C\15\1009-TR-DG-2809.dgn DATE PLOTTED: 13/02/2017 11:43:19 AM BY: User:agan.cook

<p><b>GENERAL NOTES:</b></p> <p>1. BASE INFORMATION FROM VICON DATA.</p> <p>2. ALL DIMENSIONS TO FACE OF KERB AND CURBS, UNLESS STATED OTHERWISE.</p> <p>3. ALL DIMENSIONS TO FACE OF CURB UNLESS STATED OTHERWISE.</p> <p>4. ALL DIMENSIONS TO FACE OF CURB UNLESS STATED OTHERWISE.</p>		<p><b>WARNING</b></p> <p>BEWARE OF SURROUNDING SERVICES</p> <p>BEFORE ANY WORK COMMENCES, THE USER OF THIS DRAWING SHOULD BE AWARE OF THE LOCATION OF ALL SERVICES AND TAKE APPROPRIATE PRECAUTIONS TO AVOID DAMAGE TO ANY SERVICES.</p>	<p><b>Cardno</b></p> <p>Shaping the Future</p> <p>100% Satisfaction Guarantee</p> <p>100% On-Time Delivery</p> <p>100% Client Satisfaction</p> <p>100% Quality Assurance</p>	<p><b>Checked:</b> J. MCKINLEY</p> <p><b>Drawn:</b> C. BOWEN</p> <p><b>Design:</b> E. COOK</p>	<p><b>Project:</b> VICTORIAN PLANNING AUTHORITY</p> <p><b>Client:</b> MT ATKINSON AND TARNEIT PLAINS PSP</p> <p><b>Location:</b> CITY OF MELTON</p> <p><b>Project Name:</b> INTERIM INTERSECTION LAYOUT</p> <p><b>Project Ref:</b> CG15/1009-TR-DG-2809</p>
<p><b>Scale:</b> 1:2000 @ A3</p>					
<p><b>Author:</b> J. MCKINLEY</p>	<p><b>Scale:</b> 1:2000</p>	<p><b>Project Ref:</b> CG15/1009-TR-DG-2809</p>	<p><b>Project Ref:</b> CG15/1009-TR-DG-2809</p>	<p><b>Project Ref:</b> CG15/1009-TR-DG-2809</p>	<p><b>Project Ref:</b> CG15/1009-TR-DG-2809</p>

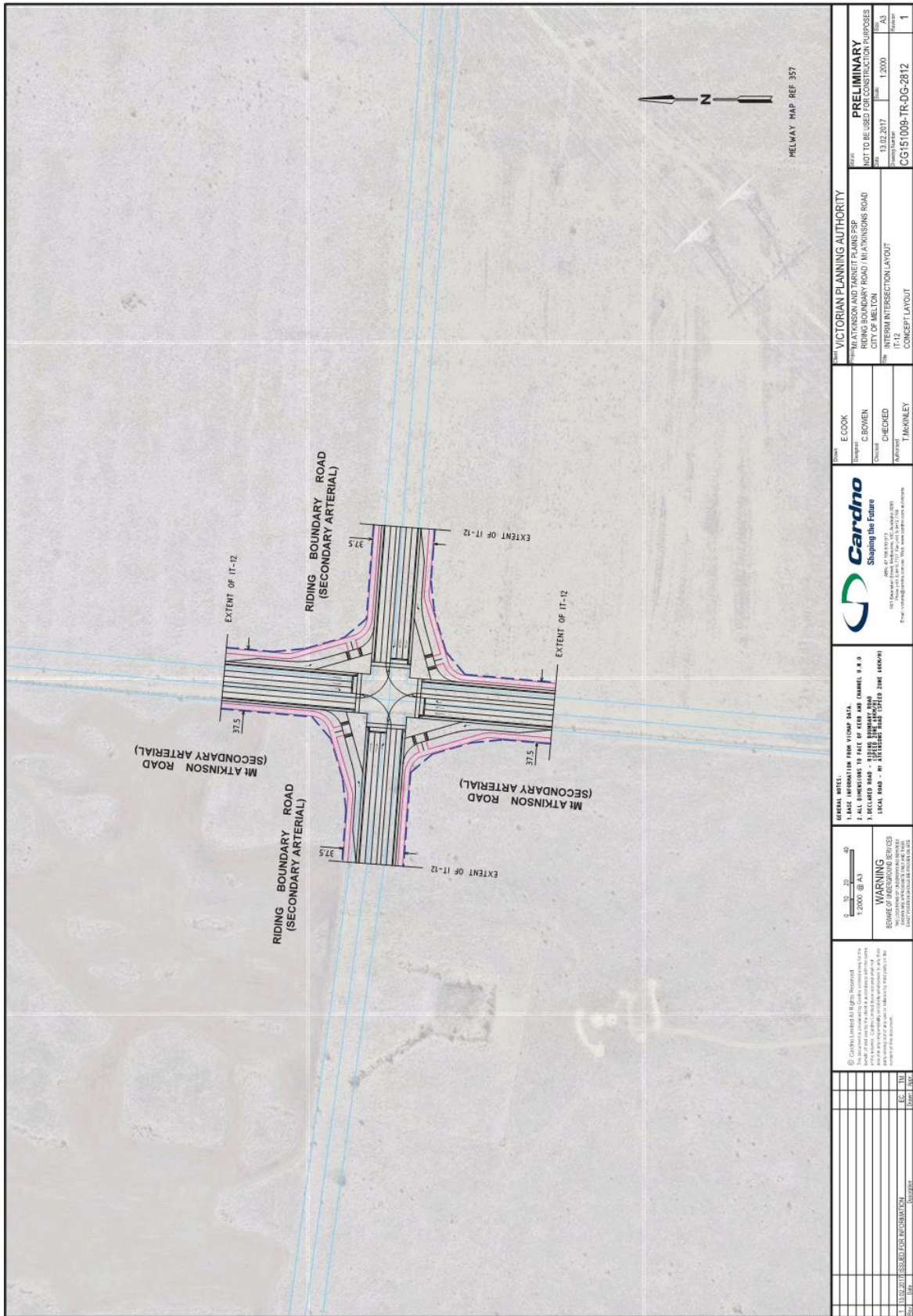




CAD File: D:\BART\F&P\09150914\15100914\Drawings\01 CAD\C15100914-TR-DG-2910.dgn  
 DATE PLOTTED: 13/02/2017 11:43:00 AM  
 BY: User:agan.coek

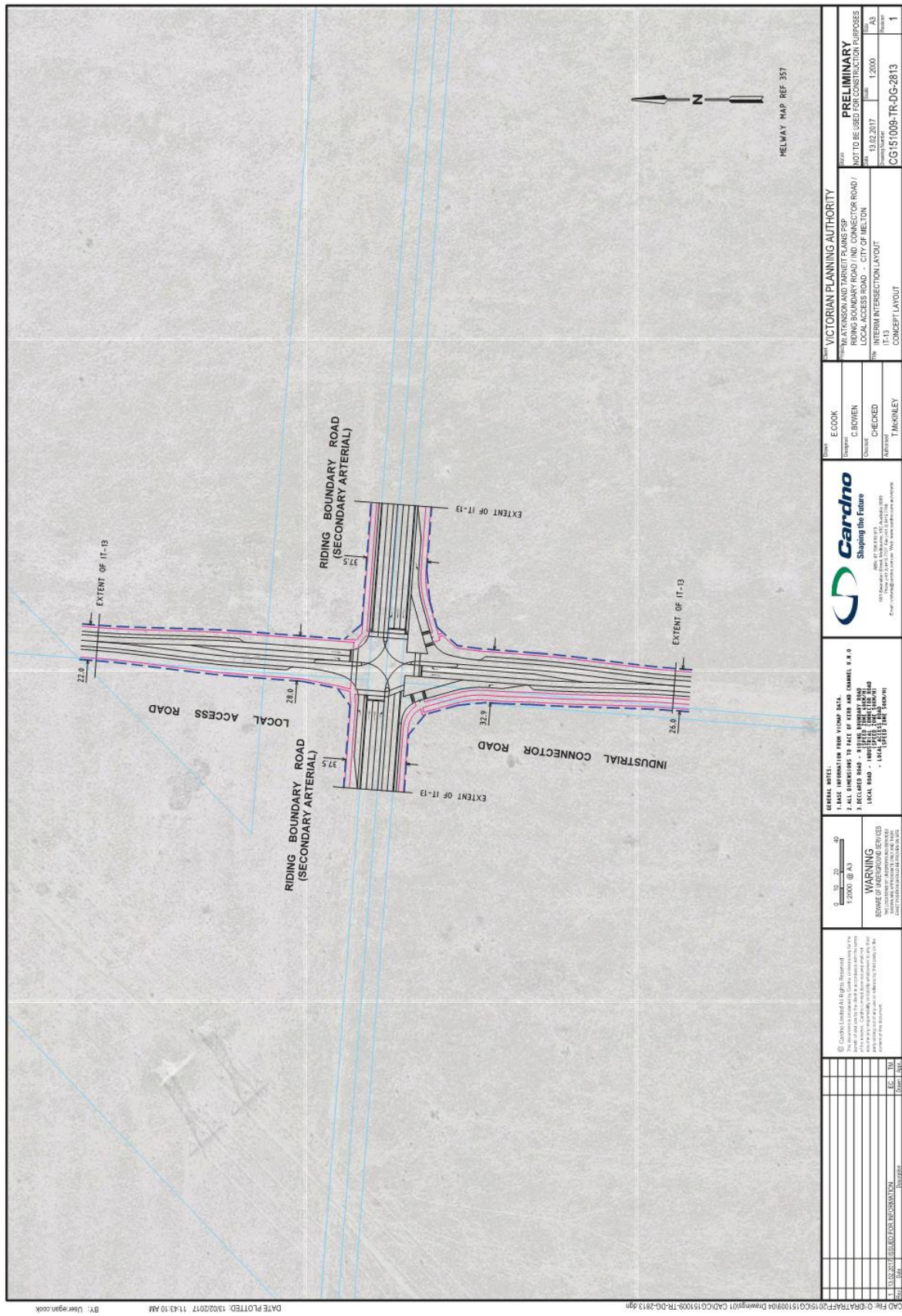
<p><b>GENERAL NOTES:</b></p> <p>1. BASE INFORMATION FROM WORK DATA.</p> <p>2. ALL DIMENSIONS TO FACE UNLESS OTHERWISE SPECIFIED.</p> <p>3. LOCAL ROAD - PAVING, CURBS, GULLIES AND SIGNAGE TO BE PROVIDED BY THE LOCAL ROAD - CONNECTOR ROAD STREET CAMEL 1800M.</p>	
<p><b>WARNING</b></p> <p>BEWARE OF SURROUNDING SERVICES</p> <p>THESE PLANS AND SPECIFICATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE.</p>	
<p>© 2017 Cardno Limited All Rights Reserved</p> <p>Cardno Limited is a registered provider of engineering and design services. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cardno Limited.</p>	
<p>1. 15/02/2017 SELECTOR MODIFICATION</p> <p>2. 15/02/2017 SELECTOR MODIFICATION</p> <p>3. 15/02/2017 SELECTOR MODIFICATION</p> <p>4. 15/02/2017 SELECTOR MODIFICATION</p> <p>5. 15/02/2017 SELECTOR MODIFICATION</p> <p>6. 15/02/2017 SELECTOR MODIFICATION</p> <p>7. 15/02/2017 SELECTOR MODIFICATION</p> <p>8. 15/02/2017 SELECTOR MODIFICATION</p> <p>9. 15/02/2017 SELECTOR MODIFICATION</p> <p>10. 15/02/2017 SELECTOR MODIFICATION</p> <p>11. 15/02/2017 SELECTOR MODIFICATION</p> <p>12. 15/02/2017 SELECTOR MODIFICATION</p> <p>13. 15/02/2017 SELECTOR MODIFICATION</p> <p>14. 15/02/2017 SELECTOR MODIFICATION</p> <p>15. 15/02/2017 SELECTOR MODIFICATION</p> <p>16. 15/02/2017 SELECTOR MODIFICATION</p> <p>17. 15/02/2017 SELECTOR MODIFICATION</p> <p>18. 15/02/2017 SELECTOR MODIFICATION</p> <p>19. 15/02/2017 SELECTOR MODIFICATION</p> <p>20. 15/02/2017 SELECTOR MODIFICATION</p>	
<p>Scale: 1:1000</p>	<p>Scale: 1:1000</p>
<p>Author: K.SHAO</p>	<p>Author: K.SHAO</p>
<p>Checked: K.SHAO</p>	<p>Checked: J.MARNEY</p>
<p>Approved: K.SHAO</p>	<p>Approved: J.MARNEY</p>
<p>Project: MT ATKINSON ROAD / CONNECTOR ROAD</p>	<p>Project: MT ATKINSON ROAD / CONNECTOR ROAD</p>
<p>Client: CITY OF MELTON</p>	<p>Client: CITY OF MELTON</p>
<p>Drawn: 27/01/2017</p>	<p>Drawn: 27/01/2017</p>
<p>Scale: 1:2000</p>	<p>Scale: 1:2000</p>
<p>Sheet: 1</p>	<p>Sheet: 1</p>
<p>Project: CG151009-TR-DG-2810</p>	<p>Project: CG151009-TR-DG-2810</p>
<p>Author: K.SHAO</p>	<p>Author: K.SHAO</p>
<p>Checked: K.SHAO</p>	<p>Checked: J.MARNEY</p>
<p>Approved: K.SHAO</p>	<p>Approved: J.MARNEY</p>
<p>Project: MT ATKINSON ROAD / CONNECTOR ROAD</p>	<p>Project: MT ATKINSON ROAD / CONNECTOR ROAD</p>
<p>Client: CITY OF MELTON</p>	<p>Client: CITY OF MELTON</p>
<p>Drawn: 27/01/2017</p>	<p>Drawn: 27/01/2017</p>
<p>Scale: 1:2000</p>	<p>Scale: 1:2000</p>
<p>Sheet: 1</p>	<p>Sheet: 1</p>
<p>Project: CG151009-TR-DG-2810</p>	<p>Project: CG151009-TR-DG-2810</p>



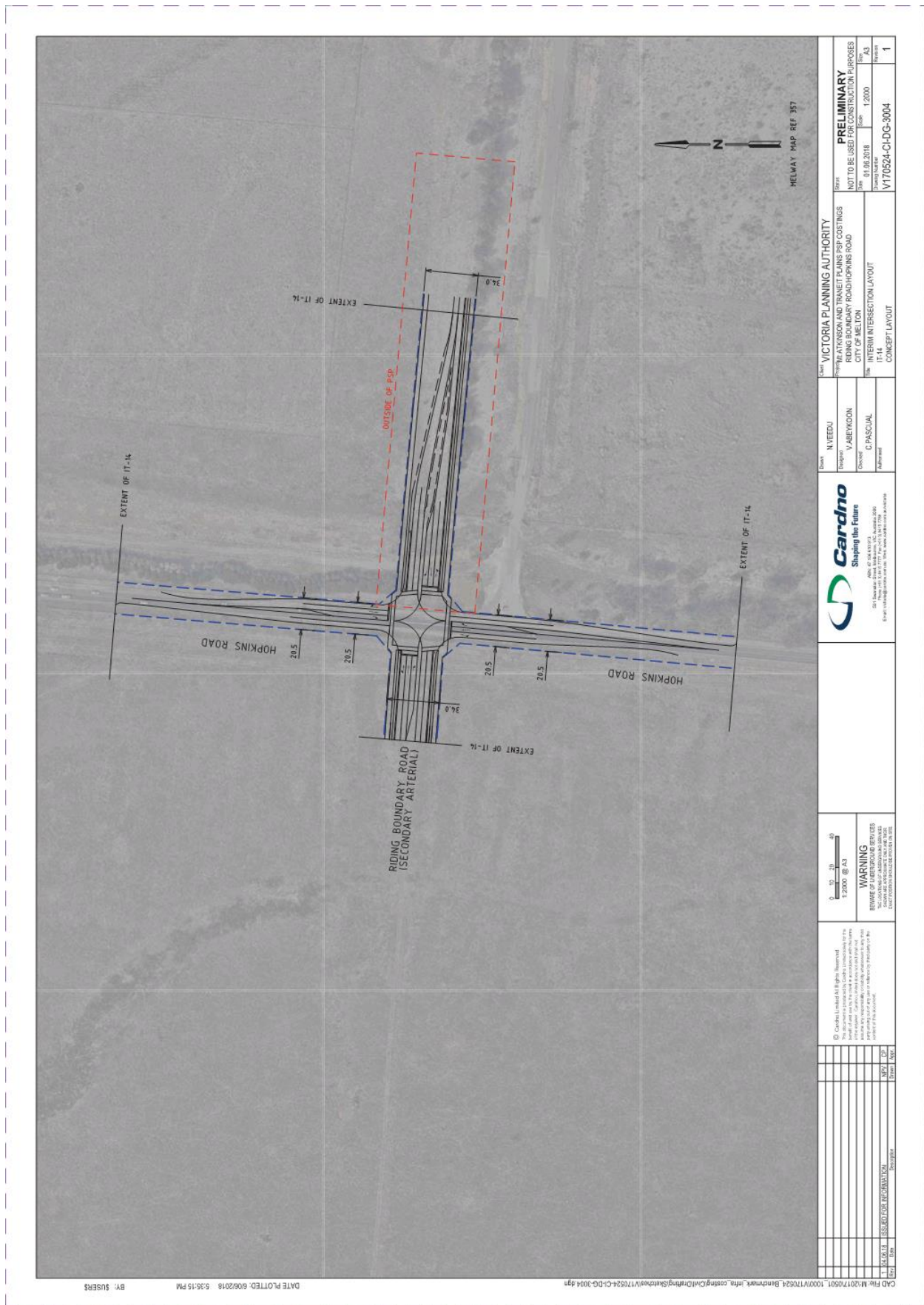


CAD File: O:\DATA\2018\151009\TR-DG-2012.dwg Drawing: 01 CAD\C\151009\TR-DG-2012.dwg  
 DATE PLOTTED: 13/02/2017 11:43:07 AM BY: User:agan.cook

