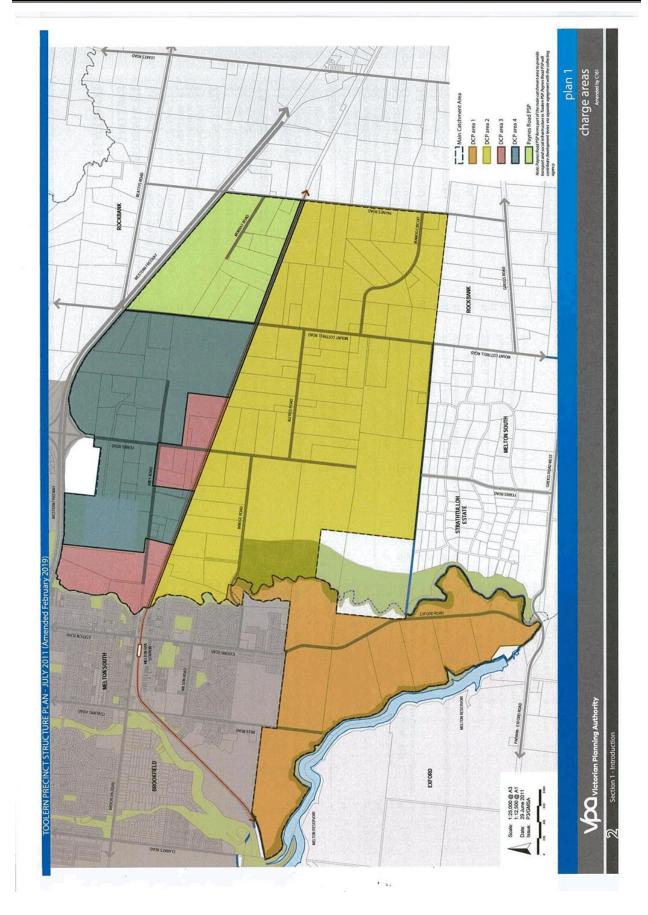




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1.0 INTRODUCTION

1.1 ROLE OF THE PRECINCT STRUCTURE PLAN

prepared by the Melton City Council in conjunction with the Victorian The Toolern Precinct Structure Plan (Precinct Structure Plan) has been Planning Authority (VPA), government agencies, service authorities and

major stakeholders.

The Precinct Structure Plan is a long-term plan for urban development. It describes how the land is expected to be developed, the services planned to support development and how they will be delivered.

The Precinct Structure Plan:

- Enables the transition of non-urban land to urban land.
- Sets the vision for how land should be developed and the desired outcomes to be achieved.
- Outlines projects required to ensure that future residents, visitors and workers within the area can be provided with timely access to services and transport necessary to support a quality, affordable

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- Details the form and conditions that must be met by future land use and development.
 - Determines the use and development controls that apply in the schedule to the Urban Growth Zone and what permits may be granted under the Schedule to the zone.
 - Provides developers, investors and local communities with
- biodiversity values in the context of the surrounding and long Enables the assessment, protection and enhancement of

The Precinct Structure Plan is informed by:

Planning Scheme, including the Growth Area Framework Plans and The State Planning Policy Framework set out in the Melton

development in accordance with the Toolern Precinct Structure Plan. The NVPP is a separate incorporated document despite being found as a chapter within the Toolern Precinct Structure Plan.

The Toolern NVPP is one of the planning tools used to facilitate

The offsets that must be provided to remove the native vegetation Native vegetation which cannot be removed without a permit.

which can be removed; and

Note: Toolern NVPP applies to land within the updated Toolern PSP and

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The statutory basis for the NVPP is clause 52.16 of the Melton Planning Scheme and not Schedule 3 to the Urban Growth Zone.

The Local Planning Policy Framework of the Melton Planning Scheme and other local policies and strategies.

1.4 IMPLEMENTATION

The Precinct Structure Plan is implemented by:

- Development proponents who develop land generally in accordance with this Precinct Structure Plan.
- delivering and managing a range of infrastructure and services to support the development of the precinct. The Victorian Government and the Melton Shire by funding,

This land is predominantly zoned Urban Growth Zone (UGZ), Industrial 1 Zone (IN1Z), Mixed Use Zone (MUZ). A relatively small amount of land adjacent to the Melton Reservoir is zoned Rural Conservation Zone (RCZ).

Amendment C84 will rezone all land to UGZ – Schedule 3 (UGZ3) to allow the implementation of this Precinct Structure Plan. For the purpose of the Precinct Structure Plan this land is referred to as the Toolern Precinct

The Precinct Structure Plan applies to approximately 2,200 hectares of

Amended by C161

LAND TO WHICH THE PRECINCT STRUCTURE PLAN

1.2

land within the Urban Growth Boundary (UGB) as illustrated in Plan 1

- Non-government service providers and individuals such as volunteers who manage and deliver services.
 - The Melton Planning Scheme including:
- the Toolern Development Contributions Plan incorporated in the Scheme at Clause 45.06;

The Toolern Precinct Structure Plan has been divided into four areas (Areas 1, 2, 3, and 4 - refer to Plan 1 and the Toolern DCP). Note: Toolern Precinct Structure Plan, Part C (Paynes Road PSP) illustrated on Plan 1 is no longer included in the updated Toolern Precinct Structure Plan (December 2015).

Structure Plan Area.

- the Toolern Native Vegetation Precinct Plan incorporated in the Scheme at Clause 52.16;
- open space requirement under Clause 52.01 of the Scheme;
 - other requirements of the scheme.

FURTHER REFERENCE MATERIAL

1.5

A Glossary and other information such as technical studies supporting the preparation of this Precinct Structure Plan are listed in Section 6.0 Supporting Information.

for the purpose of managing native vegetation through clause 52.16 of the Melton Planning Scheme. It identifies:

Native vegetation which may be removed without a planning

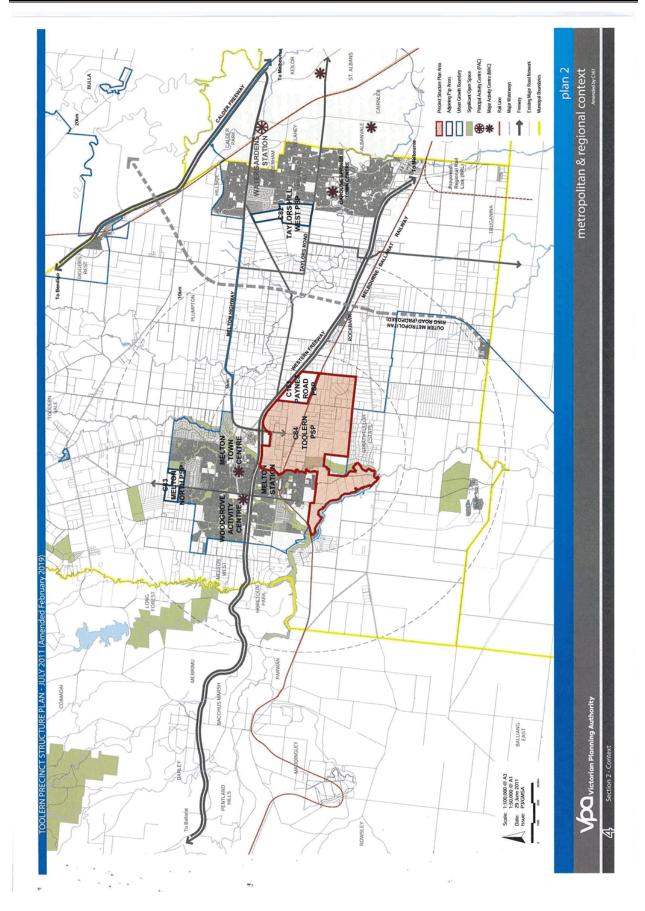
The Toolern Native Vegetation Precinct Plan (NVPP) has been prepared

ROLE OF THE NATIVE VEGETATION PRECINCT PLAN

1.3

1.6 MONITORING AND REVIEW

of the Toolern Precinct, Structure Plan and the Toolern Native Vegetation Precinct Plan. Their effectiveness will be evaluated regularly; at least every five years and their content may be revised and updated following The VPA and Melton City Council will jointly monitor the implementation





2.0 LOCAL CONTEXT AND SITE DESCRIPTION

2.1 METROPOLITAN AND REGIONAL CONTEXT

The Melton Township is a satellite city with a population of approximately 40,000 people. The township is separated from the main metropolitan area by 9 kilometres of Green Wedge Zone, interrupted only briefly by Rockbank, a small rural settlement between the rail corridor and the Westen Freeway (Plan 2).

Despite the geographical separation, Melton Township has a strong attainanching that the Eastern Corridor (silos known as Melton East) and Metropolitan Melbourne where many of the Townships residents commute for work While the Eastern Corridor has accommodated the sam majorly of the Shires residential growth over the last 15 years, two Major Activity Centres and the Shires Civic headquarters help the Melton Township retain its role as the primary centre within the Shire.

Toolern is located south-east of the Melton Township and approximately askionneters from the Melbourne CBD via direct access to the Western Freeway. The growth of Toolern will reduce the spatial separation of Melton Township from the Eastern Corridor.

2.1.1 MAJOR TRANSPORT LINKS

The Melton Township is linked to the suburban electrified rail network by Viline inter-urban services on the Melbourne-Ballarat line. Future electrification of the line to Melton Township is identified in the Victorian Transport Plan, but the timing of this is uncertain due to capacity constraints on both the western line and through inner Melbourne. The closest station on the electrified rail network is at Sunshine, and a new station is proposed at Caroline Springs with construction to commence in 2010.

The Melbourne/Ballarat rail service provides a high standard but infrequent rail service. The Victorian Transport Plan proposes a appressive upparable to the line ahead of electrification, including line duplication, increased service frequency, and the construction of new stations as development occurs in the area including Toolern station by 2019 and proposed Paynes Road station. Region wide, public transport patronages at a relatively fow level and is served by regional bus routes. Gaps exist in local services and there is a strong desire for service levels to be increased.

A widely spaced but almost fully connected freeway network provides high standard connections for radial and orbital travel between Melton and the Region, including inner metropolitan-areas. The principal links are the Western Freeway and Melton Highway, which then connect to other important regional links such as the Western Ring Road and the Calder Freeway.

The Deer Park By-Pass is a four lane freeway extending 9.3 kilometres from the Western Freeway (Caroline Springs) to the Western Ring Road in Sunshine West, completed in April 2009. It has eased traffic flow through the Deer Park region and provides direct links to the developing industrial precincts of Ravenhall, Derrimut and Truganina.

2.1.2 ACTIVITY CENTRES

Principal Activity Centres are located in Sydenham, Werribee and Sunshine, which are 15, 21 and 22 kilometres from Toolern respectively. The Melton Township and Eastern Cordior are served by multiple Major Activity Centres which perform different roles and functions. These include, Woodgrove Shopping Centre, High Street in the Melton Township, and Caroline Springs in the Eastern Corridor.

2.1.3 INDUSTRIAL LAND AND EMPLOYMENT

A state significant industrial node is located to the southeast of the Melton Township where the Western Ring Road meets the Princes Freeway. This includes approximately 2,164 hectares of industrial land in the Western Region (UDP, 2008). Growth of this industrial node is expected to continue, particularly in Ravenhall, Truganina and Derrimut with the recent completion of the Deer Park By-Pass where there is nearly 1,000 hectares of industrial land supply.

The Urban Development Program (UDP) 2008 suggests that this node will satisfy the majority of demand for industrial land in the West Region for the next 13 years. The Melton Industrial Node which includes the existing Toolenn Business Park, currently has nearly 300 hectares supply of industrial land

Based on the current take up rates, this would provide more than 25 years supply. However, increased demand is expected as the Toolem Precinct Structure Plan Area develops and as a result of future growth (as earmarked in Melbourne @ 5 million) and completion of significant infastructure projects, such as the Outer Metropolitan Ring transport confdor identified in the Victorian Transport Plan.

2.1.4 RESIDENTIAL LAND

Melton Township includes the developing residential areas of Botanica Springs, Amold's Creek and Melton Township North, which together will see the population of Melton township oron, and paproximately 55,000 residents. Eynesbury Township is a new mixed use residential community located approximately 10km south of the Melton Township. It is anticipated this land will provide for 2,300 new dwellings in a mix of detached, semi-detached and townhouse developments. The Eastern Corridor is a conventional residential area that has accommodated population growth in the Shire over the past decade in suburbs including Caroline Springs, Burnside, Burnside Heights, Taylors Hill and Hillside; however, these suburbs have limited capacity to expand. The 2008 UDP estimates supply of approximately 4,300 lots up to 2012.

The recently approved extension of the Urban Growth Boundary (UGB) has created a single conurbation linking Melton with metropolitan Melbourne at Caroline Springs.

2.1.5 REGIONAL OPEN SPACE

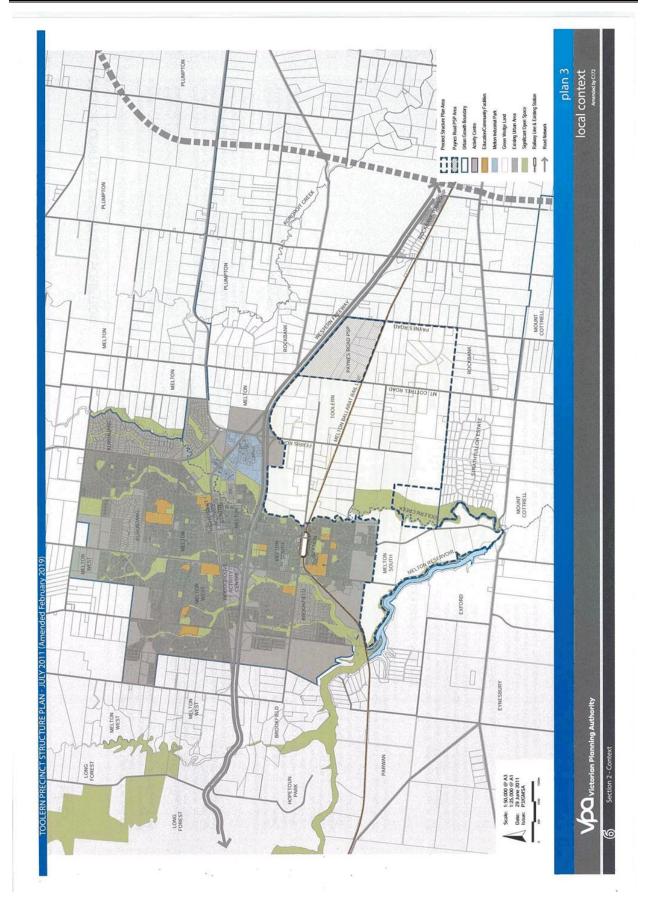
MacPherson Park, 2 kilometres north of Melton Township, is one of Melbourne's largest regional active open space reserves and accommodates a diverse ange of sporting activities. The park comprises 3 ovals, 2 soccer pitches, 2 rugby pitches, 1 baseball diamond, 1 cycling criterion track, tennis facilities, an equestrian park and greyhound racing club.

2.1.6 EXFORD ROAD CONSERVATION AREA

The Exford Road Conservation Area, shown on Plan 7 of the PSP, is a unique area within the precinct. Features include native vegetation, heritage assets and view lines to the Melton Weir. The Exford Estate and Stables are on the Victorian Heritage Register.

Section 2 - Context

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TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended Februa



2.2 LOCAL CONTEXT

2.2.1 HISTORY

The Wurundjeri people of the Kulin alliance have inhabited the Western Plains of Melbourne for 40,000 years. The Kurung-jangballuk, a clan of the Wurundjeri, hunted and roamed the plains near Toolern Creek and Wernibee River at the time of the first European settlement. The last known Corroboree in the area took place in 1863 near the site of Hannah Watts Park.

Melton Township established along the Melbourne to Ballarat route during the Victorian goldurush in the mill 1803's. During this firme, the Staughton family established Exford Estate, south of Melton Township. The estate was broken up in the early 1900's. In 1884, the rail line came through Melton, and facilitated early growth in Melton South around the station. The township remained a primarily rural settlement until the mid-1900's.

In 1974, the State identified Melton, then a community of 4,000 residents, as one of two satellite cities in the west of Melbourne which enould accommodate some of Melbourne's growth, with the balance encouraged in the southeast. Since then, growth has been concentrated to the north of the Western Freeway, with slightly lower rates of development to the south.

2.2.2 WATERWAYS

TOOLERN CREEK

Toolern Creek starts just north of Toolern Vale and flows south through the Melton Township and Toolern to form a confluence with the Werribee River at Exford. Shared trails run alongside the creek and its tributary Little Blind Creek in Melton and Melton South residential areas. Toolern Creek plays an important role in the conservation of environmental and cultural heritage values and is an important habitat corridor.

MELTON RESERVOIR

The Melton Reservoir is one of the main water storages of the Werribee River catchment. The reservoir maintains a constant supply of water to the market gardens of the Werribee Irrigation District and is used for aquatic recreation activities. The current quality and quantity of runoff to Melton Reservoir needs to be protected and maintained.

KOROROIT CREEK

Kororoit Creek is a major waterway that runs from the north of Sunbury through several suburbs east of Melton Township through to Altona, where it disperses at Port Phillip Bay. It has cultural and environmental significance and provides opportunities for the local community. The Kororoit Creek Regional Strategy 2005-2030 promotes improved access and protection for Kororoit Creek with a goal of ensuring it becomes one of Melbournes most popular open spaces by the year 2030.

2.2.3 SURROUNDING NEIGHBOURHOODS

TON COLUMN

The developed portion of Melton South is well-served by infrastructure and services. Melton Station provides a direct connection to Metropolitan Melbourne and includes a bus interchange. Local retailing is concentrated around the station and includes Melton Station Square. The area has a wide range of education and sport and recreation facilities, and passive open space areas. Toolern Creek provides additional natural amenity for residents.

STRATHTULLOH ESTATE

Strathtulloh is a 400 plus hectare rural-residential development located

directly south of Toolern within the Green Wedge Zone. Strathfulloh consists of approximately 115 for snaping from 1.5 to 15 hectares. It is accessed from it southern boundary on Greigs Road, but offers opportunity for road connections with Toolern. Stathfulloh is also the site of a heritage listed homestead located towards Toolern Creek, thought to have been built in the 1840's.

ROCKBANK

Rockbank is a residential settlement located between the Melton Township and Metropolitan Melbourne. It sits just north of the Melbourne-Ballart rail line, south of the Western Freeway and east of the Leakes Road interchange. Its population has remained relatively stable over the last few years, as around 1,300 residents, due to a lack of zoned land and limited infrastructure. Recently included within the Urban Growth Boundary, Rockbank has recently been subject to

2.2.4 SPATIAL ISSUES

increased development interest.

Despite Toolem's proximity to the Melton Township, several barriers exist between the two areas. The Western Freeway along Toolem's northern boundary separates the Precinct Structure Plan area from the Melton Township. This is particularly important given most infrastructure and services are located north of the freeway. Toolem Creek, which runs north-bound anoth the western portion of Area 2 and 3, separates Melton South and Area 1 from the remainder of the Precinct Structure land are Area from the remainder of the Precinct Structure plan area.



2.2.5 TRANSPORT AND MOVEMENT

AD INFRASTRUCTUR

The Western Region has high car dependency due to current public transport service levels and a high proportion of the population traveling outside the area to work. Although Melton Township is well connected to other areas via the Western Freeway and Melton Highway. These routes experience high levels of congestion during peak times. The Western Freeway the principal road link between Melbourne and Adelaide, carries over 70,000 vehicles per day, of which 10 percent are heavy vehicles. The intersection of Leskes Road and Western Freeway are Rockbank is currently a grade separated full diamond interchange, which was constructed as part of the Deer Park Bypass Project.

PUBLIC TRANSPORT

Melton has a low level of public transport connectivity. The township is inked to the suburban electrified tail network by Vilnie inter-urban services on the Melbourne-Ballarat line. Melton Station is atcapacitywith most patrons using the 'park and ride' facilities. The Melbourne-Ballarat line passes directly through the Toolen area and is a key opportunity to provide local amenity within a transport orientated development. The area is serviced by a single regional bus route to Sunshine and a number of limited local routes. Bus routes do not provide good internal connections and coverage to the outer areas of the municipality is poor. The lack of transit reach, frequency and circuitous nature of many of the routes might explain the low levels of public transport patronage in the area.

OUTER METROPOLITAN RING (OMR) TRANSPORT CORRIDOR

In 2006, the Department of Infrastructure released Meeting Our Transport Challenges (MOTC), which sets out an action blueprint for shaping Microria's Transport infrastructure into the future. MOTC includes the "Secure Reservations for Major Transport Corridor's project which proposes an Outer Metropolitan Ring from Werribee to Craigieburn. The Victorian Transport Plan confirmed the importance of the Outer Metropolitan Ring, and the recently advertised alignment specified that it will be located between Toolenn and the Eastern Corridor, although the triming of its development is beyond the year 2020. The Outer Metropolitan Ring is expected to provide a major opportunity for additional industrial zoned land. Employment opportunities in the region and increased access from the north and south will accelerate development in Toolen, particularly demand for a broader range of development in Toolen, particularly demand for a broader range of

2.2.6 EMPLOYMENT AND ACTIVITY CENTRES

CTIVITY CENTRE

The High Street Major Activity Centre (Melton Township's 'rown centre') accommodates a broad range of uses in approximately 44,000m² of floorspace and is the principal concentration of civic, commercial and entertainment facilities in the Shire. The retail mix includes two independent supermarkets, several banks, real estate agents, boutique shops and a broad range of other commercial facilities. High Street also features a public transport interchange.

Woodgrove Major Activity Centre, 2 kilometres west of High Street, comprises approximately 32,000m² of retail floor space including major retailers such as Kmart, Coles, Safeway and a five screen cinema complex. Woodgrove Activity Centre consists of a series of large format retail buildings surrounded by substantial or parking It is the most popular destination for grocery shopping within the Melton Township.