<p><b>GENERAL NOTE:</b></p> <p>1. BASE INFORMATION FROM WIPAC DATA.</p> <p>2. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL 9.0.0</p> <p>3. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL 9.0.0</p> <p>4. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL 9.0.0</p> <p>5. ALL DIMENSIONS TO FACE OF KERB AND CHANNEL 9.0.0</p>	
<p><b>WARNING</b></p> <p>BEWARE OF UNDERGROUND SERVICES</p> <p>Before commencing any work, the location of all underground services should be ascertained and marked.</p>	
<p>© 2018 Cardno Limited All Rights Reserved</p> <p>This drawing is the property of Cardno Limited and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Cardno Limited.</p>	
<p>Scale: 1:2000</p>	
<p><b>PROJECT INFORMATION</b></p> <p>PROJECT: MT ATKINSON AND TARNEIT PLAINS PSP</p> <p>LOCATION: RIDING BOUNDARY ROAD / MT ATKINSONS ROAD</p> <p>CITY OF MELTON</p> <p>PROJECT TITLE: INTERIM INTERSECTION LAYOUT</p> <p>DATE: 01.02.2017</p> <p>SCALE: 1:2000</p> <p>DRAWN BY: JAS</p> <p>CHECKED BY: JAS</p> <p>DATE: 01.02.2017</p> <p>PROJECT NO: CG151009-TR-DG-2012</p> <p>SCALE: 1</p>	
<p><b>DESIGNER</b></p> <p>NAME: E. COOK</p> <p>DESIGNER: C. BOWEN</p> <p>CHECKED: J. JARINLEY</p> <p>DATE: 01.02.2017</p>	
<p><b>VICTORIAN PLANNING AUTHORITY</b></p> <p>PROJECT: MT ATKINSON AND TARNEIT PLAINS PSP</p> <p>LOCATION: RIDING BOUNDARY ROAD / MT ATKINSONS ROAD</p> <p>CITY OF MELTON</p> <p>PROJECT TITLE: INTERIM INTERSECTION LAYOUT</p> <p>DATE: 01.02.2017</p> <p>SCALE: 1:2000</p> <p>DRAWN BY: JAS</p> <p>CHECKED BY: JAS</p> <p>DATE: 01.02.2017</p> <p>PROJECT NO: CG151009-TR-DG-2012</p> <p>SCALE: 1</p>	



CAD File: D:\BART\FSP\015\CG151009\TR-DG-2813.dwg Drawing: 01 CAD/CG151009-TR-DG-2813.dwg DATE PLOTTED: 13/02/2017 11:43:10 AM BY: User:egain.cook



DATE PLOTTED: 8/08/2018 5:35:15 PM BY: SUSERS

CAD File: M:\2017\0501\_1000\VT170524\_Benchmark\_Info costing\Civil\Drawings\Sketches\VT170524-CI-DG-3004.dwg

<p>© Cardno Limited All Rights Reserved                  This drawing is the property of Cardno Limited and is to be used only for the purposes for which it was prepared. It is not to be used for any other purpose without the written consent of Cardno Limited. Cardno Limited does not accept any liability for any loss or damage arising from the use of this drawing.</p>	
<p><b>WARNING</b>                  BEWARE OF SUBSURFACE SERVICES                  Before any excavation, contact the relevant utility providers to determine the location of any subsurface services. Work should not be undertaken until all necessary precautions have been taken.</p>	
<p>Scale: 1:2000 @ A3                  0 15 30 45</p>	
<p>Client: VICTORIA PLANNING AUTHORITY                  Project: MT ATKINSON AND TARNEIT PLAINS PSP COSTINGS                  Location: RIDING BOUNDARY ROAD/HOPKINS ROAD                  City: CITY OF MELTON</p>	<p>Drawn: N. YEEU                  Checked: V. ABNEYWOOD                  Approved: C. PASCUAL</p>
<p>Project: PRELIMINARY                  NOT TO BE USED FOR CONSTRUCTION PURPOSES                  Date: 08/08/2018                  Drawing No: V170524-CI-DG-3004                  Scale: 1:2000                  Sheet No: 1</p>	
<p>Project: INTERIM INTERSECTION LAYOUT                  Title: IT-14                  Description: CONCEPT LAYOUT</p>	



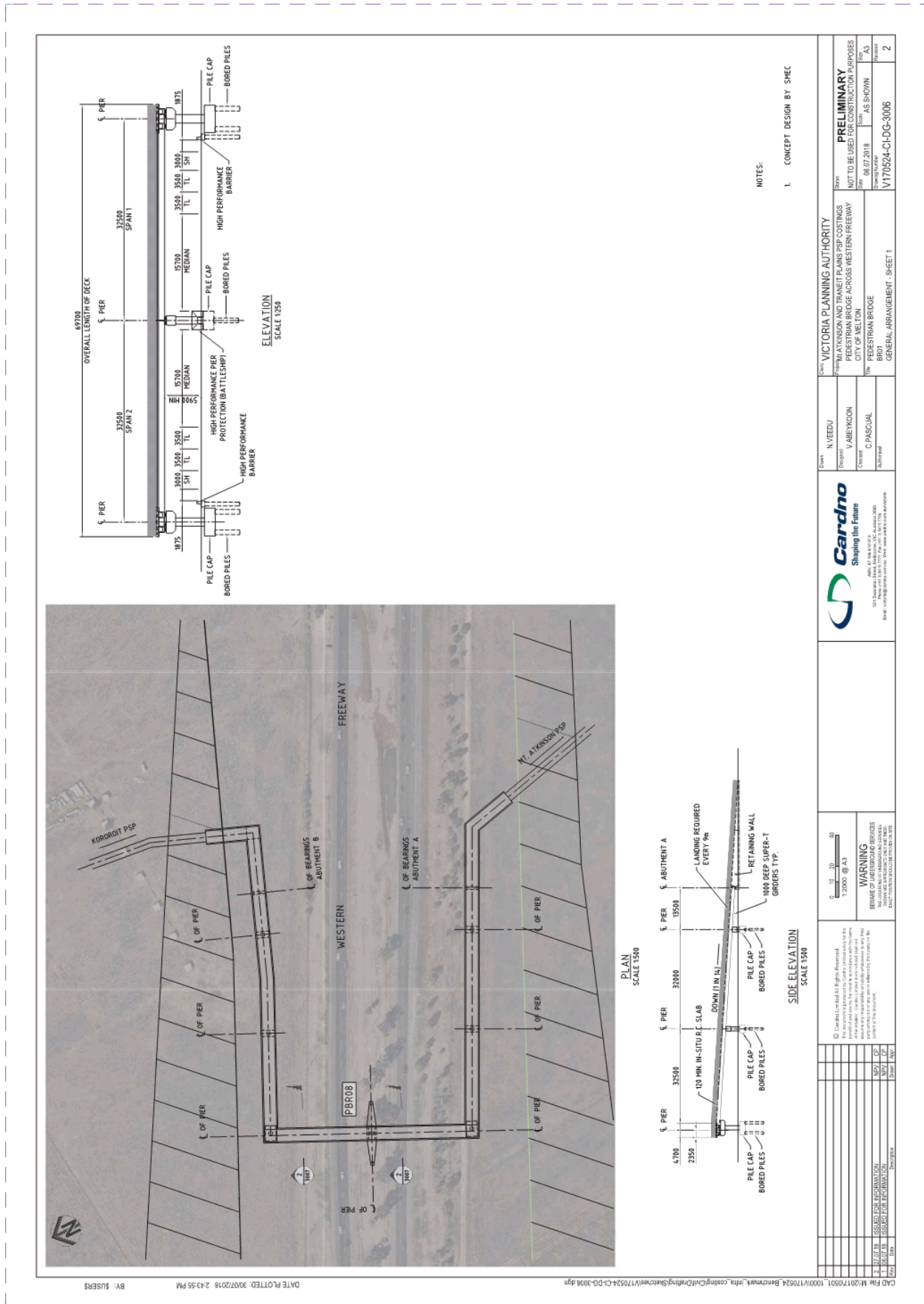




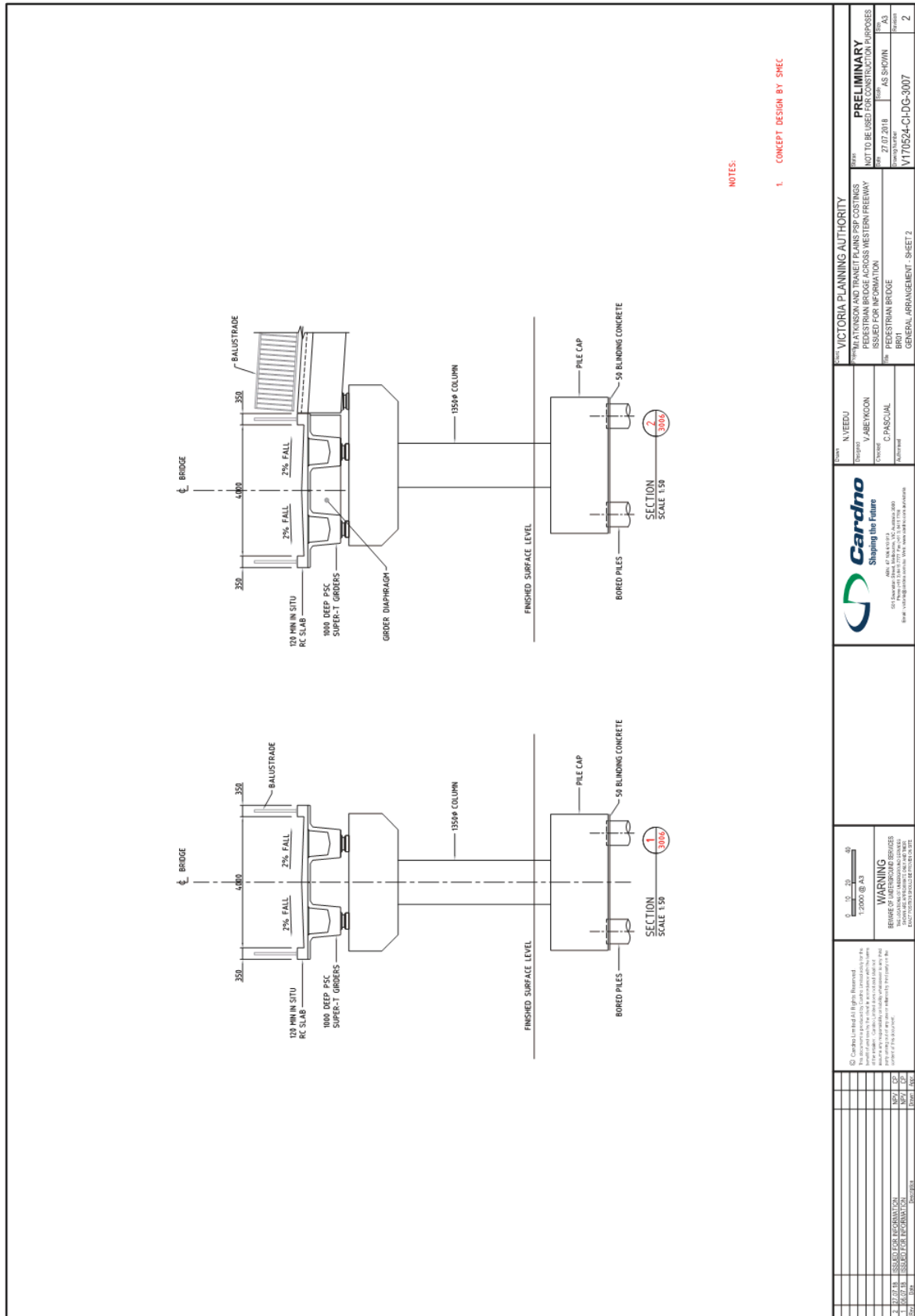
DATE PLOTTED: 8/08/2018 5:34:57 PM BY: SUSERS

CAD File: M:\2017\0501\_1000V\170524\_Benchmark\_Info costing\Civil\Drawings\Sketches\170524-CI-DG-3005.dwg

<p>© Cardno Limited All Rights Reserved          No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or otherwise, without the prior written permission of Cardno Limited.</p>		<p>Scale: 1:2000 @ A3  <b>WARNING</b>          BEWARE OF UNEXPECTED SERVICES          Services are not guaranteed and are subject to change without notice. For more information see website.</p>	<p><b>Cardno</b>          Shaping the Future</p> <p>1000 Lakeside Drive, Clayton VIC 3168          03 9593 8888          Email: info@cardno.com.au Web: www.cardno.com.au</p>	<p>Drawn: N. YEEU          Checked: V. ABNEYKOO          Approved: C. PASCUAL</p>	<p>Client: VICTORIA PLANNING AUTHORITY          Project: MT ATKINSON AND TARNEIT PLAINS PSP COSTINGS          Industrial Connector Road/Hopkins Road          City of Melton</p>	<p>Drawn: PRELIMINARY          NOT TO BE USED FOR CONSTRUCTION PURPOSES          Date: 16.08.2018          Scale: 1:2000          Drawn by: JAS          Title: INTERIM INTERSECTION LAYOUT          Project No: V170524-CI-DG-3005          Sheet No: 1</p>
<p>1. SELECTED FOR REGISTRATION</p>	<p>DATE: 16/08/2018</p>	<p>BY: JAS</p>	<p>DATE: 16/08/2018</p>	<p>BY: JAS</p>	<p>DATE: 16/08/2018</p>	<p>BY: JAS</p>





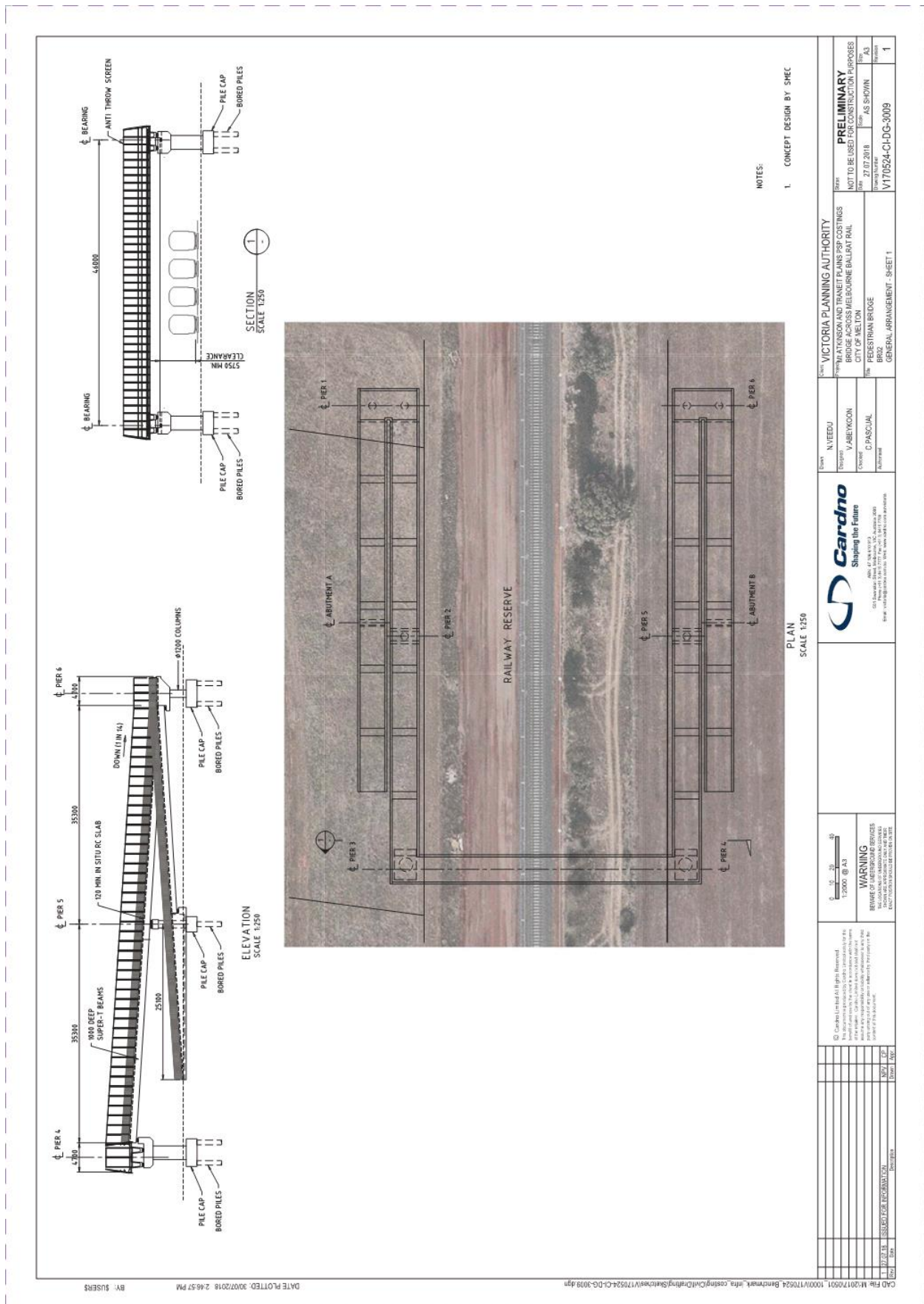


NOTES:

- 1. CONCEPT DESIGN BY SHEC

DATE PLOTTED: 30/07/2018 2:45:01 PM	BY: SJUSERS
-------------------------------------	-------------

<p>© Copyright Limited All Rights Reserved                  This drawing is the property of Cardno and is not to be used for any other project without the written consent of Cardno.                  Cardno is not responsible for any errors or omissions in this drawing and shall not be liable for any loss or damage arising from its use.</p>		<p>Scale: 1:50                  0 15 30 45</p>	<p>WARNING                  BEWARE OF UNREINFORCED BRIDGES                  THESE BRIDGES ARE NOT TO BE USED FOR MOTOR VEHICLES                  EXCEPT WHERE INDICATED OTHERWISE ON THE PLAN</p>	<p>Cardno                  Shaping the Future</p> <p>1000 Lakeside Drive, Clayton VIC 3168                  03 9593 9300                  www.cardno.com.au</p>	<p>DATE: 07/07/2018                  DRAWN BY: AS SHWIN                  CHECKED BY: AS SHWIN                  PROJECT: V170524-CH-DG-3007</p>
<p>VICTORIA PLANNING AUTHORITY                  MT ATKINSON AND TARNEIT PLAINS PSP COSTINGS                  PEDESTRIAN BRIDGE ACROSS WESTERN FREEWAY                  ISSUED FOR INFORMATION</p>		<p>DESIGNER: N. YEEU                  CHECKER: V. ABEYKOON                  APPROVED: C. PASCUAL</p>	<p>PROJECT: PEDESTRIAN BRIDGE                  SHEET: GENERAL ARRANGEMENT - SHEET 2</p>	<p>PRELIMINARY                  NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>	<p>2</p>



CAD FILE: M:\2017\0501\_1000\170524\_Benchmark\_infra\_costing\Civil\Drawings\Sheet\Drawings\170524-CI-DG-3009.dgn DATE PLOTTED: 30/07/2018 2:46:57 PM BY: SUERS

Drawn	N. YEDU
Checked	V. ABNEY
Authorised	C. PASCOAL

VICTORIA PLANNING AUTHORITY	
MELTON ATKINSON AND TARNEIT PLAINS PSP COSTINGS	
BRIDGE ACROSS MELBOURNE BALLARAT RAIL	
CITY OF MELTON	
Date	27/07/2018
Drawn by	AS SHWIN
Checked by	AS SHWIN
Authorised by	AS SHWIN
Project No	V170524-CI-DG-3009
Sheet No	1

Client	VICTORIA PLANNING AUTHORITY
Project	MELTON ATKINSON AND TARNEIT PLAINS PSP COSTINGS
Location	BRIDGE ACROSS MELBOURNE BALLARAT RAIL
City	CITY OF MELTON
File No	PEDESTRIAN BRIDGE
General Arrangement - Sheet 1	

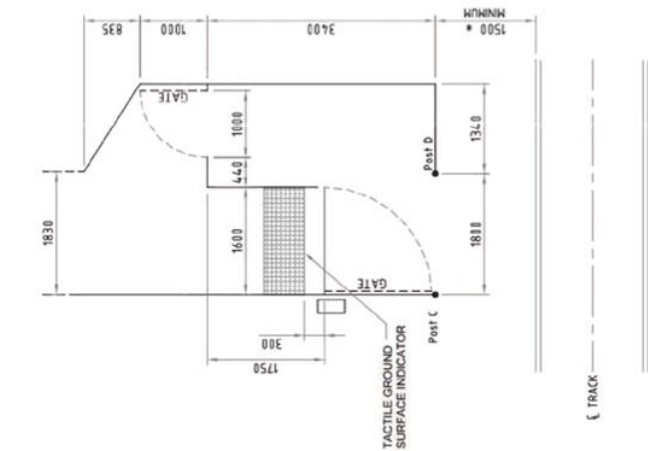
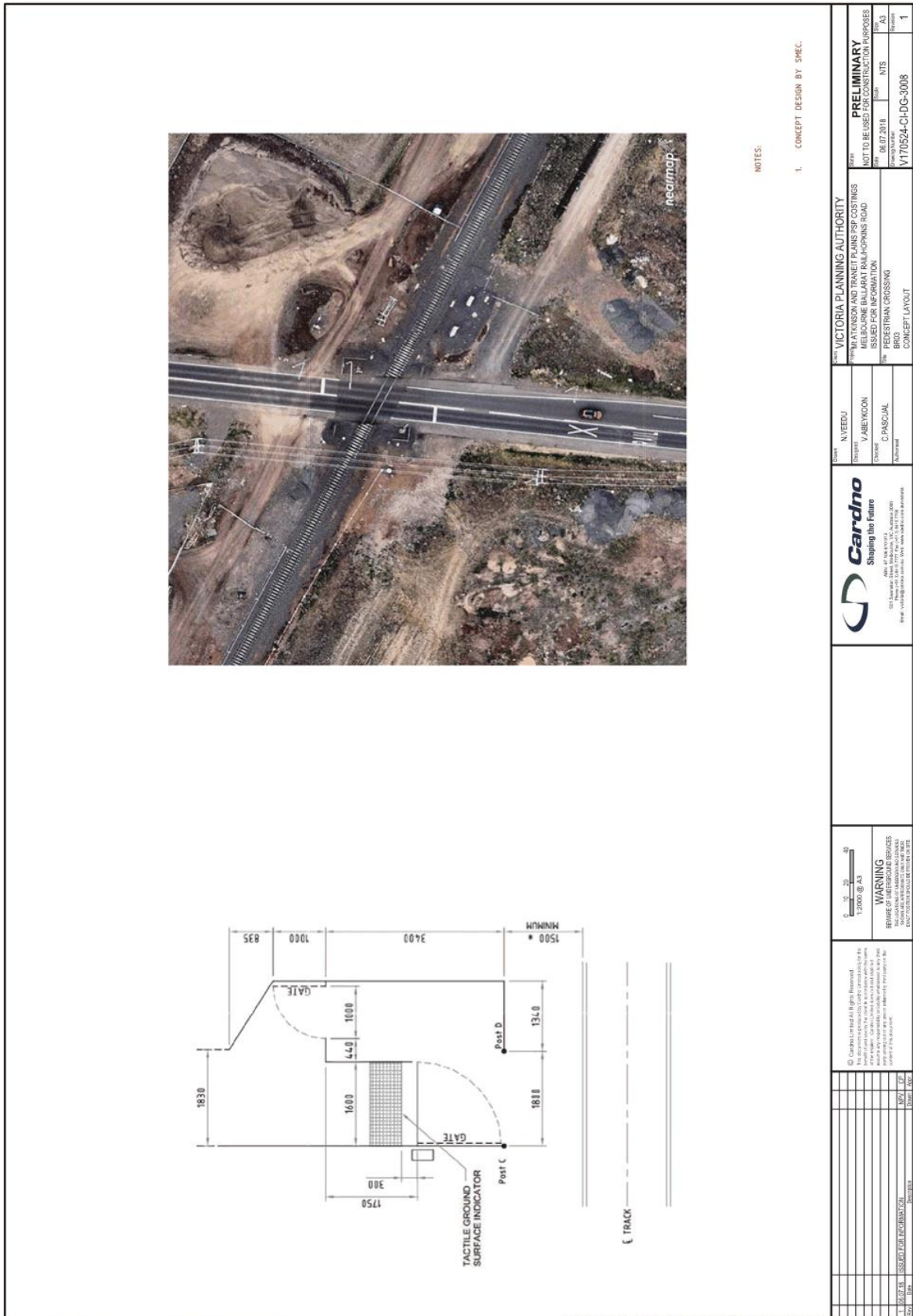


Scale	1:2500 @ A3
Warning	REVIEW OF UNDERGROUND SERVICES
This drawing is for information only and does not constitute a contract. It is subject to the terms and conditions of the contract of sale.	

Scale	1:2500 @ A3
Warning	REVIEW OF UNDERGROUND SERVICES
This drawing is for information only and does not constitute a contract. It is subject to the terms and conditions of the contract of sale.	

Scale	1:2500 @ A3
Warning	REVIEW OF UNDERGROUND SERVICES
This drawing is for information only and does not constitute a contract. It is subject to the terms and conditions of the contract of sale.	

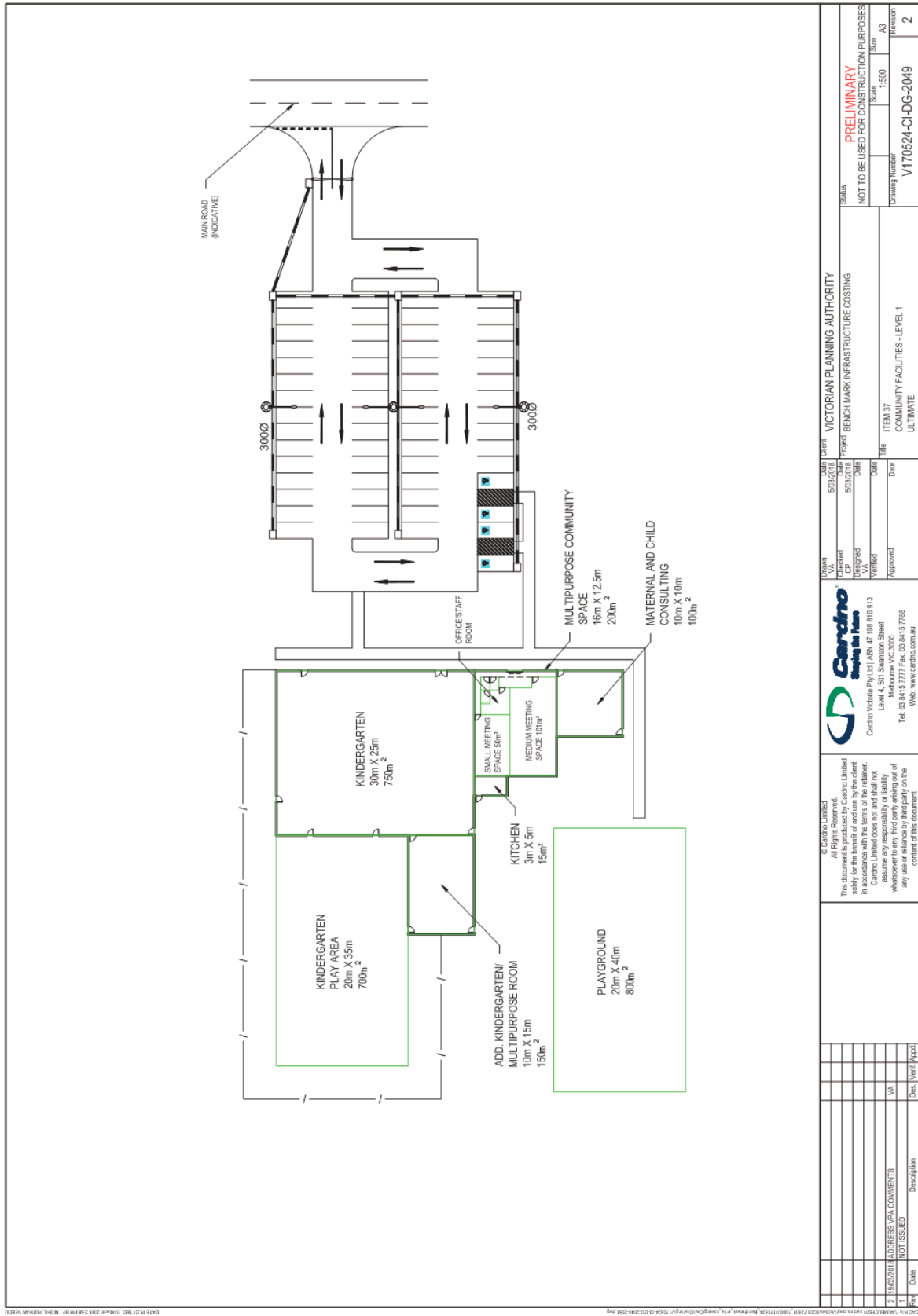
Scale	1:2500 @ A3
Warning	REVIEW OF UNDERGROUND SERVICES
This drawing is for information only and does not constitute a contract. It is subject to the terms and conditions of the contract of sale.	



NOTES:

1. CONCEPT DESIGN BY SMEC.

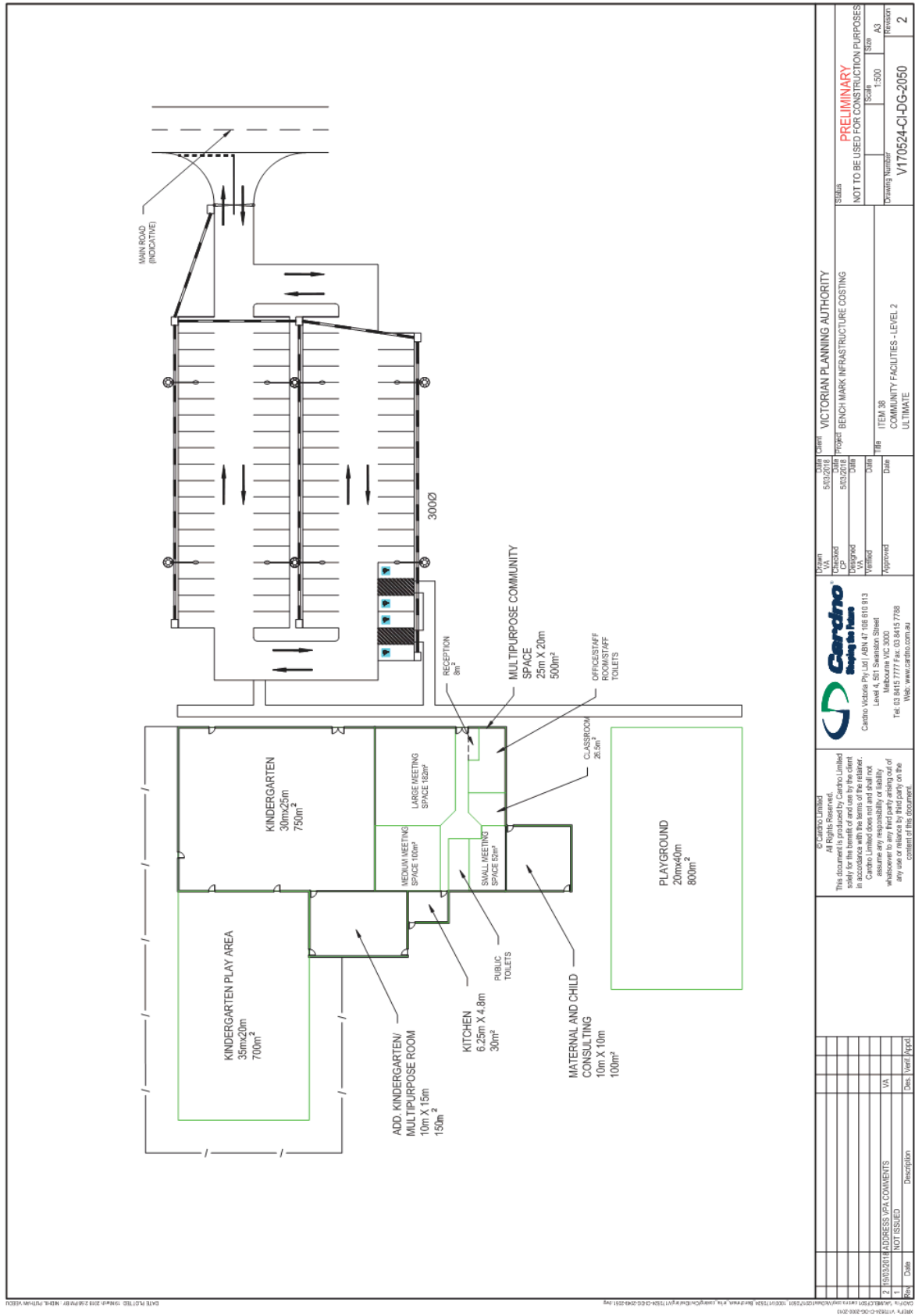
<p>© Copyright United All Rights Reserved                  This document is the property of Cardno and is not to be used for any other purpose without the written consent of Cardno.                  Cardno does not warrant the accuracy or completeness of the information contained herein and is not responsible for any errors or omissions.</p>		<p>Scale: 1:1500 @ A3                  WARNING                  BEWARE OF UNDERGROUND SERVICES                  This drawing is for information only and does not constitute a contract. It is subject to the terms and conditions of the contract.</p>	<p>Cardno                  Shaping the Future                  1000 VICTORIA ROAD, MELBOURNE VIC 3000                  Phone: +61 3 9593 9000                  Email: info@cardno.com.au                  www.cardno.com.au</p>	<p>Client: N TEEUJ                  Designer: V ABEYKOON                  Checker: C PASCUAL                  Author: [blank]</p>	<p>VICTORIA PLANNING AUTHORITY                  MT ATKINSON AND TARNEIT PLAINS PSP COSTINGS                  MELBOURNE BALLARAT RAILHOPKINS ROAD                  ISSUED FOR INFORMATION                  File: PEDESTRIAN CROSSING                  BRD3                  CONCEPT LAYOUT</p>	<p>DATE: 08/08/2018                  DRAWN BY: [blank]                  CHECKED BY: [blank]                  PROJECT NO: V170524-CH-DG-3008</p>	<p>PRELIMINARY                  NOT TO BE USED FOR CONSTRUCTION PURPOSES                  DATE: 08/08/2018                  DRAWN BY: [blank]                  CHECKED BY: [blank]                  PROJECT NO: V170524-CH-DG-3008</p>
---	--	---	---	---	---	---	--