Both Major Activity Centres in Melton Township have structure plans that envisage significant expansion. Woodgrove Activity Centre is expected to reach 57,000m² and High Street is expected to reach 64,000m².

The only other significant activity centre within Melton Township is a Neighbourhood Activity Centre at the Melton South Railway Station. This centre comprises:

- An older shopping strip is along Exford Road, south of the railway line.
- Melton Station Square Shopping Centre north of the railway line, which accommodates approximately 4,000m2 of retail floorspace and community infrastructure. The Coles supermarket (2,500m2) is the major retailer, with the other uses including the Melton South Post Office, 25-30 specialty retail stores, a Community Centre and Kindergarten.
- The network of Activity Centres for the Melton-Caroline Springs Growth Area is detailed in the Growth Area Framework Plan (DSE, 2006). The Plan proposes four additional Neighbourhood Activity Centres in Melton, and a Major Activity Centre and Neighbourhood Activity Centre for Toolern.

EMPLOYMENT

Approximately 80% of Melton's population is employed outside township. Employment uses in the area include:

- Toolern Business Park, located between the Western Freeway and the failway line in Area 3. The Park is a large parcel of land zoned Mixed Use (MULZ) and Industrial 1 (N112). Development has occurred in a fragmented manner and is characterised by low intensity businesses on large underutilised lots.
- Melton Industrial Park north-west of the Toolern Precinct Structure Plan Area adjacent to the Western Freeway, which accommodates mostly small warehouses and factories for light industry.

Amended February 201

DAMUNITY FACILIT

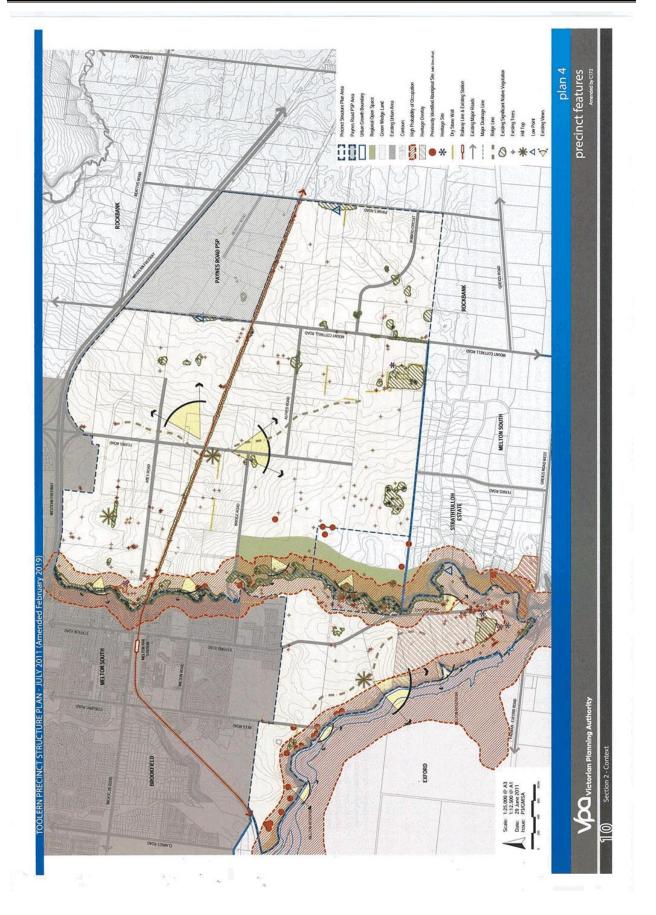
The Melton Township is well serviced by a range of community facilities including education, open space, active recreation areas, entertainment facilities, and health care facilities. The local area contains:

- Civic and education facilities including Melton Civic Centre, private and public primary and secondary schools and Victoria University's Melton Campus.
 - Sports and recreation facilities including Melton Recreation
 Reserve, Melton Waves Aquatic Centre Melton Valley Golf Course,
 Melton Golf Brange, Melton Indoor Recreation Centre and Melton
 Entertainment Complex (Hanness Racing).

2.2.7 MELTON RECYCLED WATER PLANT (SURBITON PARK)

The Melton Recycled Water Plan (Surbiton Park) has recently been upgraded to produce and supply Class A recycled water for the residents of Expressbury, This initiative will reduce drinking water use in households by about 50% or 15 ML per day. It is anticipated that Class A recycled water will be supplied to the Melton South growth corridor and Toolern Precinct Structure Plan Area as they are developed. Preliminary investigations by Western Water indicate that a majority of the Toolern Percinct Structure Plan Area could be supplied with Class A recycled water.

Western Water has indicated that it would be efficient and cost effective to initially service Area 1 and the western half of Area 2, given proximity to the plant. Western Water has also indicated that the plant may be expanded to extend recycled water infrastructure as demand increases. Elevated storages for potable and recycled water will be required and the location of these is being investigated.





2.3 PRECINCT FEATURES

2.3.1 HERITAGE

There are 56 sites within or in close proximity to the study area of Aboriginal significance listed on the Aboriginal Affairs Victoria (AAV) Heritage Register. Of these 56 sites, 49 are stone artefact scatters and 7 are scarred trees. Sites are generally located on waterways, although stone artefact scatters can be found throughout the open plains. Identified post-contact heritage places of greatest importance to the Toolern Precinct Structure Plan are associated with the themes of first are listed in the Schedule to the Heritage Overlay (HO2) and on the Victorian Heritage Register (H316). The property is a prime example of in the precinct. Consideration should be given to the viable, commercial use of these assets, provided that such use adequately protects the heritage values. Three other sites are listed in the Schedule to the settlement and late 19th century rural development, Closer Settlement and the break-up of the great pastoral estates. Exford Estate and Stables first settlement and presents one of the principal heritage opportunities Heritage Overlay; Parklea (HO74), the Bridge over Toolern Creek (HO66) and a house on Mount Cottrell Road (HO106). A number of dry stone walls and underground wells exist throughout the 'plains' of the Toolern landscape. The majority of the stonewalls are located in Area 2 and have been assessed as having low to moderate levels of significance in terms of 19th and early 20th century settlement

FAUNA VALUES

The precinct supports several broad habitat types including remnant woodland, Toolern Creek, Lignum wetlands, scattered remnant trees, planted trees and shrubs, artificial waterbodies (farm dams), native grassland and introduced grassland, which can accommodate a range

area along Alfred Road. They range from poor to moderate quality and considered extremely rare.

In addition three vegetation communities currently listed as

threatened under the FFG Act are present:

 Western Basalt Plains (River Red Gum) Grassy Woodland The precinct also includes the Flora and Fauna Guarantee

Western (Basalt) Plains Grassland Community; and

Grey Box – Buloke Grassy Woodland Community,

of Mt. Cottrell Road, in one area along Mt. Cottrell Road and one

Lizard (Threatened FFG and Vulnerable EPBC) and Golden Sun Moth (Threatened FFG, Critically Endangered EPBC), predominantly in the areas designated as biosites. The precinct may also provide potential habitat for a number of nationally listed species (such as Growling Grass Frog [Threatened FFG, Vulnerable EPBC]) along Toolern Creek. Eastern The precinct may provide (albeit sub-optimal) habitat for Striped Legless Grey Kangaroo (Macropus giganteus) and a range of other fauna species of local significance were recorded in the precinct. The precinct also contains a number of listed species including Buloke (listed on the FFG) as well as state conservation significance species (Arching Flax-Lily, Fragrant Saltbush and Austral Tobacco).

SIODIVERSITY SIGNIFICANCE

Despite the impacts of agriculture on the biodiversity values of the area, it is envisioned that remaining native vegetation will be protected and managed through the implementation of the Native Vegetation Precinct Plan. All the EVCs described above are significant as they are classified as 'endangered' in the in the Victorian Volcanic Plains.

Plains Woodland (EVC 803), generally occurs in small patches within the western portion of the study area, to the east of Toolern

along Bridge Road and Mt. Cottrell Road and three larger patches exist along the southern boundary of Area 2. They range from

poor to relative good quality. This EVC also occurs in cluster

Creek and along the railway reserve. Two smaller patches exist

patches south west of the precinct and is also referred to as Riverina Plains Grassy Woodland, which is synonymous with the Plains Woodland EVC. These patches are characterized by an intact indigenous tree canopy, with a highly modified understory

Creekline Grassy Woodland (EVC 68) is located along Toolern Creek

and Werribee River and generally in poor condition.

Remnants of six Ecological Vegetation Classes (EVCs) are still present:

LORA VALUES

and offer some scope to contribute to the landscape qualities of the new community subject to appropriate placement within the urban Scattered trees throughout the site present few development constraints species may be suitable for inclusion in public open space network whether it is creditable or not. Complementary planting is encouraged environment. Some of the scattered trees and other introduced plantec using the EVC vegetation type.

2.3.3 TOPOGRAPHY AND LANDFORM

The Toolern Precinct Structure Plan Area is located within the expansive Western Basalt Plains. Extending from Melbourne's inner west towards Ballarat and Geelong, the Plains are a flat, dry, windy, peripheral landscape. A series of subtle terrain variations and sunken incisions (typically creeks, rivers or other water bodies) relieve the starkness of the wider landscape.

railway reserve and is of good quality. There are large areas of Plains Grassland in the East of Toolern which are degraded, treeless

northwest. They range from relatively poor to moderate quality

Low Rainfall Plains Grassland (EVC 132_63) exists within the

the eastern portion of Toolern with scattered remnants in the

Plains Grassy Woodland (EVC 55) occurs as small patches in

This EVC is classified as endangered in the bioregion.

vegetation but contain a high density of indigenous grass species which are significant for the region.

western portion of the rail reserve, to the north of the patch in the railway reserve and at the intersection of the Western Freeway and Plains Swampy Woodland/Lignum Swamp Complex (EVC 784) exist in two areas along the southern boundary of Toolern on either side

Ferris Road. These patches range from poor to good quality.

Lignum Swamp (EVC 104) occurs along Paynes Road, within the

The landscape is either Central Flat Plain or Western Ridge Plain. Central Flat Plain features numerous swamps, soaks, and exotic and native grasslands. The Western Ridge Plain area is broad, low ridge, incised offer attractive scenic qualities. Most notably the views to and along Melton Weir, which consists of a dramatic escarpment down to a large water body. These views are accentuated around the outcropping at its by Toolern Creek, draining down to the Werribee River. A few areas southern edge.

attractive aspect into its ravine. From within the ravine, particularly on its eastern side, there are several pockets of low-lying land which provide attractive views within the creek setting while being isolated from its Toolern Creek is a winding corridor of native vegetation which cuts deeply into the landscape. Views from the top of the ridge offer an

High points exist to the west of Paynes Road, near the Railway Line, and to the north of Abey Road. Beyond the Toolern Precinct Structure Plan Area, Mt Cottrell is the highest point in the local area.

2.3.4 CATCHMENTS AND DRAINAGE

parabolica) and the rare Austral Tobacco (Nicotitna suaveolens).

study area beyond the existing Toolern Business Park. Outline drainage schemes highlight the need for a number of land intensive retarding There is very little existing drainage infrastructure throughout the Western Freeway and Precinct Structure Plan area boundaries in the south and east, where there are natural low points in the topography or basins. The retarding basins are located abutting the rail corridor, where physical barriers impact the flow of surface water.

southern portions of Area 1 and the north-east portion of Area 2 and Area 3 connect to existing infrastructure while the southeast corner of Toolern is generally unserviced. The Melton Outfall Sewer is on the east side of Toolern Creek, near Bridge Road, 150-400m from the bank. The The existing Toolern Business Park has limited access to service infrastructure. This will facilitate limited development until such time as existing infrastructure is upgraded or extended. The northern and sewer has capacity to service the Toolern Precinct Structure Plan Area.

2.3.6 GAS EASEMENT

A gas pipeline and easement runs along the Melton Reservoir, at the western edge of Area 1. Consideration should be given to the relocation of the pipeline and easement to ensure the efficient use of urban land

2.3.7 ROADS AND ACCESS

Toolern has a road network that provides good connectivity in a north-south direction. Ferris Road crosses the centre of the study area and has south movement in Area 1 and Mt Cottrell Road provides linkages to the road network south of the study area. Very limited, indirect access is provided to the south-western portion of Toolern, east of Toolern Creek. Toolern Creek restricts connectivity in this direction. Bridge Road is currently the major link over Toolern Creek. East of Toolern Creek. Ferris Road, Mt Cottrell Road and Paynes Road. Although somewhat dissected by the Western Freeway and the rail corridor, these are crucial Toolern connects with the traditional mile grid road network through direct access to the Western Freeway. Exford Road provides for northlinks to the surrounding area and regional transport network. Crossings over the railway and Toolem Creek will need to be managed through the Precinct Structure Plan area. An opportunity exists to connect carefully to ensure safe, efficient, and environmentally sensitive movement the designated activity centres via improved road connections.

The local bicycle network is largely underdeveloped and no connectivity exists between this network and Toolern.

Significance. It is located in a highly constrained area of Toolem Creek significance. It is located in a highly constrained area of Toolem Creek and native vegetation. The The Bridge Road bridge is an early 1900's, two span, single lane, concrete Girder Bridge built by Sir John Monash and has local heritage amongst sloping land, a winding creek and native vegetation. bridge has capacity to carry vehicles up to 5 tons

no longer be trafficable, options to retain the bridge should be explored, including use for pedestrians and cyclists. Any new bridge should be located south of the existing bridge, and be complementary to the heritage significance of the place. A detailed design process undertaken by the Shire of Melton will be required to determine the location of a new bridge. The Melton Heritage Study – Stage 2 recommends that if the bridge can

The Bridge Road connection is important to provide convenient vehicle access between Melton South and Toolern and the new major activity centre. The existing bridge is in the best location for a bridge crossing in this area and is situated within a highly constrained area along the creek

2.3.9 LAND USE AND LAND OWNERSHIP

Areas are shown in Plan 1 - Precinct Area.

AREA 1

Area 1 is currently used for general farming purposes, including grazing and crop raising. There are a few dwellings located in the southern portion of the area.

are in separate ownership. There is also a sloping land parcel in the south, east of Exford Road which is also in separate ownership. The majority of the area is consolidated in single ownership. Several large parcels in the northern and north-western portion of the precinct

AREA 2

The western side of Area 2 is used for general farming purposes. Further to the east, the land is used mostly for a mix of hobby farms and rural residential living, including small horse training facilities. The Mt Cottrell Bowls Club is located in the south-west corner of the precinct in proximity to a small low density residential community. The land between Toolern Creek and Ferris Road is primarily in Council ownership. This excludes a number of small lots of privately owned land south of the rail corridor. To the east of Ferris Road, the reis a highly fragmented ownership pattern of small to medium sized rural properties

Area 3 has a largely fragmented land ownership pattern with Council

has a number of land parcels beyond its new racing facility, making it the largest land owner west of Ferris Road with 93 hectares. East of Ferris Area 4 has a large number of land parcels in fragmented ownership. The area includes existing businesses along Ferris Road, and mostly rural land south of the Westen Highway, north of the Ballarat Railway Line and west of Mount Cottell Road. Part of the Toolen Business Park processing, manufacturing, engineering and distribution uses. The Saizeriya food processing factory is one of the largest land holdings in this area. Technochem Australia Pty Ltd operates an industrial gas refrigerant production and storage facility at 41-53 Abey Road, Melton is located within Area 4. The business park is home to a range of food Road, land is in mixed ownership but has several larger land parcels. South. The site is highlighted as Property 109 on the plan below. AREA 4

for a sensitive use north of the railway line and within 440m of the land (measured from the boundary of 41-53 Abey Road, Melton) must be Due to the nature of the operations on the land, any planning application referred in accordance with section 55 of the Planning and Environment Act 1987 to the EPA and WorkSafe Victoria.



2.3.12 URBAN GROWTH BOUNDARY

Wedge Zoned land is now located within the Urban Growth Boundary C2000. This will allow the Regional Park to be delivered in this area, along with some additional urban development. The delivery of the Regional Park is reliant on Council transferring this land to Parks Victoria. During preparation of the PSP, the Urban Growth Boundary alignment at the time created an irregular pocket of Green Wedge Zone (GWZ) between Toolern and the Strathtulloh Estate. This pocket of Green

The provision of passive and active recreation in this area has been considered as part of this Precinct Structure Plan. Note: The area described above relates to Toolern Park Precinct Structure Plan (August, 2014).

2.3.11 BUILT FORM

The site of the former Melton Shire Landfill is located west of Ferris Road

2.3.10 FORMER MELTON LANDFILL

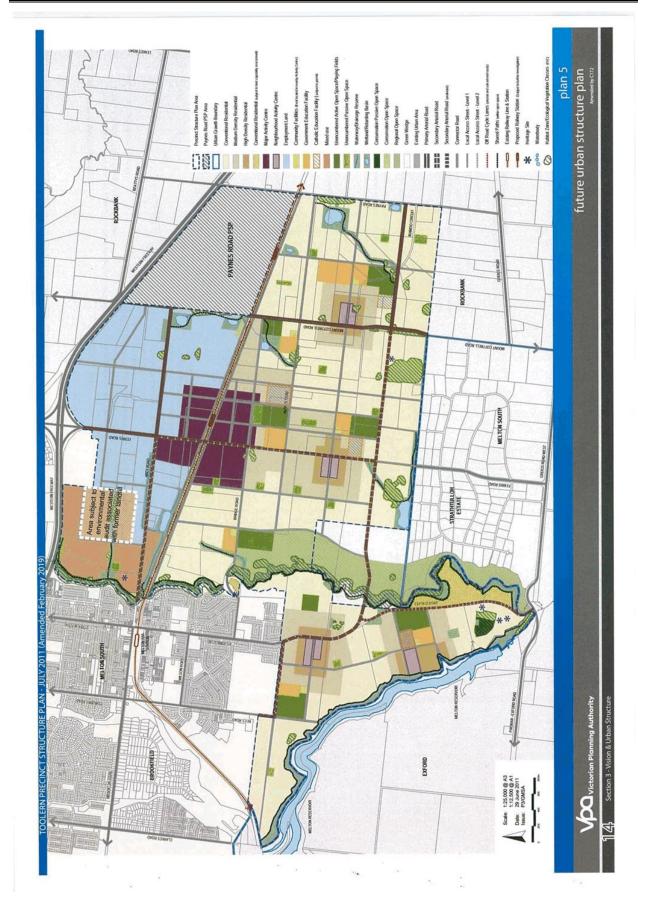
in Area 4. A plan of the site is shown as follows:

Figure 2: Former Melton Landfill

east corner of the Precinct Structure Plan area, which is occupied by a number of dwellings. Several industrial buildings and their accompanying car-parks are scattered through Area 3, mainly along Ferris Road and Abey Road. To some extent, these uses are preventing the efficient use of land and failing to deliver the expected concentration of jobs in the area. Area 4 has a large, food processing plant located on Shogaki Drive. Besides the Exford Homestead and the occasional farm house, Area 1 is vacant of any built form. Area 2 is characterised by a vacant land scape with scattered developments in a predominantly rural setting. There is a small rural residential subdivision along the winding Iramoo Circuit in the south-

> 4348979 Former Melton Landfill TOTAL AREA INSIDE P.A.N. 21.82 hs 1073 PS441S21K

Council must have access to the site at all times in order to monitor the landfill cells. Further rehabilitation of the site and infrastructure works may be required by the Environment Protection Authority Victoria (EPA). An Environment Audit Overlay (EAO) currently exists over the former Melton landfill and immediate surrounds. The EPA Publication 788 – Siting, Design, Operation and Rehabilitation of Landfills (October, 2001) recommends a buffer of 500 metres from a landfill to a dwelling. The Urban Growth Schedule 3 requires that an application for residential subdivision and development of land within 500m of the former 21.82 hectare, Melton Land Fill site on Ferris Road, must be referred in accordance with section 55 of the Planning and Environment Act 1987 to the Environment Protection Authority. Note - Upon acceptance of a satisfactory environmental audit report by the responsible authority and Environmental Protection Authority this distance may





3.0 VISION AND URBAN STRUCTURE

3.1 VISION

Toolern will encompass a variety of urban and natural landscapes, topography and ecosystems, and historic and contemporary settlement patterns. It will build upon and complement the strengths and assets of the Melton Township while offering new opportunities for employment, investment and lifestyle.

Neighbourhood activity centres, offering direct access to transit, shopping, community services, schools, parks and other facilities, will form the heart of neighbourhoods. To cater to the daily needs of residents, small local convenience centres will be located throughout the community. Local streets will be designed as social places, be safe for all users, and support alternative and energy efficient modes of transport. A mixed-use major activity centre will form the social, economic and civic heart of Toolein. At its core will be a multi-modal transport hub providing appic connections to Melbourne and the wider region. Employment rich areas to the north of the activity centre will present households with a wealth of opportunities for work and investment. Toolern will be distinguished by a Regional Park that will showcase the dramatic and contrasting landscapes that frame Toolern Greek and Metron Weit. The Park's long, linear shape will invite movement through a sequence of passive and editive recreation and conservation landscapes, and connect directly to urban areas to the east and west.

Amendment Documents C172 - dated February 2019 Appendix 1

The Vision will be realised through the development of the future urban structure into an integrated neighbourhood design.

3.2 URBAN STRUCTURE

The Future Urban Structure (Plan S) shows how the Precinct will be developed over time to achieve the Victorian Government's and Melton Shire Council's objectives for sustainable growth. Sections 3.2.1 to 3.2.8 describe how the Precinct Structure Plan delivers

3.2.1 ESTABLISH A SENSE OF PLACE AND COMMUNITY

is organised into a hierarchy of units relative to population catchment. The projected population of Toolern, estimated at approximately 55,000 people, yields units that span the spectrum of the growth areas social infrastructure hierarchy. The structure plan also takes into account current population and social infrastructure provision surrounding the subject area, and opportunities to accommodate higher order social infrastructure community grows. Generally, social infrastructure has been distributed such that the higher order units are located in the Major Activity Centre and Toolern will generate a population that will require a diverse range of social infrastructure. Within Melbourne's growth areas, social infrastructure Toolern will need to provide higher order social infrastructure units as the units within the Toolern area where existing gaps exist. This means that local level units within the Neighbourhood Activity Centres and Community Hubs to create local amenity and support walkable neighbourhoods.