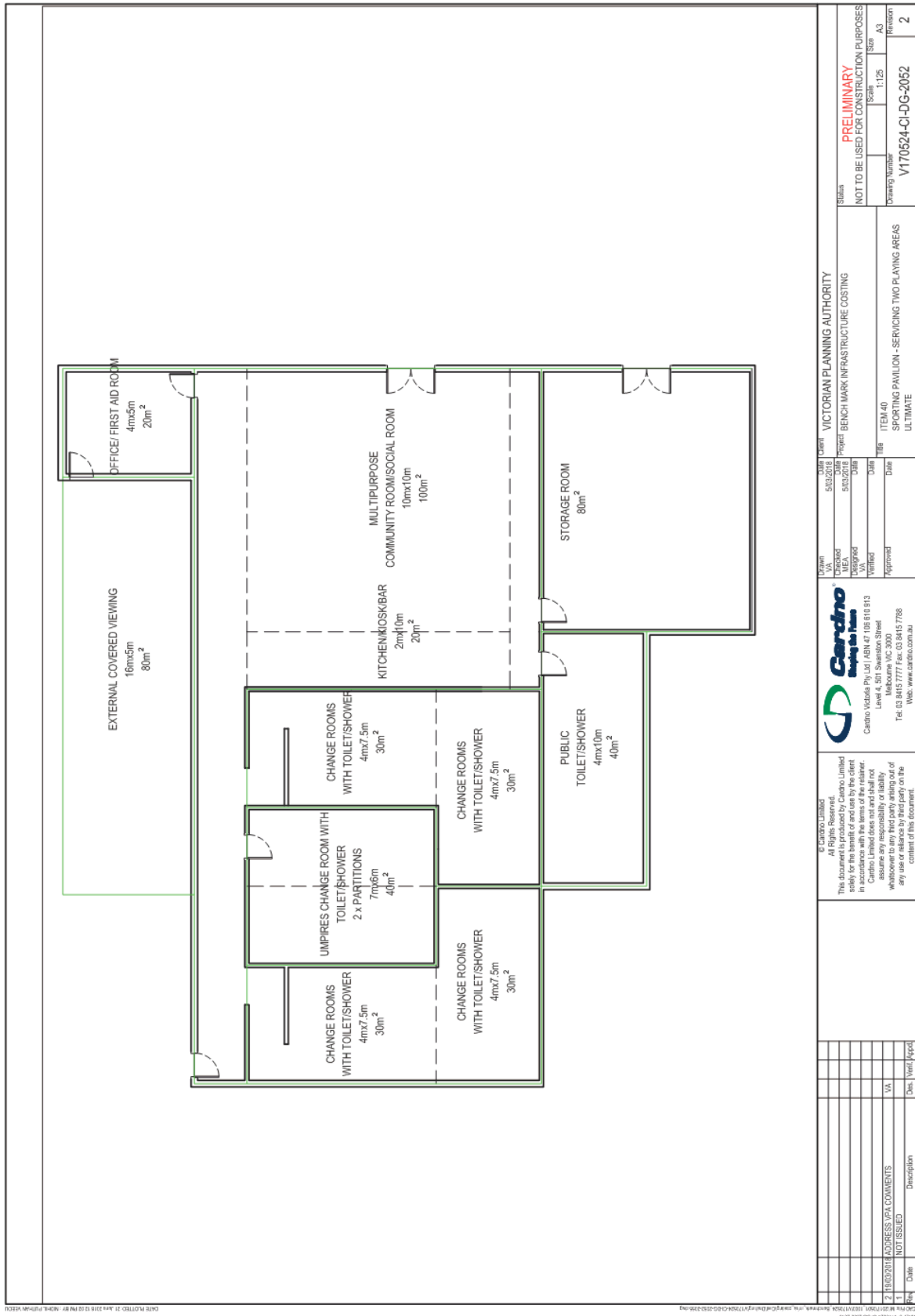
© Gardno Limited  
 All Rights Reserved.  
 This document is produced by Gardno Limited solely for the benefit of and use by the client. In no event shall Gardno Limited be held liable for any loss or damage, whatsoever, arising out of the use or reliance by third parties on the content of this document.

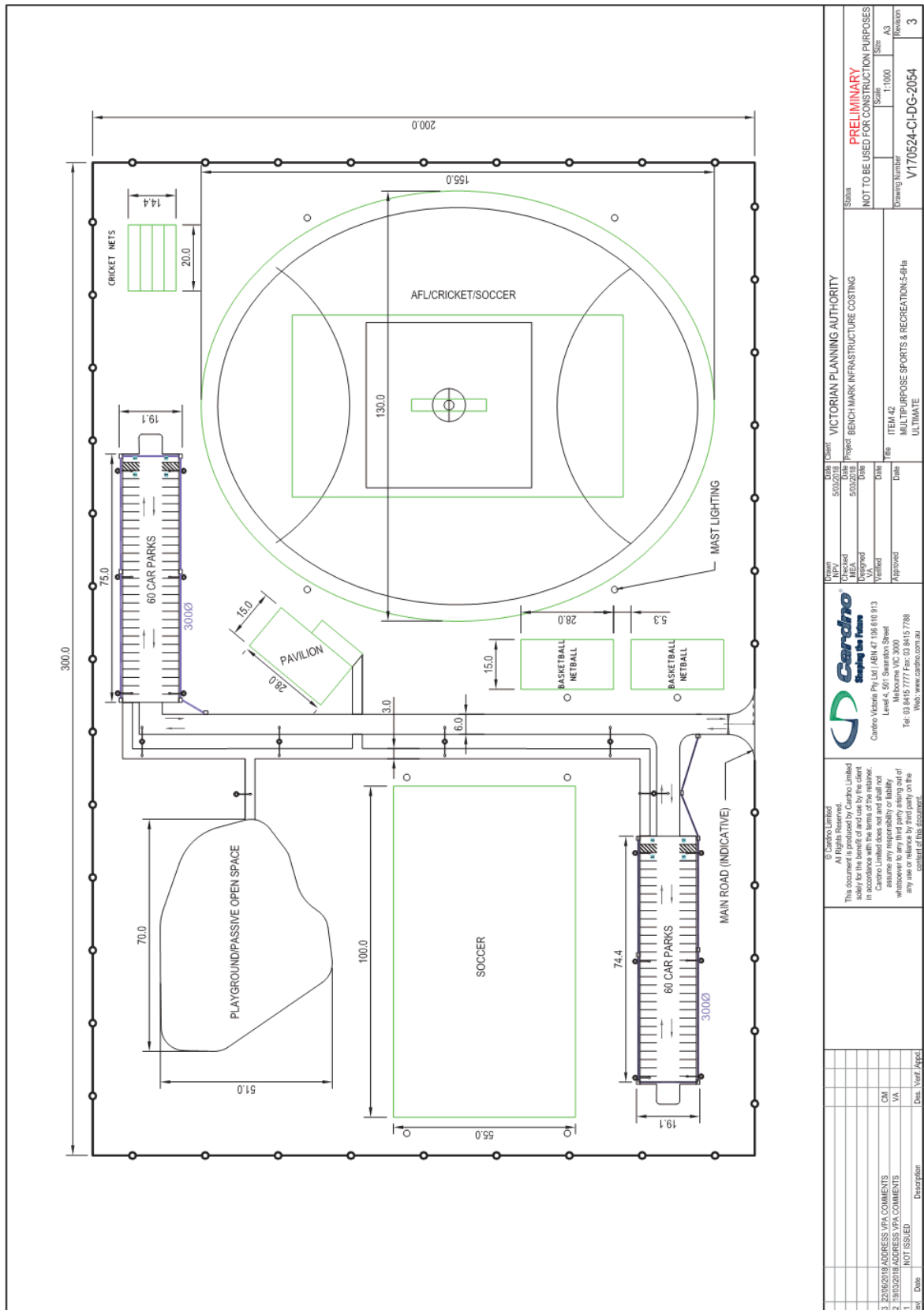
**Gardno**  
 Building Solutions  
 Level 4, 501 Swanston Street  
 Melbourne VIC 3000  
 Tel: 03 9416 7777 Fax: 03 9416 7788  
 Web: www.gardno.com.au

Date	Issue	By	Description
12/03/2018	ADDRESS VPA COMMENTS	VA	
	NOT ISSUED		

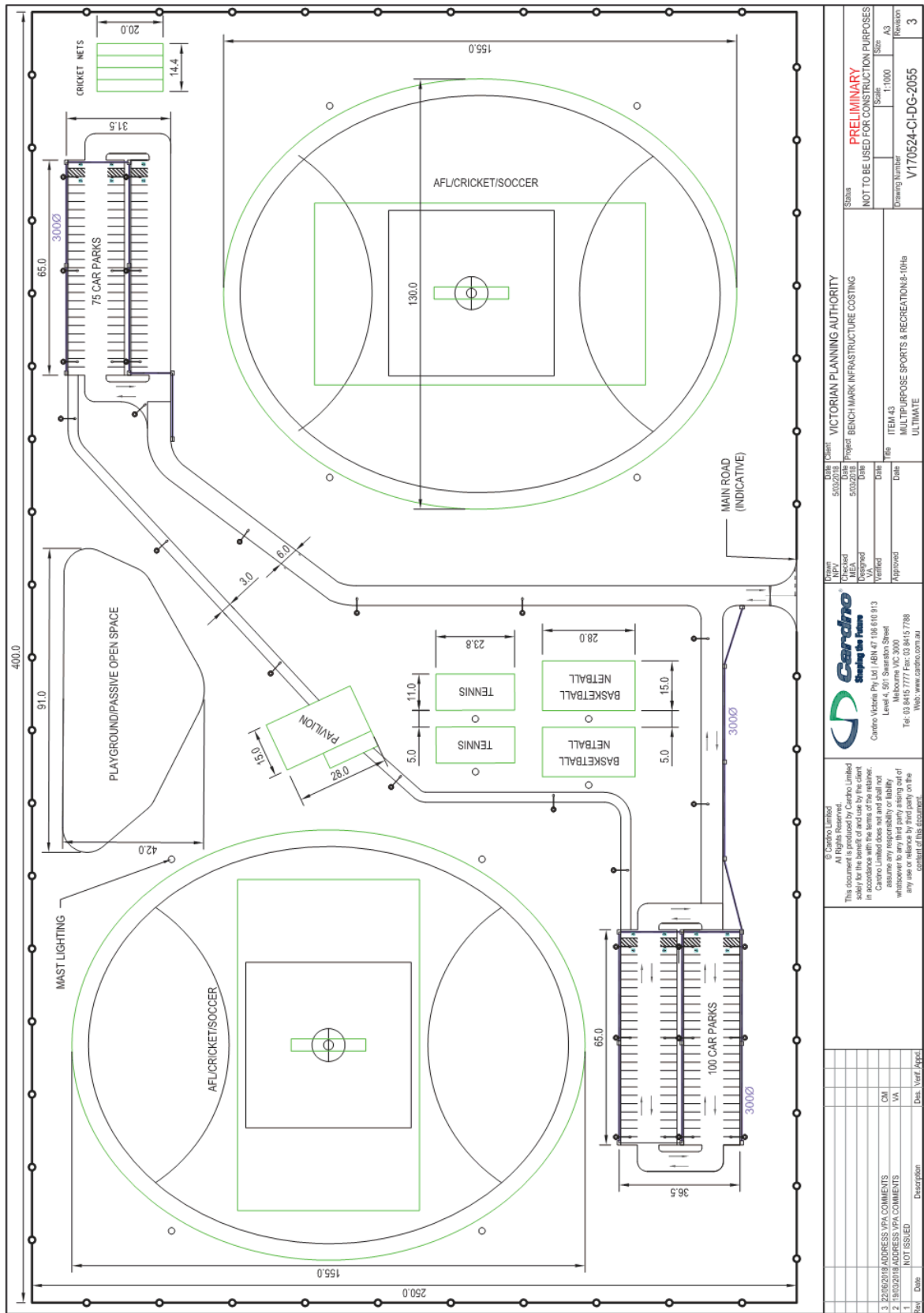


<p>© Gardno Limited All Rights Reserved. This document is produced by Gardno Limited solely for the benefit of and use by the client named herein. Gardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by that party on the content of this document.</p>		<p><b>Gardno</b> Building for You</p> <p>Level 4, S11 Swanson Street Melbourne VIC 3000 Tel: 03 9416 7777 Fax: 03 9416 7788 Web: www.gardno.com.au</p>		<p>Project: BENCH MARK INFRASTRUCTURE COSTING Client: VICTORIAN PLANNING AUTHORITY Scale: 1:500 Drawing Number: V170524-CHG-2050 Revision: 2</p>	
<p>Drawn: [ ] Checked: [ ] Approved: [ ]</p>	<p>Designated CIP: [ ] Verified: [ ] Approved: [ ]</p>	<p>Date: 5/10/2018 Date: 5/10/2018 Date: [ ]</p>	<p>Date: 5/10/2018 Date: 5/10/2018 Date: [ ]</p>	<p>Scale: A3 Revision: 2</p>	<p>Item: 98 Description: COMMUNITY FACILITIES - LEVEL 2 Ultimate: [ ]</p>
<p>12/10/2018 ADDRESS VPA COMMENTS NOT ISSUED</p>	<p>12/10/2018 ADDRESS VPA COMMENTS NOT ISSUED</p>	<p>12/10/2018 ADDRESS VPA COMMENTS NOT ISSUED</p>	<p>12/10/2018 ADDRESS VPA COMMENTS NOT ISSUED</p>	<p>12/10/2018 ADDRESS VPA COMMENTS NOT ISSUED</p>	<p>12/10/2018 ADDRESS VPA COMMENTS NOT ISSUED</p>





<p>© Cardno Limited All Rights Reserved. This document is produced by Cardno Limited solely for the benefit of and use by the client named herein. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.</p>		<p><b>Cardno</b> Shaping the Future</p> <p>Cardno Victoria Pty Ltd / ABN 47 156 610 913 Level 4, 501 Shearwater Street Melbourne VIC 3000 Tel: 03 93 777 777 Fax: 03 94 15 7788 Web: www.cardno.com.au</p>		<p>VICTORIAN PLANNING AUTHORITY Project: BENCH MARK INFRASTRUCTURE COSTING</p>	
<p>Drawn: MFA Designed: MFA Verified: MFA Approved: MFA</p>	<p>Date: 5/03/2018 Date: 5/03/2018</p>	<p>Scale: 1:1000 Drawing Number: V170524-CI-DG-2054</p>	<p>Revision: 3</p>	<p><b>PRELIMINARY</b> NOT TO BE USED FOR CONSTRUCTION PURPOSES</p>	
<p>3 - 22/06/2018 ADDRESS VPA COMMENTS 2 - 19/03/2018 ADDRESS VPA COMMENTS 1 - NOT ISSUED</p>	<p>CM VA</p>	<p>Item: AFL/CRICKET/SOCCER Title: MULTIPURPOSE SPORTS &amp; RECREATION-5-6Ha Ultimate: ULTIMATE</p>	<p>Size: A3</p>	<p>Revision: 3</p>	



<p>© Cardno Limited All Rights Reserved. This document is produced by Cardno Limited solely for the benefit of and use by the client in accordance with the terms of the contract. Cardno Limited does not and shall not assume any responsibility or liability whatsoever to any third party arising out of any use or reliance by third party on the content of this document.</p>		<p>Project: BENCH MARK INFRASTRUCTURE COSTING Scale: 1:1000 Drawing Number: V170624-CI-DG-2055 Revision: 3</p>	
<p>Client: VICTORIAN PLANNING AUTHORITY Project: BENCH MARK INFRASTRUCTURE COSTING Title: MULTIPURPOSE SPORTS &amp; RECREATION#4-00# ULTIMATE</p>	<p>Drawn: MEA Checked: MEA Designed: MEA Verified: MEA Approved: MEA</p>	<p>Date: 5/03/2018 Date: 5/03/2018 Date: 5/03/2018 Date: 5/03/2018 Date: 5/03/2018</p>	<p>Scale: 1:1000 Drawing Number: V170624-CI-DG-2055 Revision: 3</p>
<p>3. 22/06/2018 ADDRESS VPA COMMENTS 2. 19/03/2018 ADDRESS VPA COMMENTS 1. NOT ISSUED</p>	<p>CM VA</p>	<p>Des./Ver./Appr.</p>	<p>3</p>



---

**10 APPENDIX 5 DETAILED COSTS SHEETS**

---

Item 12.12 Amendment C201 to the Melton Planning Scheme - Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan

Appendix 1 Amendment C201 Exhibition Documents - Planning Scheme - Ordinance, and the Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan - dated August 2018