3.2.2 GREATER HOUSING CHOICE, DIVERSITY AND AFFORDABILITY

Toolem will provide a range of housing that is unprecedented in Melbournes growth areas. An everage density of at least 15 dwellings per hectare (net developable area) will be achieved across the precinct. This will include medium and higher density housing in a variety of styles, promoted near services and amenities including the activity centres and community facilities, in close proximity to the public transport services and open space.

High density housing (more than 30 dwellings per net developable hectarely will generally be located in Activity Centres, and within 200 metres of Neighbourhood Activity Centres. Medium density housing (above 15 to 30 dwellings per net developable hectarely provides a transition from high density to conventional density housing (10 to 15 dwellings per net developable hectare), and is generally located within 400 metres of Neighbourhood Activity Centres and 800 metres of the preferred location of the future Toolem Railway station, framing the Major Activity Centre. This structure of densities will give more people better access to local employment, shopping and civic and community facilities, and lifestyle options not typically available in Melbourne's outer suburbs. A broad apartments, terrace housing, apartments and studios above garages, semidetached housing, detached housing and mixed-use buildings (shop-top range of housing types will also be encouraged, including multi-storey apartment and live/work units).

Lower densities maybe achieved in locations which require the protection

3.2.3 CREATE HIGHLY ACCESSIBLE AND VIBRANT ACTIVITY CENTRES

walking distance of most residents. The Neighbourhood and Major Activity Centres will provide higher order retail, services and civic uses, and an accessible focus for public transport services. A concentration of higher densities around activity centres will contribute to their character convenience centres providing daily shopping needs are located within of mixed use activity centres along public transport routes. and feasibility.

3.2.4 PROVIDE FOR LOCAL EMPLOYMENT AND BUSINESS ACTIVITY

favourable and attractive business environment. A target of one job for every new home built at Toolem has been set by the Shire and the VPA. That's a minimum of 22,000 jobs for local residents. In addition to the number of jobs provided, the Shire wants to make certain that a full The ratio of jobs to households in the outer west is currently one of the lowest in Melbourne's growth areas. The Toolen Precinct Structure Bar proposes radical improvements to the quantum and quality of local employment opportunities for Melton by providing a flexible, range of employing sectors is located within Toolern.

Employment and business opportunities will be facilitated by:

- Supporting entrepreneurs by promoting the establishment of home-based and micro businesses throughout Toolern whilst preserving residential amenity.
- Providing the right kind of buildings, facilities and infrastructure that will sustain enterprises through the business lifecycle.
- Ensuring place qualities are conducive to attracting an educated and skilled labour force that will provide the human capital resources for business.
- Promoting mixed use development to activate cross-supporting uses and concentrations of interconnected companies.
 - Establishing a diverse and sustainable local economy that will support all business types and scale.
- uses in Neighbourhood Activity Centres and Convenience Centres. Structure Plan area by encouraging a range of building types and Distributing employment opportunities throughout the Precinct
 - Making room for and encouraging institutions of higher learning into Toolern to maintain a constant supply of educated workers.

household, which exceeds the target set by the Shire of Melton by 3,000 jobs. These job numbers will arise from the combined efforts of term sustainable economic growth. Creating the right kind of urban The total estimated jobs for Toolern is 25,000, more than one for every the Shire of Melton, private developers and investors to enable long environment will facilitate inward investment and endogenous growth

3.2.5 PROVIDE BETTER TRANSPORT OPTIONS

order public transport connections at Melton Station, and proposed Paynes Road Blainwy Station, the proposed Tolenh Railway Station and Bus Interchange. Bus Interchange and Blass Interchange will be integrated with retailing, social infrastructure and residential will be integrated with retailing, social infrastructure and residential Toolern's urban structure is transport-oriented. The road network will support local bus routes within 400 metres of most homes, and direct connections to key destinations in the Melton Township and to higher

for enhanced transit. This includes locating neighbourhood centres within walking distance of most houses, and placing an emphasis on The arterial road network is based on a one mile grid structure, which is inclusive of secondary arterials. These roads are complemented by a lower order network of sub-arterial, collector and local roads which deliver pedestrian and cyclist amenity, permeability and convenience within neighbourhood areas. Streets will be designed to restrict traffic speeds, facilitate sustainable transport use, and be amenable to social interactions. Residential areas have also been designed with consideration valking, cycling and other sustainable transport modes.



POPULATION PROJECTIONS

within density areas. Population numbers for each density have then been aggregated to produce a total population estimate for Toolern. Residential development in the Toolern Precinct Structure Plan Area will achieve an estimated population of 55,000 people. Population estimates have been derived from dwelling number estimates based on density provisions within the structure plan, and assumed household sizes

3.5

A summary land use budget is outlined in Table 1. A more detailed property specific budget is outlined in Table 2, which corresponds with

The Shire of Melton has experienced rapid growth over the past decade, however much of this growth has been concentrated in the supply in the Eastern Corridor is quickly diminishing. The recently extended Urban Growth Boundary provides for a single growth corridor extending thom Caroline Springs to Melton Township. This area will be a focus for urban growth of metroplitan significance over the next 20. Eastern Corridor. Melton Township, on the other hand, has experienced substantially lower, though stable, growth. As a consequence, land **DEMOGRAPHIC PROJECTIONS** 3.4

3.4.1 DEMOGRAPHIC CHARACTERISTICS OF THE SHIRE OF MELTON AND THE EASTERN CORRIDOR

Integrating the road network with the linear open space network to facilitate walking and cycling access to key destinations inside

and outside the precinct.

destinations by establishing an evenly spaced and permeable network of arterial, connector and local roads and bicycle trails.

Facilitating efficient transport movement between key

The Eastern Corridor reflects the demographic characteristics of an lots in Melton East have been heavily marketed as first and second homes for young families. The area provided relatively affordable housing establishing community, particularly with regard to household size, age, and couple and children numbers. Over the last two decades residential options for younger families within moderate proximity to Melbourne's Western industrial employment nodes and CBD.

Encouraging urban design and architecture which demonstrates

energy and water efficiency at the permit stage.

The preparation of a Native Vegetation Precinct Plan to protect

vegetation within the precinct.

Encouraging the retention of individual trees where possible within the open space network.

building layouts to incorporate passive solar orientation, and reduce reliance on fossil fuels for heating, cooling and lighting. Providing a grid structure of roads that allows subdivision and

Melton Township's demographic characteristics are indicative of a more established community. Compared to the Easten Corridor, the population has stabilised since the growth surge of the 1970s and 1980s. Migration in and out of the Melton Township and the Shire generally, has The key demographic and socio-economic differences between the Melton Township and the Eastern Corridor in 2006 include:

- The average household size is considerably higher in the Eastern Corridor compared to Melton Township.
 - Median household incomes are 1.2 times higher in the Eastern
 - The Eastern Corridor is characterised by a significantly higher Corridor than in the rest of the Shire. proportion of families with children.
- The Eastern Corridor has a significantly higher proportion of home purchasers (71%) than the Melton Balance (50%).
 - The proportion of residents born overseas is 1.5 times higher in the Eastern Corridor than in the rest of the Shire.

If Toolern captures demand from the Eastern Corridor as expected, it is likely that demographic characteristics will be similar to those of the

LAND USE BUDGET 3,3 3.2.6 CLIMATE CHANGE AND ENVIRONMENTAL SUSTAINABILITY

The urban structure responds to climate change and environmental

Encouraging train and bus use by placing higher density housing, retail, offices, schools, community services and leisure and recreation facilities within close proximity of the preferred site for

the proposed Toolern Railway Station and Bus Interchange, and Encouraging the efficient use of land within the urban growth boundary, whilst ensuring the appropriate management of key

along the proposed Principal Public Transport Network.

Encouraging alternative modes of transport by providing walking, cycling, bus links to between new residential neighbourhoods.

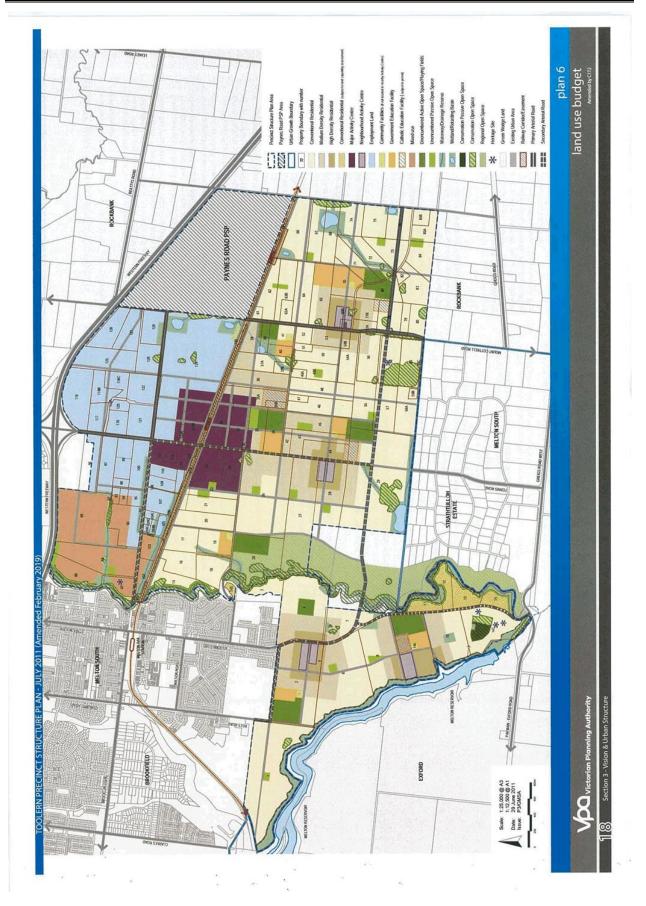
environmental and heritage assets.

been relatively low. Areas of environmental significance and heritage have been treated as opportunities and incorporated into development to maximise the benefit to the community through the enhancement of these high

In order to protect a substantial amount of high quality native vegetation, Council is negotiating with Parks Victoria to provide approximately 130ha of Council land for a Regional Park along the eastern side of cultural significance are incorporated into the open space network.