Appendix 5							
Description:		Road - Secondary - 800m					
Civil Component Number	Item 2						
Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Sitemworks and Earthworks	Site Preparation	0	%	2.385	0	2.697797544	0
	Earthworks	5148	m3	35.425	182367.9	40.62718428	209148.7447
Road Pavement	Primary Arterial Pavement	0	m2	157.0833333	0	171.7136155	0
	Secondary Arterial Pavement	7200	m2	123.2288889	887248	130.4776649	939439.1875
	Collector Arterial Pavement	0	m2	91.07142857	0	100.1785714	0
	Subgrade Preparation	0	%	15.2125	0	17.86080831	0
	Pavement Rehab	0	m2	45.9	0	45.9	0
	Pavement Other	0	m2	0	0	0	0
Concrete Works	Kerb and Channel	1600	m	50.41904762	80670.47619	56.78408521	90854.53633
	Cycle Path	0	m2	59.6	0	69.63366402	0
	SUP/ Footpath	1600	m2	58.44380952	93510.09524	68.0974682	108955.9491
	Traffic Island	0	m2	71.43333333	0	76.91650235	0
Drainage	Drainage Pipe 300mm CR Bfilled	100	m	162.3	16230	176.5292246	17652.92246
	Drainage Pipe 375mm CR Bfilled	350	m	226.6823529	79338.82353	247.8359118	86742.56911
	Drainage Pipe 450mm CR Bfilled	350	m	291.6666667	102083.3333	322.9012759	113015.4466
	Drainage Pipe 525mm CR Bfilled	0	m	375.7142857	0	404.673711	0
	Drainage - pits	16	No.	2325.571429	37209.14286	2510.702578	40171.24125
	Drainage - Sub-soil drainage	1600	m	23.047	36875.2	26.76622749	42825.96398
	Drainage Culvert	0	No.	0	0	0	0
Traffic	Traffic Signals	0	Item	88375.87737	0	100881.3527	0
	Traffic Signal Conduit	0	m	45.71428571	0	53.98619078	0
Landscape	Tree Planting	108	No.	259.6153846	28038.46154	322.7194264	34853.69805
	Landscaping	0	m2	20.71666667	0	23.48363539	0
	Topsoil Seeding	2400	m2	6.996	16790.4	7.983792446	19161.10187
Street Lighting	Street Lighting (all Inclusive)	800	m	207.6668421	166133.4737	237.4880592	189990.4474
	Street Lighting - Intersections	0	Item/ Per Leg	0	0	0	0
Misc	Regulatory Signage	0	Item	329.2888889	0	365.5078006	0
	Linemarking	7200	m2 of Pavement	2.402727273	17299.63636	2.837730401	20431.65889
	Landscape maintenance	0	Item	75000	0	86250	0
Other	Tactile Pavers (Hazard only)	0	Item	337.14	0	428.5685828	0
		0		0	0	0	0
Delivery		0		0	0	0	0
		0		0	0	0	0
		0		0	0	0	0
	Council Fees	0	%	3.25	56673.33564	3.25	62180.41268
	VicRoads Fees	0	%	1	17437.94943	1	19132.43467
	Traffic Management	0	%	5	87189.74714	5	95662.17336
	Environmental Management	0	%	0.5	8718.974714	0.5	9566.217336
	Surveying and Design	0	%	5	87189.74714	5	95662.17336
Supervision and Project management	0	%	9	156941.5448	9	172191.912	
Site Establishment	0	%	2.5	43594.87357	2.5	47831.08668	
Contingency	0	%	15	261569.2414	15	286986.5201	
Total	Excluding Delivery				1,743,795		1,913,243
	Including Delivery				2,463,110		2,702,456

Appendix 5							
Description: INTERSECTION - Mt Atkinson IT-01							
Civil Component Number: V170524-CI-DG-3000-IT-01							
	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Siteworks and Earthworks	Site Preparation	0	%	2.385	0	2.864591778	0
	Earthworks	10336.525	m3	35.425	366171.3981	43.40116495	448617.2265
Road Pavement	Primary Arterial Pavement	9825	m2	157.0833333	1543343.75	179.514977	1763734.649
	Secondary Arterial Pavement	0	m2	123.2288889	0	134.3429576	0
	Collector Arterial Pavement	6190	m2	91.07142857	563732.1429	91.56510452	566787.997
	Subgrade Preparation	0	%	15.2125	0	19.27297591	0
	Pavement Rehab	0	m2	45.9	0	45.9	0
	Pavement Other	0	m2	0	0	0	0
Concrete Works	Kerb and Channel	2600	m	50.41904762	131089.5238	60.17813861	156463.1604
	Cycle Path	0	m2	59.6	0	74.98395317	0
	SUP/ Footpath	0	m2	58.44380952	0	73.24512563	0
	Traffic Island	5450	m2	71.43333333	389311.6667	79.84031359	435129.7091
Drainage	Drainage Pipe 300mm CR Bfilled	348	m	162.3	56480.4	184.1167287	64072.62158
	Drainage Pipe 375mm CR Bfilled	0	m	226.6823529	0	259.115705	0
	Drainage Pipe 450mm CR Bfilled	895	m	291.6666667	261041.6667	339.5566264	303903.1808
	Drainage Pipe 525mm CR Bfilled	0	m	375.7142857	0	420.1158565	0
	Drainage - pits	56	No.	2325.571429	130232	2609.420771	146127.5632
	Drainage - Sub-soil drainage	2600	m	23.047	59922.2	28.74944543	74748.55812
Traffic	Drainage Culvert	0	No.	0	0	0	0
	Traffic Signals	3	Item	88375.87737	265127.6321	107549.6953	322649.088
Landscape	Traffic Signal Conduit	0	m	45.71428571	0	58.39705044	0
	Tree Planting	119	No.	259.6153846	30894.23077	356.3686367	42407.86776
	Landscaping	910	m2	20.71666667	18852.16667	24.95907673	22712.75982
	Topsoil Seeding	910	m2	6.996	6366.36	8.5105168	7744.570288
Street Lighting	Street Lighting (all Inclusive)	0	m	207.6668421	0	253.3897412	0
	Street Lighting - intersections	0	Item/ Per Leg	0	0	0	0
Misc	Regulatory Signage	26	Item	329.2888889	8561.511111	384.8209499	10005.3447
	Linemarking	16015	m2 of Pavement	2.402727273	38479.67727	3.069688787	49161.06593
	Landscape maintenance	2	Item	75000	150000	75000	150000
Other	Facile Pavem (hazard only)	66	Item	337.14	22251.24	394	26004
	High Pressure gas protection slab and relocation of other services	1	Item	141500	141500	141500	141500
		0		0	0	0	0
Delivery		0		0	0	0	0
	Council Fees	1	%	3.25	135959.1209	3.25	153782.5042
	VisRoads Fees	1	%	1	41833.57566	1	47317.6936
	Traffic Management	1	%	5	209167.8783	5	236588.468
	Environmental Management	1	%	0.5	20916.78783	0.5	23658.8468
	Surveying and Design	1	%	5	209167.8783	5	236588.468
	Supervision and Project management	1	%	9	376502.1809	9	425859.2424
	Site Establishment	1	%	2.5	104583.9592	2.5	118294.234
	Contingency	1	%	15	627503.6349	15	709765.4041

	P50	P90
Total Cost Without Delivery	4183357.57	4731769.36
Total Cost With Delivery	5908992.56	6683624.222

Appendix 5							
Description: INTERSECTION - Mt Atkinson IT-02							
Civil Component Number:	V170524-CI-DG-3001-IT-02						
Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)	
<b>Siteworks and Earthworks</b>	Site Preparation	0	%	2.395	0	2.864591778	0
	Earthworks	6865.075	m3	35.425	243195.2819	43.40116495	297952.2325
<b>Road Pavement</b>	Primary Arterial Pavement	8640	m2	157.0833333	1357200	179.514577	1551009.402
	Secondary Arterial Pavement	0	m2	123.2288889	0	134.3429576	0
	Collector Arterial Pavement	1285	m2	91.07142857	117026.7857	91.56510452	117661.1593
	Subgrade Preparation	0	%	15.2125	0	19.27297591	0
	Pavement Rehab	0	m2	45.9	0	45.9	0
	Pavement Other	0	m2	0	0	0	0
<b>Concrete Works</b>	Kerb and Channel	1370	m	50.41904762	69074.09524	60.17813861	82444.0499
	Cycle Path	0	m2	59.6	0	74.98395317	0
	SUP/ Footpath	0	m2	58.44380952	0	73.24512563	0
	Traffic Island	5145	m2	71.43333333	367524.5	79.84031359	410778.4134
<b>Drainage</b>	Drainage Pipe 300mm CR Bfilled	205	m	162.3	33271.5	184.1167287	37743.92938
	Drainage Pipe 375mm CR Bfilled	0	m	226.6823529	0	259.115705	0
	Drainage Pipe 450mm CR Bfilled	540	m	291.6666667	157500	339.5566264	183360.5783
	Drainage Pipe 525mm CR Bfilled	0	m	375.7142857	0	420.1158955	0
	Drainage - pits	25	No.	2325.571429	58139.28571	2609.420771	65235.51928
	Drainage - Sub-soil drainage	5145	m	23.047	118576.815	28.74944543	147915.8967
	Drainage Culvert	0	No.	0	0	0	0
<b>Traffic</b>	Traffic Signals	3	Item	88375.87737	265127.6321	107549.6953	322649.086
	Traffic Signal Conduit	0	m	45.71428571	0	58.39705044	0
<b>Landscaping</b>	Tree Planting	37	No.	259.6153846	9605.769231	356.3686367	13185.63956
	Landscaping	0	m2	20.71666667	0	24.95907673	0
	Topsoil Seeding	0	m2	6.996	0	8.5105168	0
<b>Street Lighting</b>	Street Lighting (all inclusive)	0	m	207.6668421	0	253.3897412	0
	Street Lighting - Intersections	0	Item/ Per Log	0	0	0	0
<b>Misc.</b>	Regulatory Signage	6	Item	329.2888889	1975.733333	384.8209499	2308.925699
	Line-marking	9925	m2 of Pavement	2.402727273	23847.06818	3.069688787	30466.66121
	Landscape maintenance	1	Item	75000	75000	75000	75000
	Tariffle Pavers (Hazard only)	18	Item	337.14	6068.32	394	7092
<b>Other</b>	High Pressure gas protection slab and relocation of other services	1	Item	141500	141500	141500	141500
		0		0	0	0	0
		0		0	0	0	0
<b>Delivery</b>	Council Fees	1	%	3.25	98950.57206	3.25	113304.8642
	VicRoads Fees	1	%	1	30446.32986	1	34863.03513
	Traffic Management	1	%	5	152231.6493	5	174315.1756
	Environmental Management	1	%	0.5	15223.16493	0.5	17431.51756
	Surveying and Design	1	%	5	152231.6493	5	174315.1756
	Supervision and Project management	1	%	9	274016.9688	9	313767.3162
	Site Establishment	1	%	2.5	76115.82466	2.5	87157.58782
	Contingency	1	%	15	456694.948	15	522945.5269

	P50	P90
Total Cost Without Delivery	3044633	3486303.513
Total Cost With Delivery	4300544	4924403.712

Item 12.12 Amendment C201 to the Melton Planning Scheme - Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan

Appendix 1 Amendment C201 Exhibition Documents - Planning Scheme - Ordinance, and the Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan - dated August 2018

Appendix 5							
Description: INTERSECTION - Mt Atkinson IT-03							
Civil Component							
Number: V170524-Cl-DG-3002: IT-03							
	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Sewerworks and Earthworks	Site Preparation	0	%	2.385	0	2.864591778	0
	Earthworks	4746.47354	m <sup>3</sup>	35.425	168143.8251	43.40116495	206002.4812
Road Pavement	Primary Arterial Pavement	5448.6809	m <sup>2</sup>	157.0833333	855896.958	179.514977	978119.8267
	Secondary Arterial Pavement	1339.6326	m <sup>2</sup>	123.2288889	165081.4368	134.3429576	179970.2056
	Collector Arterial Pavement	0	m <sup>2</sup>	91.07142857	0	91.56510452	0
	Subgrade Preparation	0	%	15.2125	0	19.27297591	0
	Pavement Rehab	0	m <sup>2</sup>	45.9	0	45.9	0
	Pavement Other	0	m <sup>2</sup>	0	0	0	0
Concrete Works	Kerb and Channel	1200	m	50.41904762	60502.85714	60.17813861	72213.76633
	Cycle Path	0	m <sup>2</sup>	59.6	0	74.98395317	0
	SUP/ Footpath	533.03	m <sup>2</sup>	58.44380952	31152.30379	73.24512563	39041.84932
	Traffic Island	1354.4409	m <sup>2</sup>	71.43333333	96752.22829	79.84031359	108138.9862
Drainage	Drainage Pipe 300mm CR Bfilled	195	m	162.3	31648.5	184.1167287	35902.76209
	Drainage Pipe 375mm CR Bfilled	0	m	226.6823529	0	259.115705	0
	Drainage Pipe 450mm CR Bfilled	580	m	291.6666667	169166.6667	338.556254	196942.8433
	Drainage Pipe 525mm CR Bfilled	0	m	375.7142857	0	420.1158565	0
	Drainage - pits	32	No.	2325.571429	74418.28571	2609.420771	83501.46468
	Drainage - Sub-soil drainage	2000	m	23.047	46094	28.74944543	57498.89086
	Drainage Culvert	0	No.	0	0	0	0
Traffic	Traffic Signals	3	Item	88375.87737	265127.6321	107549.6953	322649.086
	Traffic Signal Conduit	0	m	45.71428571	0	58.39705044	0
Landscape	Tree Planting	6	No.	259.6153846	1557.692308	356.3686367	2138.21182
	Landscaping	261.08	m <sup>2</sup>	20.71666667	5408.707333	24.95907673	6516.315752
	Topsoil Seeding	261.08	m <sup>2</sup>	6.996	1826.51568	8.5105168	2221.925726
Street Lighting	Street Lighting (all Inclusive)		m	207.6668421	0	253.3897412	0
	Street Lighting - Intersections		Item/ Per Leg	0	0	0	0
Misc	Regulatory Signage	9	Item	329.2888889	2963.6	384.8209499	3463.388549
	Linemarking	6788.3135	m <sup>2</sup> of Pavement	2.402727273	16310.46598	3.069688787	20838.00983
	Landscape maintenance	1	Item	75000	75000	75000	75000
	Tactile Pavers (Hazard only)	18	Item	337.14	6068.52	394	7092
Other	High Pressure gas protection slab and relocation of other services	1	Item	391500	391500	391500	391500
		0		0	0	0	0
Delivery	Council Fees	1	%	3.25	80100.15634	3.25	90634.44045
	VicRoads Fees	1	%	1	24646.20195	1	27887.52014
	Traffic Management	1	%	5	123231.0098	5	139437.6007
	Environmental Management	1	%	0.5	12323.10098	0.5	13943.76007
	Surveying and Design	1	%	5	123231.0098	5	139437.6007
	Supervision and Project management	1	%	9	221815.8176	9	250987.6813
	Site Establishment	1	%	2.5	61615.50488	2.5	69718.80035
	Contingency	1	%	15	369693.0293	15	418312.8021

	P50	P90
Total Cost Without Delivery	2464620.2	2788752.014
Total Cost With Delivery	3481276.03	3938112.22

Item 12.12 Amendment C201 to the Melton Planning Scheme - Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan

Appendix 1 Amendment C201 Exhibition Documents - Planning Scheme - Ordinance, and the Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan - dated August 2018

Appendix 5							
Description: INTERSECTION - Mt Atkinson IT-04							
Civil Component Number:	V170524-Cl-DG-3003-IT-04						
	Sub Item	Qty	Unit	Rate (P90)	Amount (P50)	Rate (P90)	Amount (P90)
Sitemworks and Earthworks	Site Preparation	0	%	2.385	0	2.864591778	0
	Earthworks	4457.307	m3	35.425	157900.1129	43.40116495	193452.3316
Road Pavement	Primary Arterial Pavement	5464.772	m2	157.0833333	858424.5703	179.514977	981008.3842
	Secondary Arterial Pavement	0	m2	123.2288889	0	134.3429576	0
	Collector Arterial Pavement	1028.029	m2	91.07142857	93624.06964	91.56510452	94131.58283
	Subgrade Preparation	0	%	15.2125	0	19.27297591	0
	Pavement Rehab	0	m2	45.9	0	45.9	0
	Pavement Other	0	m2	0	0	0	0
Concrete Works	Kerb and Channel	1221.701	m	50.41904762	61596.99585	60.17813861	73519.6861
	Cycle Path	236.624	m2	59.6	14102.7904	74.98395317	17743.00293
	SUP/ Footpath	227.99	m2	58.44380952	13324.60413	73.24512563	16699.15619
	Traffic Island	605	m2	71.43333333	43217.16667	79.84031359	48303.38972
Drainage	Drainage Pipe 300mm CR Bfilled	205	m	162.3	33271.5	184.1167287	37743.92938
	Drainage Pipe 375mm CR Bfilled	0	m	226.6823529	0	259.115705	0
	Drainage Pipe 450mm CR Bfilled	540	m	291.6666667	157500	339.5566354	183360.5783
	Drainage Pipe 525mm CR Bfilled	0	m	375.7142857	0	420.1158565	0
	Drainage - pits	2%	No.	2325.571429	58139.28571	2609.420771	65235.51928
	Drainage - Sub-soil drainage	1254.701	m	23.047	28917.09164	28.74944543	36071.95505
	Drainage Culvert	0	No.	0	0	0	0
Traffic	Traffic Signals	3	Item	88375.87737	265127.6321	107549.6953	322649.086
	Traffic Signal Conduit	0	m	45.71428571	0	58.39705044	0
Landscape	Tree Planting	5	No.	259.6153846	1298.076923	356.3686367	1781.843183
	Landscaping	750	m2	20.71666667	15537.5	24.95907673	18719.30755
	Topsoil Seeding	750	m2	6.996	5247	8.5105168	6382.8876
Street Lighting	Street Lighting (all Inclusive)	0	m	207.6668421	0	253.3897412	0
	Street Lighting - Intersections	0	Item/ Per Leg	0	0	0	0
Misc	Regulatory Signage	6	Item	329.2888889	1975.733333	384.8209499	2308.925699
	Linemarking	6492.801	m2 of Pavement	2.402727273	15600.42956	3.069688787	19930.87781
	Landscape maintenance	1	Item	75000	75000	75000	75000
	Facile Pavers (Hazard only)	18	Item	337.14	6068.52	394	7092
Other	High Pressure gas protection slab and relocation of other services	1	Item	391500	391500	391500	391500
		0		0	0	0	0
		0		0	0	0	0
Delivery	Council Fees	1	%	3.25	74664.62507	3.25	84260.61941
	VicRoads Fees	1	%	1	22973.73079	1	25926.34443
	Traffic Management	1	%	5	114868.654	5	129631.7222
	Environmental Management	1	%	0.5	11486.8654	0.5	12963.7222
	Surveying and Design	1	%	5	114868.654	5	129631.7222
	Supervision and Project management	1	%	9	206763.5771	9	233337.0999
	Site Establishment	1	%	2.5	57434.32698	2.5	64815.86109
	Contingency	1	%	15	344605.9619	15	388895.1665

	P50	P90
Total Cost Without Delivery	2297373	2592634.443
Total Cost With Delivery	5245039	3662096.151

Item 12.12 Amendment C201 to the Melton Planning Scheme - Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan

Appendix 1 Amendment C201 Exhibition Documents - Planning Scheme - Ordinance, and the Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan - dated August 2018

Appendix 5							
Description: INTERSECTION - Secondary - Secondary Intersection							
Civil Component Number:	Item 8						
Group	Sub Item	Qty	Unit	Rate (P\$0)	Amount (P\$0)	Rate (P\$0)	Amount (P\$0)
Siteworks and Earthworks	Site Preparation	0	%	2.385	0	2.678279365	0
	Earthworks	9867	m3	35.425	349538.475	40.30257443	397665.5019
Road Pavement	Primary Arterial Pavement	0	m2	157.0833333	0	170.8007041	0
	Secondary Arterial Pavement	13800	m2	123.2288889	1700558.667	130.0253503	1794349.834
	Collector Arterial Pavement	0	m2	91.07142857	0	100.1785714	0
	Subgrade Preparation	0	%	15.2125	0	17.69555716	0
	Pavement Rehab	0	m2	45.9	0		0
	Pavement Other	0	m2	0	0		0
Concrete Works	Kerb and Channel	2000	m	50.41904762	100838.0952	56.38691475	112773.8295
	Cycle Path	0	m2	59.6	0	69.00757582	0
	SUP / Footpath	1700	m2	58.44380952	99354.47619	67.49509186	114741.6562
	Traffic Island	680	m2	71.43333333	48574.66667	78.57435394	52070.56439
Drainage	Drainage Pipe 300mm CR Billed	260	m	162.3	42198	175.6413387	45666.74805
	Drainage Pipe 375mm CR Billed	0	m	226.6823529	0	246.5159559	0
	Drainage Pipe 450mm CR Billed	900	m	291.6666667	262500	320.952275	288857.0475
	Drainage Pipe 525mm CR Billed	0	m	375.7142857	0	402.8666788	0
	Drainage - pits	40	No.	2325.571429	93022.85714	2499.150624	99966.02496
	Drainage - Sub-soil drainage	3100	m	23.047	71445.7	26.53415231	82255.87215
Traffic	Drainage Culvert	0	No.	0	0		0
	Traffic Signals	4	Item	88375.87737	353503.5095	100101.0266	400404.1063
Landscape	Traffic Signal Conduit	0	m	45.71428571	0	53.47003415	0
	Tree Planting	60	No.	259.6153846	15576.92308	318.7818124	19126.90875
	Landscape	3000	m2	20.71666667	62150	23.31097997	69932.9399
	Topsoil Seeding	3000	m2	6.996	20988	7.922155422	23766.46627
Street Lighting	Street Lighting (all Inclusive)	0	m	207.6668421	0	235.6272522	0
	Street Lighting - Intersections	4	Item/ Per Leg	0	0		0
Misc	Regulatory Signage	16	Item	329.2888889	5268.622222	363.2477854	5811.964567
	Line-marking	13800	m2 of Pavement	2.402727273	33157.63636	2.810586745	38786.09708
	Landscape maintenance	1	Item	75000	75000	86250	86250
	Facile Pavers (Hazard only)	24	Item	337.14	8091.36	422.8635525	10148.72526
Other		0		0	0	0	0
		0		0	0	0	0
		0		0	0	0	0
Delivery	Council Fees	0	%	3.25	108607.4271	3.25	118383.6643
	VicRoads Fees	0	%	1	33417.66998	1	36425.74287
	Traffic Management	0	%	5	167088.3494	5	182128.7143
	Environmental Management	0	%	0.5	16708.83494	0.5	182128.7143
	Surveying and Design	0	%	5	167088.3494	5	182128.7143
	Supervision and Project management	0	%	9	300759.0289	9	327831.6858
	Site Establishment	0	%	2.5	83544.1747	2.5	91064.35717
Contingency	0	%	15	501265.0482	15	546386.143	
Total	Excluding Delivery				3,341,767		3,642,574
	Including Delivery				4,720,246		5,145,136

Appendix 5							
Description: INTERSECTION - Secondary - Connector Intersection							
Civil Component							
Number: Item 9							
Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Sewerworks and Earthworks	Site Preparation	0	%	2.385	0	2.67279365	0
	Earthworks	6266.35	m3	35.425	221985.4489	40.30257443	252550.0373
Road Pavement	Primary Arterial Pavement	0	m2	157.0833333	0	170.8007041	0
	Secondary Arterial Pavement	6970	m2	123.2288889	858905.3556	130.0253503	906276.6915
	Collector Arterial Pavement	3440	m2	91.07142857	313285.7143	100.1785714	344614.2857
	Subgrade Preparation	0	%	15.2125	0	17.69555716	0
	Pavement Rehab	0	m2	45.9	0	0	0
	Pavement Other	0	m2	0	0	0	0
Concrete Works	Kerb and Channel	3000	m	50.41904762	151257.1429	56.38691475	169160.7443
	Cycle Path	1090	m2	59.6	64964	69.00757582	75218.25765
	SUP/ Footpath	1910	m2	58.44380952	111627.6762	67.49509186	128915.6255
	Traffic Island	105	m2	71.43333333	7500.5	76.57435994	8040.307737
Drainage	Drainage Pipe 300mm CR Bfilled	280	m	162.3	45444	175.6413387	49179.57483
	Drainage Pipe 375mm CR Bfilled	0	m	226.6823529	0	246.5159559	0
	Drainage Pipe 450mm CR Bfilled	790	m	291.6666667	230416.6667	320.952275	253552.2973
	Drainage Pipe 525mm CR Bfilled	0	m	375.7142857	0	402.8666788	0
	Drainage - pits	32	No.	2325.571429	74418.28571	2499.150624	79972.81997
	Drainage - Sub-soil drainage	3540	m	23.047	81586.38	26.53415231	93930.89916
	Drainage Culvert	0	No.	0	0	0	0
Traffic	Traffic Signals	4	Item	88375.87737	353503.5095	100101.0266	400404.1063
	Traffic Signal Conduit	0	m	45.71428571	0	53.47003415	0
Landscape	Tree Planting	88	No.	259.6153846	22846.15385	318.7818124	28052.7995
	Landscaping	5890	m2	20.71666667	122021.1667	23.31097997	137301.672
	Topsoil Seeding	5890	m2	6.996	41206.44	7.922155422	46661.49543
Street Lighting	Street Lighting (all Inclusive)	0	m	207.6668421	0	235.6272522	0
	Street Lighting - Intersections	4	Item/ Per Leg	0	0	0	0
Misc	Regulatory Signage	10	Item	329.2888889	3292.888889	363.2477854	3632.477854
	Linemarking	10410	m2 of Pavement	2.402727273	25012.39091	2.810586745	29258.20801
	Landscape maintenance	1	Item	75000	75000	86250	86250
	Tactile Pavers (Hazard only)	24	Item	337.14	8091.36	422.8635525	10148.72526
Other		0		0	0	0	0
		0		0	0	0	0
		0		0	0	0	0
Delivery	Council Fees	1	%	9.25	91401.86509	3.25	100851.4333
	VicRoads Fees	1	%	1	28123.6508	1	31031.21025
	Traffic Management	1	%	5	140618.254	5	155156.0513
	Environmental Management	1	%	0.5	140618.254	0.5	155156.0513
	Surveying and Design	1	%	5	140618.254	5	155156.0513
	Supervision and Project management	1	%	9	253112.8572	9	279280.8923
	Site Establishment	1	%	2.5	70309.127	2.5	77578.02563
Contingency	1	%	15	421854.762	15	465468.1538	
Total	Excluding Delivery				2,812,365		3,103,121
	Including Delivery				3,972,466		4,383,158



Appendix 5							
Description: INTERSECTION - Mt Atkinson IT-14							
Civil Component Number: V170524-CI-DG-3004-IT-14							
	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Stewworks and Earthworks	Site Preparation	0	%	2.385	0	2.864591778	0
	Earthworks	4693.8219	m3	35.425	166278.6408	43.40116495	203717.3385
Road Pavement	Primary Arterial Pavement	5425.96	m2	157.0833333	852327.8833	179.514977	974041.0849
	Secondary Arterial Pavement	1282.3	m2	123.2288889	158016.4042	134.3429576	172267.9745
	Collector Arterial Pavement	0	m2	91.07142857	0	91.56510452	0
	Subgrade Preparation	0	%	15.2125	0	19.27297591	0
	Pavement Rehab	0	m2	45.9	0	45.9	0
	Pavement Other	0	m2	0	0	0	0
Concrete Works	Kerb and Channel	928.56	m	50.41904762	46817.11086	60.17813861	55879.01239
	Cycle Path	0	m2	59.6	0	74.98395317	0
	SUP/ Footpath	426.58	m2	58.44380952	24930.96027	73.24512563	31244.90569
	Traffic Island	193.89	m2	71.43333333	13850.209	79.84031359	15480.2384
Drainage	Drainage Pipe 300mm CR Bfilled	195	m	162.3	31648.5	184.1167287	35902.76209
	Drainage Pipe 375mm CR Bfilled	0	m	236.6823529	0	259.115705	0
	Drainage Pipe 450mm CR Bfilled	580	m	291.6666667	169166.6667	339.5566264	196942.8433
	Drainage Pipe 525mm CR Bfilled	0	m	375.7142857	0	420.1158565	0
	Drainage - pits	32	No.	2325.571429	74418.28571	2609.420771	83501.46468
	Drainage - Sub-soil drainage	968.56	m	23.047	22322.40232	28.74944543	27845.56287
Drainage Culvert	0	No.	0	0	0	0	
	0	No.	0	0	0	0	
Traffic	Traffic Signals	3	Item	88375.87737	265127.6321	107549.6953	322649.086
	Traffic Signal Conduit	0	m	45.71428571	0	58.39705044	0
Landscape	Tree Planting	9	No.	259.6153846	2336.538462	356.3686367	3207.31773
	Landscaping	174.42	m2	20.71666667	3613.401	24.95907673	4353.362163
	Topsoil Seeding	174.42	m2	6.996	1220.24232	8.5105168	1484.40434
Street Lighting	Street Lighting (all Inclusive)		m	207.6668421	0	253.3897412	0
	Street Lighting - Intersections		Item/ Per Leg	0	0	0	0
Misc	Regulatory Signage	9	Item	329.2888889	2963.6	384.8209499	3463.388549
	Linemarking	6708.26	m2 of Pavement	2.402727273	16118.11925	3.069688787	20592.2705
	Landscape maintenance	1	Item	75000	75000	75000	75000
	Tactile Pavers (Hazard only)	18	Item	337.14	6068.52	394	7092
Other	High Pressure gas protection slab and relocation of other services	1	Item	391500	391500	391500	391500
		0		0	0	0	0
Delivery	Council Fees	1	%	3.25	75521.06628	3.25	85350.36304
	VicRoads Fees	1	%	1	23237.25116	1	26261.65017
	Traffic Management	1	%	5	116186.2558	5	131308.2508
	Environmental Management	1	%	0.5	116186.2558	0.5	131308.2508
	Surveying and Design	1	%	5	116186.2558	5	131308.2508
	Supervision and Project management	1	%	8	209135.2605	9	236354.8515
	Site Establishment	1	%	2.5	58093.12791	2.5	66654.12541
	Contingency	1	%	15	348558.7674	15	393924.7525
Total Cost Without Delivery					2323725.12		2626165.017
Total Cost With Delivery					3282281.73		3709458.086

Appendix 5							
Description: INTERSECTION - Mt Atkinson IT-16							
Civil Component Number:	V170524-CI-DG-3005: IT-16						
Sub Item	Qty	Unit	Rate (P30)	Amount (P30)	Rate (P90)	Amount (P90)	
<b>Siteworks and Earthworks</b>	Site Preparation	0	%	2.395	0	2.864591778	0
	Earthworks	5895.586	m3	35.425	208851.1394	43.40116495	255875.307
<b>Road Pavement</b>	Primary Arterial Pavement	6160.91	m2	157.0833333	967776.2792	179.514577	1105975.617
	Secondary Arterial Pavement	2347.3	m2	123.2288889	289255.1709	134.3429576	315343.2243
	Collector Arterial Pavement		m2	91.07142857	0	91.56510452	0
	Subgrade Preparation		%	15.2125	0	19.27297591	0
	Pavement Rehab		m2	45.9	0	45.9	0
	Pavement Other		m2	0	0	0	0
<b>Concrete Works</b>	Kerb and Channel	1021.87	m	50.41904762	51521.71219	60.17813861	61494.2345
	Cycle Path	430	m2	59.6	25628	74.98395317	32243.09986
	SUP/ Footpath	423.71	m2	58.44380952	24763.22653	73.24512563	31034.69218
	Traffic Island	530	m2	71.43333333	37859.66667	79.84031359	42315.3662
<b>Drainage</b>	Drainage Pipe 300mm CR Billed	205	m	162.3	33271.5	184.1167287	37743.92938
	Drainage Pipe 375mm CR Billed		m	226.6823529	0	259.115705	0
	Drainage Pipe 450mm CR Billed	540	m	291.6666667	157500	339.5566264	183360.5783
	Drainage Pipe 525mm CR Billed		m	375.7142857	0	420.1158955	0
	Drainage - pits	25	No.	2325.571429	58139.28571	2609.420771	65235.51928
	Drainage - Sub-soil drainage	1061.87	m	23.047	24472.91789	28.74944543	30528.17362
	Drainage Culvert		No.	0	0	0	0
<b>Traffic</b>	Traffic Signals	3	Item	88375.87737	265127.6321	107549.6953	322649.086
	Traffic Signal Conduit		m	45.71428571	0	58.39705044	0
<b>Landscape</b>	Tree Planting	17	No.	259.6153846	4413.461538	356.3686367	6058.268823
	Landscaping	1205	m2	20.71666667	24963.58333	24.95907673	30075.68746
	Topsoil Seeding	1205	m2	6.996	8430.18	8.5105168	10255.17274
<b>Street Lighting</b>	Street Lighting (all Inclusive)		m	207.6668421	0	253.3897412	0
	Street Lighting - Intersections		Item/ Per Leg	0	0	0	0
<b>Misc</b>	Regulatory Signage	6	Item	329.2888889	1975.733333	384.8209499	2308.925699
	Linemarking	8508.21	m2 of Pavement	2.402727273	20442.90821	3.069688787	26117.55684
	Landscape maintenance	1	Item	75000	75000	75000	75000
	Tactile Pavers (Hazard only)	18	Item	337.14	6068.52	394	7092
<b>Other</b>	High Pressure gas protection slab and relocation of other services	1	Item	141500	141500	141500	141500
<b>Delivery</b>	Council Fees	1	%	3.25	78876.2298	3.25	90421.70921
	VicRoads Fees	1	%	1	24269.60917	1	27822.06437
	Traffic Management	1	%	5	121348.0458	5	139110.3219
	Environmental Management	1	%	0.5	12134.80458	0.5	13911.03219
	Surveying and Design	1	%	5	121348.0458	5	139110.3219
	Supervision and Project management	1	%	9	218426.4825	9	250398.5794
	Site Establishment	1	%	2.5	60674.02292	2.5	69555.16093
Contingency	1	%	15	364044.1375	15	417330.9656	

	P=30	P=90
Total Cost Without Delivery	2426961	2782206.437
Total Cost With Delivery	3428082	3920966.593

BR01 (Cost Sheet by others)

Description	Detail	Unit	Rate	Qty	Amount
Clearing & Grubbing		sq m	\$ 5.00	500	\$ 2,500.00
Earth Works	Import, place & compact fill	cu m	\$ 50.00	300	\$ 15,000.00
Structure costs	2 span structure over Western Freeway (all inclusive)	sq m	\$ 4,600.00	312	\$ 1,435,200.00
	Bridge ramps on structure (all inclusive)	sq m	\$ 4,200.00	753.6	\$ 3,165,120.00
	Retaining wall section (all inclusive)	sq m	\$ 1,200.00	398.4	\$ 478,080.00
Barriers	High containment median barrier	m	\$ 2,500.00	18	\$ 45,000.00
	Wire Rope Safety Barrier	m	\$ 140.00	420	\$ 58,800.00
	Wire Rope Safety Barrier end terminal	item	\$ 5,500.00	8	\$ 44,000.00
Miscellaneous	Fencing - Off structure pedestrian fence	m	\$ 50.00	100	\$ 5,000.00
Landscaping		sq m	\$ 3.20	500	\$ 1,600.00
				<b>Subtotal</b>	<b>\$ 5,250,300.00</b>
Council Fees	3.25% of cost of works	item	3.25%	1	\$ 170,634.75
Vicroads Fees	1% of cost of works	item	1%	1	\$ 52,503.00
Traffic Management	5% of cost of works	item	5%	1	\$ 262,515.00
Environmental Management	0.5% of cost of works	item	0.5%	1	\$ 26,251.50
Geotechnical, Survey & Design	5% of cost of works	item	5.0%	1	\$ 262,515.00
Supervision & Project Management	9% of cost of works	item	9%	1	\$ 472,527.00
Site Establishment	2.5% of cost of works	item	2.5%	1	\$ 131,257.50
Contingency	20% of cost of works	item	20%	1	\$ 1,050,060.00
				<b>TOTAL</b>	<b>\$ 7,678,563.75</b>

The estimated construction costs provided in this document have been issued to the Victorian Planning Authority for budgeting purposes only for the Development Contributions Plan. Utility service relocation costs are indicative only. SMEC Australia assumes no liability for losses incurred through changes to the quantities required to construct the intersection or increases in construction costs. These values are not intended for use in construction pricing and do not constitute a Bill of Quantities.