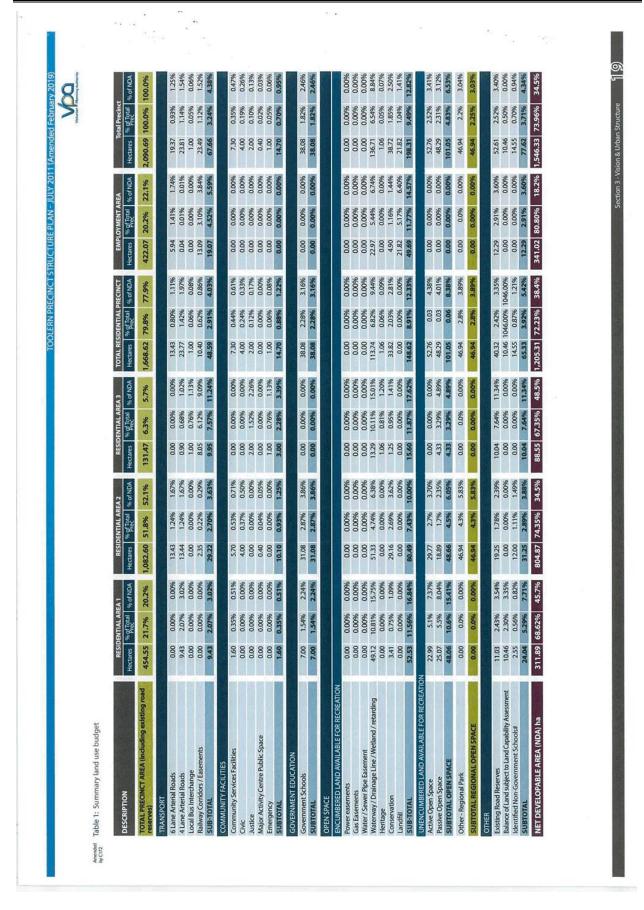
amenity environments. Where possible, areas of environmental and

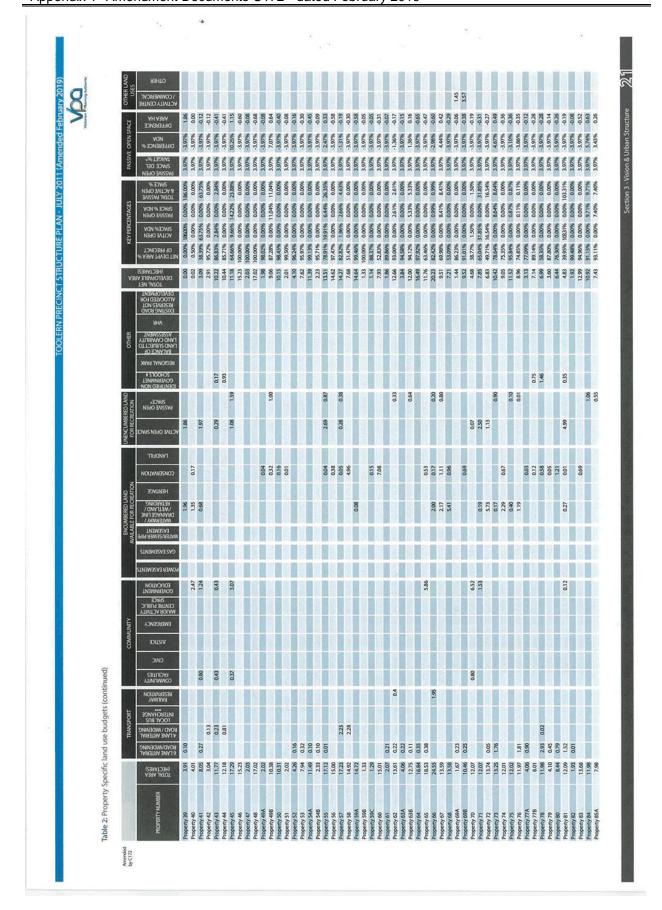
on-street and onsite WSUD should be explored during the detailed subdivision design phase of development. Surbiton Park Waste Water Treatment Plan is proximate to the Toolern Precinct Structure Plan Area Water Sensitive Urban Design ("WSUD") features for the open space network should provide for water quality treatment, retardation and high quality self-sustaining landscapes. Further opportunities for and provides opportunities for recycled water use



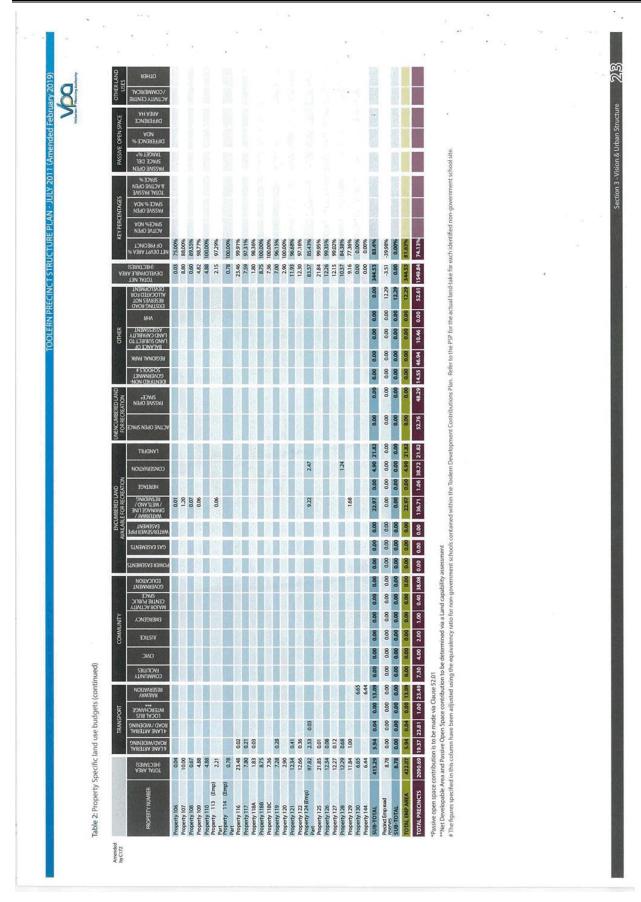
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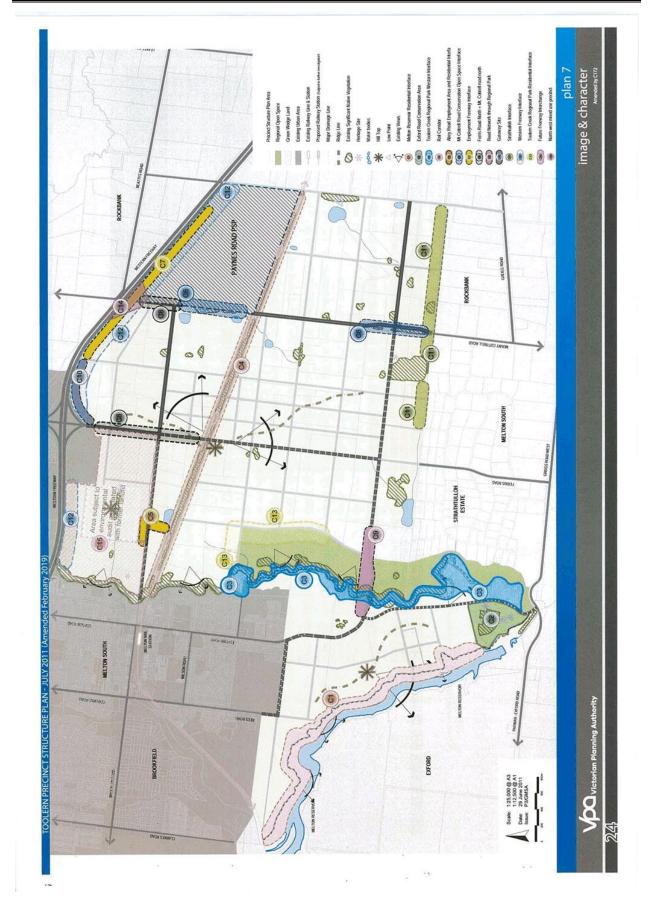
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TRANSPORT	Table 2: Property Specific land use budgets (continued)		a de la companya de l	CW CWC		ON CHARBED IN	- UNIV			ı				
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4.0 ELEMENTS

4.1 IMAGE AND CHARACTER This chapter sets out objectives and planning and design guidelines for the following elements:

Image and Character

- 2. Housing
- 3. Employment and Activity Centres
- 4. Community Facilities
- 5. Open Space and Natural Systems
- 6. Transport and Movement
- 7. Utilities and Energy

Each element includes:

The Objectives must be met.

objective describes the desired outcome to be achieved in the completed development An

The plans are a spatial expression of objectives.

Planning and design guidelines including figures and tables that: Planning and Design Guidelines:

- must be met; or

alternative to a planning and design guideline that should be met, meets the relevant objectives, the alternative may be considered to the If the responsible authority is satisfied that an application for an satisfaction of the responsible authority

Toolern Regional Park Western Interface - Urban Design Framework

» Planning and Design Guidelines set out in 4.1.3

» Plan 7 - Image and Character Plan » Plan 5 - Future Urban Structure

» Exford Road Conservation Area - Urban Design Framework North West Mixed Use Precinct - Urban Design Framework

4.1.4 TOOLERN CREEK REGIONAL PARK WESTERN INTERFACE - URBAN

An Urban Design Framwork Plan is required for each of the areas adjacent to the western interface of the Toolern Creek, namely the areas being: North of the east-west secondary arterial; and

- South of the east-west secondary arterial.

The Urban Design Framework Plan(s) must:

Support the identity, diversity and full potential of the community

functional benefits to the entire community.

and sustain a sense of collective ownership, belonging and civic

pride.

Deliver robust, distinctive and attractive physical environments that establish a high quality of living, nurture a healthy and creative way of life, and support economic, social and cultural

Create neighbourhoods and vibrant streets and spaces with their own distinct character that deliver environmental, aesthetic and

4.1.1 IMAGE AND CHARACTER OBJECTIVES The image and character objectives are:

- Address the western interface with Toolern Creek Regional Park, generally including the land between Toolern Creek and Exford Road to the satisfaction of the responsible authority.
- Victoria, Shire of Melton and landowners adjacent to Toolern Creek Regional Park. Address any relevant design guidelines prepared by the Victorian Respond to feedback received following consultation with Parks Government or Shire of Melton.

Establish a coherent interconnected network of places that support social interaction and display a clear hierarchy of private,

elements of Toolern's environmental and cultural heritage and establishes a mechanism for the ongoing management of those

Deliver a well planned development that respects the major

commercial and civic functions.

Provide a high-quality interface to Toolern Regional Park and

assets

Set out guidelines that positively address the built form interface Be informed by a Land Capability Assessment prepared by a to Toolern Creek Regional Park.

suitably qualified person(s) to the satisfaction of the responsible authority in relation to properties 11, 12, 13 & 14 within the

- Based upon an opportunities and constraints analysis, establish development ensuring the provision of a passive open space appropriate setbacks from the Toolern Creek environs for corridor containing a shared path along the creek. Toolern Precinct Structure Plan area.
- Provide an indicative road layout plan.

The objectives for image and character are met by implementation of all

4.1.2 IMPLEMENTATION

the following:

- the siting of the shared path and the orientation of developmen surveillance of the creek environs through the road layout plan Demonstrate how development will contribute to the passive to front roads and open space.
- interface where land is visually prominent when viewed from the Locate pockets of lower density housing along the western
- Show how the design and landscaping of frontage streets will be visually compatible with character of the Park. Regional Park.
 - Show how building height, massing, architecture and materials
- compatible with the Park, and how the usage of plant material reflects local indigenous plant communities and assists in Show how the landscaping of private land will be visually will be visually compatible with character of the Park. enhancing biodiversity values.
 - Identify any land which is not suitable for development, but which may be suitable for inclusion in the regional park or left undeveloped and used as an adjunct to the public open space

Section 4 - Elements

The following planning and design guidelines must be met:

4.1.3 PLANNING AND DESIGN GUIDELINES

- elements which assist in place making and the achievement of a Subdivision design to incorporate natural and built design "sense of place".
 - Requirements outlined within Table 3 Planning & Design Guidelines.

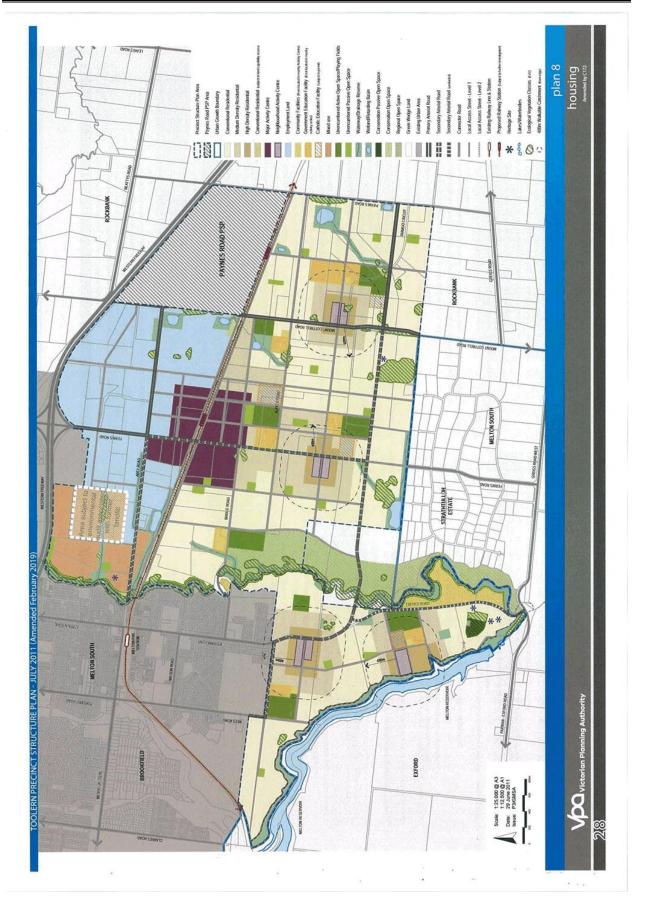
Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

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The minimum setbacks illustrated in the Melton Reservoir Open Space/Residential Interface Plan 13. Respect, enhance and respond to local topography, geology and climate and connect to thatural environment. Commence development in accordance with an approved conservation management pla Except with the consent of the Responsible Authority, a permit must not be granted to use or subfidived lend, or construct a building and army out works within the Exford fload ones washing her and then Design Famework has been approved by the Responsi Focus concentrations of commercial, civic and institutional activity into mixed-use activity Design streets and roadways to support the safe and efficient conveyance of vehicles as w as the civic and commercial activities that front them. Place a road reservation between residential development and the riparian buffer/passive Create a series of contiguous neighbourhoods arranged around a hierarchy of appropriat scaled activity centres. Provide a generous mix of housing types and price levels within neighbourhoods and ironment is characterised by active frontages at street level Development in or adjacent to the significant Box Gum Woodland must ensure that: · The allotment design and layout results in a high retention of trees on the site. needs and to promote the continued use of existing resources. Provide for a future road connection to Clarkes Road Reserve. The following planning and design guidelines should be met: The following planning and design guidelines should be met: The following planning and design guidelines should be met: The following planning and design guidelines must be met: The following planning and design guidelines must be met. The following planning and design guidelines must be met: Ensure active frontages address the Reservoir. Ensure the pedestrian env Table 3: Planning and Design Guidelines C1 – Melton Reservoir Residential Interface C2 Exford Road Conservation Area The Exford Road Conservation Area is located at Lot 48 Exford Rd The location of a 6 hectare Exford Rd public open space reserve (passive/conservation parkland), to be provided in accordance with Plan 5 – Future Urban Structure Plan Areas of heritage significance within the precinct, and advice from Ongoing management requirements of Southern Rural Water; (Property 147) and is shown on Plan 7 'Image & Character' of the PSP. Safe access to Exford Road, including the potential for new east-The potential for land within the area to be transferred to a The retention and protection of trees in accordance with the The future widening and re-alignment of Exford road; 4.1.5 EXFORD ROAD CONSERVATION AREA URBAN DESIGN west connector roads intersecting with Exford Road. Flood risk and other reservoir safety issues; The Urban Design Framework must address: The location of easements; and Heritage Victoria on those areas: Native Vegetation Precinct Plan. Open space linkages; Walking trails; Slope;

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Ensure that views to and from areas of high aesthetic value are not significantly reduced as a Design buildings and streets that are respectful of and complementary to the character and landscape attributes of the location. Provide a road reservation and shared pathway adjacent and parallel to Toolern Park, unless this cannot be achieved as a result of the topography or land constraints. Development in and adjacent to existing canopy trees should not exceed the canopy height Any application to use or subdivide land, or construct a building and carry out works within the area shown as Character Area 14, must be referred to VicRoads for comment. Provide north-south pedestrian connections under the bridge on both sides of Toolern Cree Ensure that development of land within 200m of the Western Freeway is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on sensitive Provide low and/or transparent fencing adjacent to Strathtulloh Estate (e.g. post and wire). Design the bridge and specify materials that are sympathetic to adjacent open space areas Minimise the visual impact of any new development on the landscape qualities of Toolern Create landmark feature buildings of high quality at the Ferris Road and Western Freeway Interchange. Frour buildings front the Western Freeway and Ferris Road. Ensure that the design of the bridge does not create a barrier between the northern and southern sections of the Toolern Creek Regional Park. Except with the consent of the Responsible Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works until an Urban Design Framework has been approved by the Responsible Authority, (Refer Section 43.80) Promote reduced vehicle speeds through road design that considers the local creek Locate the bridge to avoid native vegetation in and adjacent to the Toolern Creek. Minimise noise impacts through bridge design or acoustic attenuation measures. Provide larger allotments adjacent to the Strathtulloh Estate, south of Toolern. Link pedestrian and cycle routes to the Toolern Regional Park trail network. Configure allotments to respond to topography and/or vegetation. The following planning and design guidelines should be met: The following planning and design guidelines should be met: The following planning and design guidelines should be met: Provide a landscape buffer adjacent to Strathtulloh Estate. The following planning and design guidelines should be met: The following planning and design guidelines must be met: The following planning and design guidelines must be met: C10 - Toolern Gateway site The following planning and design guidelines must be met: The following planning and design guidelines must be met: The following planning and design guidelines must be met: Provide access to and from Ferris Road where possible. Incorporate new canopy trees into development. Situate larger buildings in this location. Take advantage of views and vistas. Planning and design quideline result of the new bridge. character. (land shown east of the Toolern Creek (knowa she ECRAM property), north of Abey Rd, south of the Western Fwy and west of the Hamess Racing Vetoria existing facility and ferris Road) C15 -North West Mixed Use C11 - Strathtulloh Interface C14 – Proposed Western Fwy /Mt Cottrell Rd interchange interface C13 – Toolern Creek Regional Park Residential C12 - Western Freeway Through Regional Park C9 - Road Network Character Area nterface Provide landscaping in residential areas that are local indigenous species and sympathetic to the native vegetation character of the conservation area. Design commercial buildings to a high quality, incorporating façade articulation and glazing. Build to a maximum height of no more than 9m within 30m of the front boundary of the lot. Align Mt Cottrell Road to the east to protect the native vegetation along the western side of Except with the consent of the Responsible Authority, a permit must not be granted to use or subdivide land, or construct be building and carry out works within land located adjacent to the weats of Toolenr Creek Regional Park (refer to Plan 7) until an Urban Design Frameword has been approved by the Responsible Authority. (Refer Section 4.1.4) Ensure buildings, particularly residential buildings, incorporate measures to attenuate the noise impacts associated with train movements (e.g. acoustic insulation, double glazing on windows etc.). Landscape the Western Freeway with low vegetation so as not to obscure visibility from the Integrate advertising signage into the building so as not dominate the façade, and do not internally illuminate. The minimum setbacks illustrated in the Toolem Creek Open Space/Residential Interface - Plan 12. Provide pedestrian and cycle crossings adjacent to open space areas, that connect to the wider path network within precinct. Provide a road reservation and shared pathway adjacent and parallel to the rail corridor. office components to the front of the building to face the Ferris Road or Shogaki Provide low or transparent front fences to buildings to allow passive surveillance of the railway corridor. Incorporate broad canopied, evergreen street trees into street and/or site landscaping. Hours of operation for employment uses should be limited so as not to unreasonably Ensure an attractive streetscape is achieved through well-designed and high-quality buildings and landscaping along Ferris Road and Shogaki Drive. Locate office components to the front of the building to face the Western Freeway Front development or provide an appropriate frontage to the rail corridor. Provide a road reservation adjacent and parallel to the Western Freeway. Avoid the use of frontage areas for storage of goods and materials. Avoid ad hoc chain mesh fending along the frontage areas. Minimise building setbacks to strengthen built form presence. Avoid ad hoc chain mesh fencing along the frontage areas. The following planning and design guidelines should be met: The following planning and design guidelines should be met: The following planning and design guidelines should be met: The following planning and design guidelines should be met: Provide a well-designed and high quality rail underpass. The following planning and design guidelines must be met: The following planning and design guidelines must be met: The following planning and design guidelines must be met: The following planning and design guidelines must be met: Provide for loading and deliveries away from the street. Address development to the Western Freeway. C7 – Employment Freeway Interface C8 - Ferris Road North and Shogaki Drive C6 – Mount Cottrell Road Linear Open Space C3 – Toolern Creek Regional Park – Western CS – Residential Employment Interface C4 - Rail Corridor



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4.2.3 PLANNING AND DESIGN GUIDELINES

Make best use of land and essential infrastructure.

The objectives for housing are: 4.2.1 HOUSING OBJECTIVES

4.2 HOUSING

- Concentrate housing proximate to employment opportunities,
- services and amenities, and transport networks. Provide a mix of Provide site responsive housing and subdivision design in areas housing types and densities.
- with existing environmental significance, landscape character and or heritage features
- Respond to the context and character of the natural and built Allocate housing as part of the mix of uses in activity centres. environment.
- Ensure housing contributes to creating functional and attractive streets and neighbourhoods.