Appendix 5							
Description: BRIDGE 02 - Mt Atkinson							
Civil Component Number:		BR-02					
	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Site work and Earth work	Site preparation	0	%	37.08	0.000	57.51790407	0.000
	Earthworks	0	m3	46.78	0.000	51.50026858	0.000
On-Structure Works	Retaining Walls, abutments, footings	3	No	238163.375	714490.125	354810.8901	1064432.670
	Bridge Deck	0	m2	1080	0.000	1826.519883	0.000
	Guard Rails/ Balustrade	0	m	2385	0.000	2949.30919	0.000
	Transition Slab	2	No	30000	60000.000	30000	60000.000
	Asphalt	0	m2	40	0.000	40	0.000
	Concrete footway	0	m2	38.46	0.000	50.8601448	0.000
	Kerb and channel	0	m	42.5	0.000	46.16434539	0.000
	Overall Super T Cost	330	m2	4352	1436160.000	4848.721267	1600078.018
Off Structure	Guard Rails/ Balustrade	450	m	145	65250.000	184.2387348	82907.431
	Scour protection	0	Item	0	0.000	0	0.000
	GREAT Terminal	0	No	5050	0.000	5109.83851	0.000
	Off structure barrier	2	Item	1395.556667	2791.113	2301.982954	4603.966
Delivery	Council Fees	1	%	3.25	118842.465	3.25	136175.718
	VicRoads Fees	1	%	1	36566.912	1	41900.221
	Traffic management	1	%	5	182834.562	5	209501.104
	Environmental Management/ Creek	1	%	0.5	18283.456	0.5	20950.110
	Survey and Design	1	%	5	182834.562	5	209501.104
	Supervision and Project Mngement	1	%	9	329102.211	9	377101.988
		Site Establishment	1	%	2.5	91417.281	2.5
	Contingency	1	%	20	731338.248	20	838004.417
Other	Occupations Cost	1	Item	250000	250000	250000	250000
	Ramp	1	Item	1128000	1128000	1128000	1128000
Total	Total Estimate Without Delivery				3,656,691.24		4,190,022.08
	Total Estimate With Delivery				5,347,910.94		6,127,907.30

Appendix 5					
<b>Description:</b>		BRIDGE 03 - Mt Atkinson			
<b>Civil Component</b>	BR-03				
	<b>Sub Item</b>	<b>Qty</b>	<b>Unit</b>	<b>Rate (P50)</b>	<b>Amount P(50)</b>
Site works, construction and materials	Site access	1	Item	50000	50000.000
	Crossing Construction/Materials	1	Item	500000	500000.000
	Testing and Commissioning	1	Item	50000	70000.000
Delivery	Survey and Design	1	Item	50000	50000.000
	Council Fees	1	%	3.25	20150.000
	VicRoads Fees	1	%	1	6200.000
	VicTrack Fees	1	%	1	6200.000
	Traffic management	1	%	5	31000.000
	Environmental Management	1	%	0.5	3100.000
	Supervision and Project Management	1	%	10	62000.000
	Site Establishment	1	%	2.5	15500.000
Contingency	1	%	20	124000.000	
Total	Total Estimate Without Delivery				620,000.00
	Total Estimate With Delivery				938,150.00

Appendix 5					
Description: CULVERT- Mt Atkinson					
Civil Component Number:		CU-1			
	Sub Item	Qty	Unit	Rate (\$50)	Amount
Sitework and Earthwork	Site preparation (Item)	1	Item	15000	15000
	Diversion works (Item)	1	Item	15000	15000
	Waterway re-shaping	1	Item	12000	12000
	Stripping of topsoil (m2)	250	m2	3000	750000
	Excavation (m3)	1150	m3	5	5750
	Formation of batters (m3)	200	m3	35	7000
Drainage Structure	Box culvert units 3000 x 3000 (No.)	69	No.	6633.61	457719.09
	Link slab 3000 x 3000 (No.)	0	No.	2184	0
	Foundation slab 3000 x 3000 (200 mm)	300	m2	1299	389700
	Granular Bedding 150 mm thick crushed	300	m2	200	60000
	Apron Slab (m2)	0	m2	18	0
	Wing wall (m2)	60	m2	200	12000
	Headwall above culverts (m2)	18	m2	500	9000
On Structure	Structural Fill (m3)	50	m3	500	25000
	Vehicle Barrier	30	lm	70	2100
	Signs (Item)	1	Item	145	145
	Line marking (m2)	1	Item	2500	2500
Delivery	Council Fees	1	%	3.25	57294.70792
	VicRoads Fees	1	%	1	17629.1409
	Traffic management	1	%	5	88145.7045
	Environmental Management/ Creek	1	%	0.5	8814.57045
	Survey and Design	1	%	5	88145.7045
	Supervision and Project Mngement	1	%	9	158662.2681
	Site Establishment	1	%	2.5	44072.85225
	Contingency	1	%	15	264437.1135
Total (\$50)	Total Estimate Without Delivery				1762914.09
	Total Estimate With Delivery				2490116.152

Item 12.12 Amendment C201 to the Melton Planning Scheme - Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan

Appendix 1 Amendment C201 Exhibition Documents - Planning Scheme - Ordinance, and the Mt Atkinson and Tarneit Plains Infrastructure Contributions Plan - dated August 2018

Appendix 5							
Description:		Community Facilities - Level 1					
Civil Component Number:	Item 37						
Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Pre-Construction	Site Preparation		Item				
Building	Kindergarten	750	m2	2476	1857000	2558.42785	1918820.887
	Small commercial Kitchen	15	m2	2644.875	39673.125	2817.290451	42259.35677
	Maternal And Child Health Consulting	100	m2	2368.333333	236833.3333	2463.230177	246323.0177
	Multipurpose community Spaces	200	m2	2240.555556	448111.1111	2383.637589	476727.5178
	Storage External	0	m2	1876.142857	0	2063.109399	0
	Extra 33-place Kindergarten Room/ multipurposes meeting space	150	m2	2240.555556	336083.3333	2383.637589	357545.6383
	Disabled toilet/ Parent's Change room	0	m2	2699	0	3078.072882	0
	Toilets/ Change Rooms	0	m2	2654.75	0	2828.743068	0
	Administration	0	m2	2193.857143	0	2234.209936	0
Cleaners	0	m2	2094.4	0	2270.857805	0	
Canopy & Veranda	Canopy & Veranda	0	m2	700	0		0
Car Park	Pavement	1910	m2	91.072	173947.52	100.1792	191342.272
	Kerb and Channel	220	m	50.419	11092.18	57.18613392	12580.94946
	Drainage Pipes	159	m	162.3	25805.7	177.4279515	28211.04429
	Drainage Pits	7	Item	2325.57	16278.99	2522.394352	17656.76046
	Linemarking/Signage	1910	Item	2.4	4584	2.862554112	5467.478355
	Other	0		0	0	0	0
Outdoor Play	Kindergarten outdoor playspaces	700	m2	412.5	288750	536.5173722	375562.1605
	Playground	800	m3	412.5	330000	536.5173722	429213.8977
Site Works	Paths	210	m2	58.44	12272.4	68.70318245	14427.66831
	Landscaping	500	m2	20.7167	10358.35	23.65843191	11829.21595
	Lighting	0	Item	0	0	0	0
	Boundary Fencing	125	m	87	10875	111.615357	13951.91963
	Gates	1	Item	600	600	600	600
Other	0		0	0	0	0	
Services	Stormwater	1%		3.3	125474.7464	3.3	136703.1529
	Sewer	1%		2.025	76995.86712	2.025	83886.02564
	Water	1%		1.975	75094.73459	1.975	81814.76575
	Gas	1%		0.88	33459.93238	0.88	36454.1741
	Fire Protection	1%		0.66	25094.94928	0.66	27340.63058
	Light & Power	1%		2.375	90303.79477	2.375	98384.84489
	Communication	1%		0.5	19011.32521	0.5	20712.59892
Miscellaneous	Building maintenance-1 year	0	Item	0	0	0	0
	Landscape maintenance-1 year/2 summers	0	Item	0	0	0	0
	Other	0		0	0	0	0
Delivery	Council Fees	1%		3.25	138050.2628	3.25	150404.0193
	Authority Fees	1%		1	42477.00393	1	46278.15977
	Traffic Management	1%		2	84954.00785	2	92556.31955
	Environmental Management	1%		0.5	21238.50196	0.5	23139.07989
	Survey/ Design Fees	1%		5	212385.0196	5	231390.7989
	Supervision and Project Management	1%		9	382293.0353	9	416503.438
	Site Establishment	1%		2.5	106192.5098	2.5	115695.3994
	Contingency	1%		15	637155.0589	15	694172.3966
Total	Excluding Delivery				4,247,700		4,627,816
	Including Delivery				5,872,446		6,397,956

Appendix 5							
Description:		Community Facilities - Level 2					
Civil Component Number:	Item 38						
Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Pre-Construction	Site Preparation		Item				
Building	Kindergarten	750	m2	2476	1857000	2558.42785	1918820.887
	Small commercial Kitchen	30	m2	2644.875	79346.25	2817.290451	84518.71353
	Maternal And Child Health Consulting	100	m2	2368.333333	236833.3333	2463.230177	246323.0177
	Multipurpose community Spaces	500	m2	2240.555556	1120277.778	2383.637589	1191818.794
	Storage External	0	m2	1876.142857	0	2063.109399	0
	Extra 33-place Kindergarten Room/	150	m2	2240.555556	336083.3333	2383.637589	357545.6383
	Disabled toilet/ Parent's Change room	0	m2	2699	0	3078.072882	0
	Toilets/ Change Rooms	0	m2	2654.75	0	2828.743068	0
	Administration	0	m2	2193.857143	0	2234.209936	0
Cleaners	0	m2	2094.4	0	2270.857805	0	
Canopy & Veranda	Canopy & Veranda	0	m2	700	0		0
Car Park	Pavement	2253	m2	91.072	205185.216	100.1792	225703.7376
	Kerb and Channel	398	m	50.419	20066.762	57.18613392	22760.0813
	Drainage Pipes	195	m	162.3	31648.5	177.4279515	34598.45054
	Drainage Pits	7	Item	2325.57	16278.99	2522.394352	17656.76046
	Linemarking/Signage	2253	Item	2.4	5407.2	2.862554112	6449.334415
	Other	0	Item	0	0	0	0
Outdoor Play	Kindergarten outdoor playspaces	700	m2	412.5	288750	536.5173722	375562.1605
	Playground	800	m3	412.5	330000	536.5173722	429213.8977
Site Works	Paths	202	m2	58.44	11804.88	68.70318245	13878.04285
	Landscaping	500	m2	20.7167	10358.35	23.65843191	11829.21595
	Lighting	0	Item	0	0	0	0
	Boundary Fencing	130	m	87	11310	111.615357	14509.99641
	Gates	1	Item	600	600	600	600
Services	Other	0	Item	0	0	0	0
	Stormwater	1	%	3.3	150511.3696	3.3	163409.0281
	Sewer	1	%	2.025	92359.2495	2.025	100273.7218
	Water	1	%	1.975	90078.7742	1.975	97797.8274
	Gas	1	%	0.88	40136.36521	0.88	43575.74082
	Fire Protection	1	%	0.66	30102.27391	0.66	32681.80561
	Light & Power	1	%	2.375	108322.5766	2.375	117604.9823
Communication	1	%	0.5	22804.75296	0.5	24758.94365	
Miscellaneous	Building maintenance-1 year	0	Item	0	0	0	0
	Landscape maintenance-1 year/2 summer	0	Item	0	0	0	0
	Other	0	Item	0	0	0	0
Delivery	Council Fees	1	%	3.25	165596.1435	3.25	179786.4503
	Authority Fees	1	%	1	50952.65954	1	55318.90779
	Traffic Management	2	%	101905.3191	2	110637.8156	
	Environmental Management	1	%	0.5	25476.32977	0.5	27659.45389
	Survey/ Design Fees	5	%	254763.2977	5	276594.5389	
	Supervision and Project Management	1	%	9	458573.9359	9	497870.1701
	Site Establishment	1	%	2.5	127381.6489	2.5	138297.2695
	Contingency	1	%	15	764289.8932	15	829783.6168
Total	Excluding Delivery				5,095,266		5,531,891
	Including Delivery				7,044,205		7,647,839



Appendix 5							
Description: Sporting Pavilions - 1							
Civil Component Number:	Item 40						
Group	Sub Item	Qty	Unit	Rate (P50)	Amount P(50)	Rate (P90)	Amount P(90)
Pre-Construction	Site Preparation						
Building	Change Rooms With Toilets and Showers X 6	120	m2	2329.666667	279560	2415.161678	289819.4013
	Umpire Change Rooms with Toilets	40	m2	2437.444444	97497.77778	2496.070812	99842.83249
	Storage Rooms	80	m2	2274.111111	181928.8889	2396.792856	191743.4284
	Multipurpose Room/ Social Room	100	m2	2287.222222	228722.2222	2341.642661	234164.2661
	Office/ First Aid Room	20	m2	2287.222222	45744.44444	2341.642661	46832.85321
	Canteen and Kitchen	20	m2	2432.555556	48651.11111	2488.655227	49773.10454
	Public Toilet	40	m2	2437.444444	97497.77778	2496.070812	99842.83249
Canopy & Veranda	Canopy & Veranda	80	m2	750	60000	825	66000
Site Works	Concrete Paths	0	m2	0	0	0	0
	Lighting	0	m2	0	0	0	0
	Gates/entrances	0	m2	0	0	0	0
	Other-Miscellaneous	0	M2	0	0	0	0
Services	Stormwater	1	%	3.3	34306.87333	3.300	35574.61771
	Sewer	1	%	2.025	21051.945	2.025	21829.87905
	Water	1	%	1.975	20532.14389	1.975	21290.86969
	Gas	1	%	0.88	9148.499556	0.880	9486.564723
	Fire Protection	1	%	0.66	6861.374667	0.660	7114.923543
	Light & Power	1	%	2.375	24690.55278	2.375	25602.94457
	Communication	1	%	0.5	5198.011111	0.500	5390.093593
Miscellaneous	Building maintenance-1 year	0		0	0	0	0
	Landscape maintenance-1 year/2 summers	0		0	0	0	0
	Other	0		0	0	0	0
Delivery	Council Fees	1	%	3.25	37745.22773	3.25	39140.02987
	Authority Fees	1	%	1	11613.91623	1	12043.08611
	Traffic Management	1	%	2	23227.83245	2	24086.17223
	Environmental Management	1	%	0.5	5806.958113	0.5	6021.543057
	Survey/Design	1	%	5	58069.58113	5	60215.43057
	Supervision & Project Management	1	%	9	104525.246	9	108387.775
	Site Establishment	1	%	2.5	29034.79056	2.5	30107.71529
Contingency	1	%	15	174208.7434	15	180646.2917	
Total	Excluding Delivery				1,161,392		1,204,309
	Including Delivery				1,605,624		1,664,957

Appendix 5							
Description:		Item 42 - Sporting and Recreational Facilities (5-6)Ha					
Civil Component Number:		Item 42					
Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P90)	Amount (P90)
Playing Fields	Football Field	1	No	792283.3333	792283.3333	907601.251	907601.251
	Cricket Pitch	1	No	18750	18750	21952.11478	21952.11478
	Cricket Nets	1	No	41200	41200	46835.72201	46835.72201
	Soccer Field	1	No	509390.6666	509390.6666	585759.1866	585759.1866
	Netball Court	2	No	39200	78400	51675.20247	103350.4049
	Tennis Court	0	No	52060.28883	0	64055.57941	0
Lighting	Lighting Netball Court	2	No	20000	40000	23000	46000
	Lighting Tennis	0	No	15750	0	18112.5	0
	Lighting Soccer	1	No	49000	49000	68036.77813	68026.77813
	Lighting Football	1	No	110416.6667	110416.6667	119811.9622	119811.9622
	Landscaping Level A	2000	m2	20.41428571	40828.57143	30.15670462	60313.40923
Car Parking	Pavement	2680	m2	91.072	244072.96	100.1792	268480.256
	Kerb and Channel	400	m	50.419	20167.6	57.18613392	22874.45357
	Drainage Pipes	380	m	162.3	61674	177.4279515	67422.62157
	Drainage Pits	15	No	2325.57	34883.55	2522.394352	37835.91527
	Linemarking/ Signage	2680	m2/pavement	2.4	6432	2.862554112	7671.645021
	Site Works	Footpaths and paved areas	750	m2	58.44380952	43832.85714	68.70720903
Services	Stormwater Drainage	1	Item	160000	160000	184000	184000
	Sewer	1	Item	10000	10000	11500	11500
	Water	1	Item	50000	50000	57500	57500
	Gas	1	Item	10000	10000	11500	11500
	Light & power	1	Item	30000	30000	34500	34500
	Communications	1	Item	130000	130000	149500	149500
Miscellaneous	Fire	1	Item	30000	30000	34500	34500
	Gates	1	Item	600	600	690	690
	Works maintenance-1 year	0	Item	0	0	0	0
	Interchange shelter	10	Item	9166.666667	91666.66667	11600.64839	116006.4839
	Fencing	1000	m	87	87000	111.615357	111615.357
	Signage	10	No	329.2888889	3292.888889	367.7954462	3677.954462
Others	Landscape maintenance-1 year/2 summers	1	Item	0	0	0	0
	Access Road	1350	m2	135	182250	162	218700
	Playground	1	Item	500000	500000	600000	600000
	Sport Field Irrigation system	21340	m2	4.9	104566	5.88	125479.2
	Basic Landscape including topsoil-seeding	30430	m2	32.5	988975	39	1186770
	Tree Planting	30	No	260	7800	312	9360
Delivery	Council Fees	1	%	3.25	145518.1897	3.25	171299.8665
	VicRoads Fees	1	%	0	0	0	0
	Traffic Management	1	%	2	89549.65521	2	105415.3024
	Environmental Management	1	%	0.5	22387.4138	0.5	26353.82561
	Survey/Design	1	%	5	223874.138	5	263538.2561
	Supervision & Project Management	1	%	9	402973.4485	9	474368.861
	Site Establishment	1	%	2.5	111937.069	2.5	131769.1281
	Contingency	1	%	15	671622.4141	15	790634.7684
Total	Excluding Delivery				4,477,483		5,270,765
	Including Delivery				6,145,345		7,234,125

Appendix 5							
Description: Item 43 - Sporting & Recreation Facilities (8-10 Ha)							
Civil Component							
Number: Item 43							
Group	Sub Item	Qty	Unit	Rate (P50)	Amount (P50)	Rate (P80)	Amount (P80)
Playing Fields	Football Field	2	No	792283.3333	1584566.667	907601.251	1815202.50
	Cricket Pitch	2	No	18750	37500	21952.11478	43904.23
	Cricket Nets	0	No	41200	0	46835.72201	0.00
	Soccer Field	0	No	509390.6666	0	585759.1866	0.00
	Netball Court	2	No	39200	78400	51675.20247	103350.40
	Tennis Court	2	No	52060.28883	104120.5777	64055.57941	128111.18
Lighting	Lighting Netball Court	2	No	20000	40000	23000	46000
	Lighting Tennis	2	No	15750	31500	18112.5	36225
	Lighting Soccer	0	No	49000	0	68026.77813	0
	Lighting Football	2	No	110416.6667	220833.3333	119811.9622	239623.9244
	Landscaping Level A	4000	m2	20.41428571	81657.14286	30.15670462	120626.82
Car Parking	Pavement	5180	m2	91.072	471752.96	100.1792	518928.256
	Kerb and Channel	450	m	50.419	22688.55	57.18613392	25733.76027
	Drainage Pipes	530	m	162.3	86019	177.4279515	94036.8143
	Drainage Pits	21	No	2325.57	48836.97	2522.394352	52970.28138
	Linemarking/ Signage	5180	m2/pavement	2.4	12432	2.862554112	14828.0303
Site Works	Footpaths and paved areas	800	m2	58.44380952	46755.04762	68.70720903	54965.77
Services	Stormwater Drainage	1	Item	160000	160000	184000	184000
	Sewer	1	Item	10000	10000	11500	11500
	Water	1	Item	50000	50000	57500	57500
	Gas	1	Item	10000	10000	11500	11500
	Light & power	1	Item	30000	30000	34500	34500
	Communications	1	Item	130000	130000	148500	148500
Miscellaneous	Fire	1	Item	30000	30000	34500	34500
	Gates	1	Item	600	600	690	690
	Works maintenance-1 year	0	Item	0	0	0	0.00
	Interchange shelter	10	Item	9166.666667	91666.66667	11600.64839	116006.48
	Fencing	1300	m	87	113100	111.615357	145099.96
Others	Signage	20	No	329.2888889	6585.777778	367.7954462	7355.91
	Landscape maintenance-1 year/2 summers	1	Item	0	0	0	0.00
	Access Road	1980	m	135	267300	162	320760
	Playground	1	Item	700000	700000	840000	840000
	Sport Field Irrigation system	31680	m2	4.9	155232	5.88	186278.4
Delivery	Basic Landscape including top soil-seeding	55440	m2	32.5	1801800	39	2162160
	Tree Planting	40	No	260	10400	312	12480
	Council Fees	1%		3.25	200996.7675	3.25	245970.9754
	Vic/Roads Fees	1%		0	0	0	0
	Traffic Management	1%		2	128674.9339	2	151366.7541
Total	Environmental Management	1%		0.5	32168.73346	0.5	37841.68852
	Survey/Design	1%		5	321687.3346	5	378416.8852
	Supervision & Project Management	1%		9	579037.2023	9	681150.3934
	Site Establishment	1%		2.5	160843.6673	2.5	189208.4426
	Contingency	1%		15	965062.0039	15	1135250.656
Excluding Delivery					6,433,747		7,568,338
Including Delivery					8,830,317		10,387,543



**Mt Atkinson and Tarneit Plains**  
Infrastructure Contributions Plan - August 2018

MELTON PLANNING SCHEME

02/07/2018  
Proposed  
C201

**SCHEDULE 3 TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY**

Shown on the planning scheme map as **ICO3**.

**MT ATKINSON & TARNEIT PLAINS INFRASTRUCTURE CONTRIBUTIONS PLAN, AUGUST 2018**

**1.0 Permit requirement**

02/07/2018  
Proposed  
C201

None specified.

**2.0 Monetary component – Standard levy**

02/07/2018  
Proposed  
C201

Class of development	Infrastructure category	Levy rate payable
Residential development	Community and recreation construction	\$86,627
	Transport construction	\$114,062
	<b>Total standard levy rate payable</b>	<b>\$200,689</b>
Commercial and industrial development	Community and recreation construction	\$0
	Transport construction	\$114,062
	<b>Total standard levy rate payable</b>	<b>\$114,062</b>

**3.0 Monetary component – Supplementary levy**

02/07/2018  
Proposed  
C201

Class of development	Infrastructure category	Levy rate payable
Residential development	Community and recreation construction	\$0
	Transport construction	\$2,797
	<b>Total supplementary levy rate payable</b>	<b>\$2,797</b>
Commercial and industrial development	Community and recreation construction	\$0
	Transport construction	\$2,797
	<b>Total supplementary levy rate payable</b>	<b>\$2,797</b>

**4.0 Infrastructure Contribution Plan (ICP) land contribution percentage**

02/07/2018  
Proposed  
C201

Class of development	ICP land contribution percentage
Residential	12.41%
Commercial and industrial	4.17%

MELTON PLANNING SCHEME

**5.0 Land component**

02/07/2018  
Proposed  
C201

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
1	Employment	0.00%	\$0.00	\$0.00
2	Employment	0.00%	\$0.00	\$21,212.42
3	Employment	0.00%	\$0.00	\$139,509.69
4	Employment	0.00%	\$0.00	\$230,797.74
5	Employment	18.27%	\$1,086,291.56	\$0.00
6-E	Employment	3.30%	\$0.00	\$334,498.51
6-R	Residential	5.26%	\$0.00	\$1,432,005.97
7	Residential	0.00%	\$0.00	\$0.00
8	Employment	0.00%	\$0.00	\$42,083.59
9	Employment	0.00%	\$0.00	\$0.00
10	Employment	0.00%	\$0.00	\$107,372.54
11	Employment	0.00%	\$0.00	\$92,043.36
12	Employment	0.00%	\$0.00	\$283,150.84
13	Employment	0.00%	\$0.00	\$187,872.38
14	Employment	0.95%	\$0.00	\$144,629.29
15-E	Employment	0.00%	\$0.00	\$43,566.92
15-R	Residential	0.00%	\$0.00	\$1,020,886.02
16	Residential	0.00%	\$0.00	\$664,286.22
17	Residential	0.00%	\$0.00	\$460,458.71
18-E	Employment	0.00%	\$0.00	\$66,876.92
18-R	Residential	0.00%	\$0.00	\$39,559.06
19	Employment	1.01%	\$0.00	\$155,827.55
20	Residential	0.00%	\$0.00	\$0.00
21	Residential	0.00%	\$0.00	\$0.00
22	Residential	0.00%	\$0.00	\$3,562,369.84
23	Residential	0.00%	\$0.00	\$4,438,570.23
24	Residential	0.00%	\$0.00	\$2,427,440.08
25	Residential	20.89%	\$7,745,689.93	\$0.00
26	Residential	0.00%	\$0.00	\$931,976.48
27	Residential	33.28%	\$6,233,871.31	\$0.00
28	Residential	16.00%	\$594,216.16	\$0.00
29	Residential	25.61%	\$6,830,755.44	\$0.00
30	Residential	16.63%	\$1,634,335.71	\$0.00

MELTON PLANNING SCHEME

31	Residential	3.30%	\$0.00	\$7,884,437.59
32	Residential	28.72%	\$13,621,821.35	\$0.00
33	Residential	17.41%	\$6,842,458.78	\$0.00
34-E	Employment	0.00%	\$0.00	\$167,283.31
34-R	Residential	6.60%	\$0.00	\$9,035,083.52
35-E	Employment	7.33%	\$4,014,513.50	\$0.00
35-R	Residential	0.00%	\$0.00	\$1,768,617.82
36	Residential	0.02%	\$0.00	\$9,448,408.50
37	Residential	4.68%	\$0.00	\$7,065,948.89
38	Residential	48.21%	\$25,834,643.25	\$0.00
39-E	Employment	2.84%	\$0.00	\$356,511.55
39-R	Residential	3.84%	\$0.00	\$4,873,319.76
40	Residential	0.00%	\$0.00	\$0.00
41	Employment	0.00%	\$0.00	\$426,464.38
42	Employment	0.00%	\$0.00	\$893,174.13
43	Residential	3.67%	\$0.00	\$10,857,925.57
44-E	Employment	2.36%	\$0.00	\$383,135.81
44-R	Residential	4.37%	\$0.00	\$3,565,022.59
45	Employment	0.00%	\$0.00	\$822,379.60
46	Employment	4.15%	\$0.00	\$12,144.07
47-E	Employment	9.50%	\$1,678,249.26	\$0.00
47-R	Residential	8.69%	\$0.00	\$3,075,304.29
48-E	Employment	4.03%	\$0.00	\$49,886.91
48-R	Residential	0.00%	\$0.00	\$149,974.73
49	Employment	1.94%	\$0.00	\$333,588.84
50	Employment	4.40%	\$146,109.56	\$0.00
51	Residential	100.00%	\$2,122,650.00	\$0.00
52	Employment	3.55%	\$0.00	\$277,651.06
53	Residential	0.00%	\$0.00	\$0.00
54	Residential	0.00%	\$0.00	\$0.00
55	Residential	100.00%	\$1,497,960.00	\$0.00
56	Employment	2.50%	\$0.00	\$645,707.63
57	Employment	0.00%	\$0.00	\$816,605.56
58	Employment	0.60%	\$0.00	\$79,353.67
59	Employment	5.41%	\$293,559.45	\$0.00
60	Employment	0.00%	\$0.00	\$279,315.13
61	Employment	0.00%	\$0.00	\$397,353.04
62	Employment	2.36%	\$0.00	\$176,761.85

MELTON PLANNING SCHEME

63	Employment	0.42%	\$0.00	\$343,556.32
64	Employment	5.73%	\$275,547.77	\$0.00
65	Employment	9.37%	\$642,850.67	\$0.00
66	Employment	7.05%	\$118,098.88	\$0.00
67	Employment	0.00%	\$0.00	\$0.00
68	Employment	0.00%	\$0.00	\$0.00
69	Residential	0.00%	\$0.00	\$0.00
70	Employment	0.00%	\$0.00	\$0.00
71	Employment	0.00%	\$0.00	\$0.00
72	Employment	0.00%	\$0.00	\$0.00
73	Employment	0.00%	\$0.00	\$0.00
74	Employment	0.00%	\$0.00	\$0.00
75	Employment	0.00%	\$0.00	\$0.00
76	Employment	0.00%	\$0.00	\$0.00
77	Employment	0.00%	\$0.00	\$0.00
78	Employment	100.00%	\$282,420.00	\$0.00
79	Employment	0.00%	\$0.00	\$0.00
80	Employment	0.00%	\$0.00	\$1,292.22

R1	Residential	0.00%	\$0.00	\$0.00
R2	Residential	0.00%	\$0.00	\$0.00
R3	Residential	0.00%	\$0.00	\$0.00
R4-E	Employment	0.00%	\$0.00	\$25,293.84
R4-R	Residential	0.00%	\$0.00	\$256,806.05
R5	Employment	0.00%	\$0.00	\$147,399.51
R6	Residential	0.00%	\$0.00	\$0.00
R7	Employment	0.00%	\$0.00	\$9,641.60
R8-E	Employment	0.00%	\$0.00	\$43,698.87
R8-R	Residential	0.00%	\$0.00	\$0.00
R9	Residential	0.00%	\$0.00	\$0.00
R10	Residential	0.00%	\$0.00	\$0.00
R11	Residential	0.00%	\$0.00	\$0.00
R12	Residential	0.00%	\$0.00	\$0.00
R13	Residential	0.00%	\$0.00	\$0.00
R14	Residential	0.00%	\$0.00	\$0.00

*Note: Refer to Plan 5 of the incorporated Mt Atkinson & Tarneit Plains Infrastructure Contributions Plan for PSP parcel ID numbers.*



MELTON PLANNING SCHEME

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

02/07/2018  
Proposed  
C201

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

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

02/07/2018  
Proposed  
C201

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

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

02/07/2018  
Proposed  
C201

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

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

02/07/2018  
Proposed  
C201

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

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

## MELTON PLANNING SCHEME

31/07/2018  
Proposed  
C201**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0****Incorporated documents**31/07/2018  
Proposed  
C201

<b>Name of document</b>	<b>Introduced by:</b>
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Ballarat Line Upgrade Incorporated Document, September 2017	GC69
Ballarat Line Upgrade - Toolern Station Incorporated Document, January 2018	C194
Calder Park Train Stabling and Maintenance Yards Incorporated Document, September 2012	C125
Caroline Springs Town Centre Comprehensive Development Plan August 2000	C14
Chartwell Restructure Allotment Plan (August 1992)	NPS1
Conditions for use of Lots 1&2 LP30733K, Plumpton Road for rock crushing	C9
Conditions for use of south-west corner of Greigs Road and Mount Cottrell Road, Melton, Crown Portions 1 and 2, Section 11, Parish of Pywheitjork for Extractive Industry	C13
Design and Siting Guidelines for Rural Zones, Melton Shire Council, 1996	NPS1
Diggers Rest Development Contributions Plan, March 2012 (Amended June 2017)	GC75
Diggers Rest Native Vegetation Precinct Plan, March 2012	C121
Diggers Rest Precinct Structure Plan, March 2012	C121
Eynesbury Station Incorporated Plan, September 2001	C20
Eynesbury Township Stages 5, 6 and 13 Native Vegetation Removal and Offset Requirements, May 2017	C176
Fibre Optic Project, Integrated Approval Requirements, December 2002	VC17
Guidelines for the Preparation of Environmental Management Plans in Melton's Rural Areas, Melton Shire Council, 1996	NPS1
HO110 Kerr Farm Site 1780-1882 Boundary Road, Mt Cottrell Incorporated Plan (2009)	C71
HO112 65-543 Greigs Road, Truganina Incorporated Plan (2009)	C71
HO128 Stoneleigh Homestead Complex, 196 Sinclairs Road, Rockbank – Statement of Significance, June 2016	C147
Kororoit Precinct Structure Plan, December 2017	C147
Melton Cemetery Incorporated Plan (2008)	C73
Melton Dry Stone Wall Study Volume 3 – Statements of Significance, February 2016	C100
Melton North Precinct Structure Plan Development Contributions Plan, May 2010 (Amended June 2017)	GC75
Melton North Precinct Structure Plan, May 2010	C83
Melton Tourist Precinct Local Area Development Plan – February 1998	C4
Mount Cottrell Class A Recycled Water Storage Facility, Incorporated Document, March 2015	C138

## MELTON PLANNING SCHEME

Name of document	Introduced by:
Mt Atkinson & Tarneit Plains Infrastructure Contributions Plan, August 2018	C201
Mt Atkinson & Tarneit Plains Precinct Structure Plan, June 2017	C162
Outer Suburban Arterial Roads - Western Package Incorporated Document, June 2017	GC74
Palmers Road and Robinsons Road Upgrade (Sayers Road to Western Freeway, Truganina) Incorporated Document, July 2012	C81
Palmers Road Upgrade Project (Western Freeway to Calder Freeway) Incorporated Document, June 2017	C187
Paynes Road Precinct Structure Plan, February 2016	C161
Plumpton & Kororoit Infrastructure Contributions Plan, July 2018	C197
Plumpton Precinct Structure Plan, December 2017	C146
Rail Gauge Standardisation Project, Integrated Approval Requirements, December 2002	VC17
Regional Fast Rail Project, Integrated Approval Requirements, December 2002	VC17
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Fibre Optic Project, Integrated Approval Requirements (August 2003)	C40
Rail Infrastructure Projects Ballarat Rail Corridor Deviation: Regional Fast Rail Project, Integrated Approval Requirements (August 2003)	C40
RDAV Rockbank Facility Incorporated Document, July 2013	C151
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Regional Rail Link Project Section 2 Incorporated Document, March 2015	GC26
Robinsons Road Employment Area South Native Vegetation Precinct Plan, February 2011	C65
Rockbank Development Contributions Plan, August 2016	C145
Rockbank Precinct Structure Plan, August 2016	C145
Rockbank North Development Contributions Plan, March 2012	C120
Rockbank North Native Vegetation Precinct Plan, March 2012	C120
Rockbank North Precinct Structure Plan, March 2012	C120
Shire of Melton Heritage Study Stage 2: Volume 6- Statements of Significance, March 2009	C71
Small Lot Housing Code, August 2014	GC22
Statement of Significance – 161 Bulmans Road, Melton West, May 2011	C113
Statement of Underlying Provisions - Land reserved for the Outer Metropolitan Ring and the E6 Transport Corridor, July 2010 (updated May 2012)	C128
Sunbury Electrification Project Incorporated Document February 2010	C96
Taylors Hill West Precinct Structure Plan (including the Taylors Hill West Native Vegetation Precinct Plan) May 2010 (Amended December 2016)	C178
Taylors Hill West Development Contributions Plan, July 2010 (Amended June 2017)	GC75
Toolern Park Precinct Structure Plan, August 2014	C122
Toolern Park Development Contributions Plan, August 2014 (Amended June 2017)	GC75

MELTON PLANNING SCHEME

Name of document	Introduced by:
Toolem Precinct Structure Plan (including Toolem Native Vegetation Precinct Plan), July 2011 (Amended December 2015)	C161
Toolem Development Contributions Plan, July 2011 (Amended December 2015)	C161
Water for a Growing West Project Incorporated Document, July 2014	GC18
Western Highway Realignment (Melton to Bacchus Marsh) Incorporated Document, December 2009	C94