4.2.2 IMPLEMENTATION

The objectives for housing are met by implementation of all the

- » Plan 5 Future Urban Structure
- Plan 8 Housing Plan
- An approved Urban Design Framework for the Major Activity Centre and Neighbourhood Activity Centres.
- Planning and Design Guidelines set out in 4.2.3
- Toolern Creek Regional Park Western Interface Urban Design
- Exford Road Conservation Area Urban Design Framework
 - North West Mixed Use Urban Design Framework

The following planning and design guidelines must be met:

- Provide an average density of no less than 15 dwellings per net developable hectares across the precinct.
- Locate high density housing as defined in the glossary, within and proximate to activity centres and to generally conform to the areas shown on Plan 8.
- defined in the glossary, to generally conform to the areas shown Locate conventional density and medium density housing as
 - on Plan 8.
- Provide larger lots in areas where natural features or landscape character are to be preserved. Development to front streets and/or public spaces to provide
 - Ensure that building proportion, scale and character are appropriate to their urban context. passive surveillance.
- If land identified in Plan 5 for a non-government education facility may be used for the underlying housing density as shown in Plan 8.
- If in the opinion of the responsible authority a planning and design guideline is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

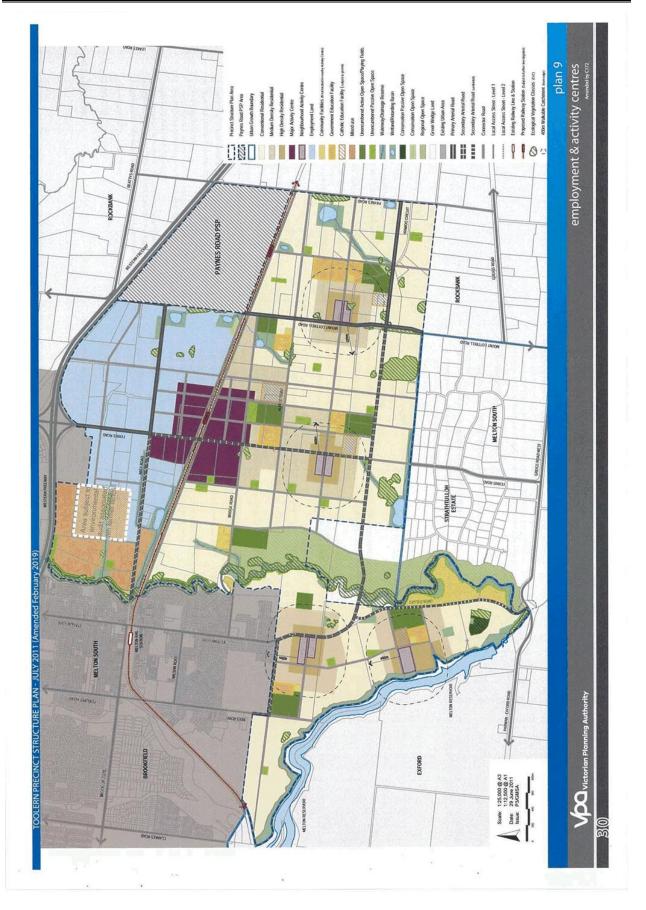
The following planning and design guidelines should be met:

- Provide a broad mix of dwelling types including, but not limited to: Multi-storey apartments
- Apartments/studios above garages Semi-detached housing

 - Detached housing
- Shop-top apartments (in activity centres)
- Ensure streetscapes are not dominated by garages or parking Live/work units (in and/or around activity centres)

Ensure front fences do not exceed 1.2 metres in height. ALTERNATIVE DENSITY PATTERNS

in housing diversity throughout the Precinct Structure Plan area will be supported where it can be demonstrated to the satisfaction of the responsible authority that the density targets and housing objectives Alternative density patterns to those illustrated in Plan 8 that result will be achieved.





4.3 EMPLOYMENT AND ACTIVITY CENTRES

4.3.1 EMPLOYMENT AND ACTIVITY CENTRES OBJECTIVES

The objectives for Employment land and Activity Centres are

- Provide opportunities for a broad range of business sizes types that will enable the creation of one job for every ne household.
 - Establish a hierarchy of high-quality, mixed-use, urban ar centres that are functional, attractive, and meet the neec business and the community, where:
- A Major Activity Centre serves as the primary activity neighbourhood retailing and services, including com and retailing node for the Toolern Precinct Structure A series of Neighbourhood Activity Centres provide
- - Provide Neighbourhood Activity Centres which are in with the adjacent residential neighbourhoods. Local Convenience Centres outside designated centre local retailing and services.
 - Facilitate walking, cycling and public transport usage and to activity centres and employment areas. Make public transport integral to the function of active centres and employment areas.
- Accommodate a range of entertainment, leisure and related uses that complement Melton Entertainment To boost local employment opportunities through th development and promotion of employment land in Ensure that building proportion, scale and character appropriate to their urban context.

4.3.2 IMPLEMENTATION

The objectives for employment and activity centres are implementation of the following:

- » Plan 5 Future Urban Structure
- » Plan 9 Employment Areas and Activity Centres Plan Planning and Design Guidelines set out in 4.3.3.
- Hierarchy, role and function of proposed Activity Centres set out in Table 5.
- Table 6 Major Activity Centre Land Use Components
- Table 7 Neighbourhood Activity Centre Land Use Components
 - North West Mixed Use Precinct Urban Design Framework

The following planning and design guidelines must be met: Table 4: Employment Area Guidelines

	Theme	Planning and design guidelines
re: new	Building types, lot size and land use	The following planning and design guidelines must be met: • Provide a range of lot sizes that will accommodate a variety of floor plates and building types. • Locate new uses which may impling on amenity to the east of Ferris Road. • Position office components of industrial buildings to the street front.
activity eds of		The following planning and design guidelines should be met: • Locate new large floor plate and industrial uses to the east of Ferris Road with good access to the arterial network. • Locate small-scale buildings to the west of Ferris Road. • Locate taller buildings or those of more notable design on prominent sites and at major intersections.
e Plan area.	Frontages	The following planning and design guidelines should be met: • Minimise front building setbacks with clearly defined principal entrances addressing streets or public spaces. • 'Atcharde ground-level frontages on commercial sections of streets and ensure the design of upper levels is compatible with overall façade character. • Contain signage within built form or in an integrated/shared structure.
integrated tres provide	Height and massing	The following planning and design guidelines must be met: • Ensure height, massing and disposition of buildings on the opposite side of roads surrounding the Major Activity Centre are generally consistent with the height, massing and disposition of buildings within the Major Activity Centre. • Reduce the visual bulk of large buildings through building and landscape design.
ge within tivity	Parking and service areas	The following planning and design guidelines should be met: • Locate off-street parking behind buildings fronting commercial streets, or in basements or parking structures. • Provide access to off-street parking and service areas from side-streets or rear laneways. • Screen off-street parking and service areas from the public realm. • Provide direct pedestrian access to public streets from parking areas.
of tourism of tourism of Complex.	Pedestrian and cyclist movement	The following planning and design guidelines must be met: • Planting racessible and safe pedestrian and cycling links to, from and within the employment area, and linked to the broader walking and cycling network. • Provide a continuous pedestrian connection between the Major Activity Centre and Employment Area.
the in Toolern.	Landscaping	The following planning and design guidelines must be met: • Provide only low landscaping along the Western Freeway frontage.
are met by		The following planning and design guidelines should be met: - Provide appropriately designed landscaping treatments, setbacks and buffers to minimise the impacts of blank sections of facade fronting principal streets.

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4.3.3 PLANNING AND DESIGN GUIDELINES

ACTIVITY CENTRE GUIDELINES

The following planning and design guidelines must be met:

- Encourage high employment densities, including the redevelopment of Toolern Business Park.
- Locate activity centres to generally conform to the areas shown on
 - Create a limited network of predominantly commercial streets edged by mixed-use buildings accommodating retail, office,

Design streets to a building height to street width ratio as close to 1:2 as possible, with a minimum of 1:3.

Provide a 'fine-grained' scale of predominantly retail shop-fronts

with frequent tenancies along the street.

streets, or in basements or parking structures, and provide access

from side-streets or rear laneways.

Locate off-street parking behind buildings fronting commercial

Provide as much on-street parking as possible.

Screen off-street parking and service areas from the public realm.

Provide direct pedestrian access to public streets from parking

Locate taller buildings or those of more notable design on

- Establish a continuous built edge to streets. community, residential, and other uses.
- Integrate the planning and design of neighbourhood activity centres with the planning and development of community infrastructure and services.
- function and character of a mixed-use, street-based activity centre Integrate public transport with activity centres and ensure public transport infrastructure and facilities are located in commuter Use building forms and commercial formats that support the

The following planning and design guidelines should be met:

friendly and convenient locations.

Place large retail formats (such as supermarkets or bulky retail units) behind or above street-front retail tenancies.

Table 5: Hierarchy, role and function of Activity Centres

Major Activity

Centre (site area ectares)

Build retail and commercial frontages to the edge of footways with clearly defined principal entrances addressing streets or public

'Activate' ground-level frontages on commercial sections of streets

and ensure the design of upper levels is compatible with overall

façade character.

Be generally consistent with the role and function for the activity

4.3.4 ACTIVITY CENTRE URBAN DESIGN FRAMEWORK

The Urban Design Framework must:

- Determine the boundaries of the activity centre.
- Address the location and integration of community facilities and services. (Note: The Urban Design Framework Plans should seek to provide community facilities within or directly abutting the
- Address any relevant design guidelines prepared by the Victorian Government or Shire of Melton. Address the whole of the activity centre site.
- following consultation with infrastructure agencies including VicRoads and the Department of Transport or landowners within Demonstrate an appropriate design response that addresses the Activity Centre objectives and planning and design Guidelines. Explain how the Framework responds to feedback received
 - Show how the activity centre relates to existing or approved development in the area. the activity centre.
- Show the location of public spaces, including parks, conservation reserves and squares.
- conservation and where appropriate, the vegetation protection sustainability including integrated water management, energy Include an overall landscape concept for the activity centre. objectives in the Toolern Native Vegetation Precinct Plan. Set out guidelines to positively address environmental
- Activity Centre, developed in consultation with the Department of Demonstrate how public transport will be integrated within the

develop in accordance with the Toolern Precinct Structure Plan towards a total of approximately 3,000 dwellings and 70,000

Activity Centre serves as the primary Activity Centre and transport hub for the Toolem Precinct Structure Plan area. The Centre apher order retailing, services, civic, leisure and social infrastructure.

som of retail (hoor space which will be delivered in stages in response to demand.
Anchored by a main street and shopping side streets, the Centre's setal offers is expected to include three or four large supermarkets,
discount department stores, a small department store, a wide range of speciality and comparison retail shops, restauants and cafes, and a
discount department stores, a small department store, a wide range of speciality and comparison retail shops, restauants and cafes, and a

The Centre will provide business, civic and government services serving Toolem and the wider Melton catchment, including health services and suites, a library, a municipal service centre, police services, law courts, emergency services, consulting suites and home offices.

- design of car parking areas and car parking rates for proposed uses within the activity centre. Set out provisions for car parking including the location and
- Set out design guidelines for the provision of advertising signs and measures to minimise the impact on the amenity of the Set out arrangements for the provision of service areas for activity centre and adjoining neighbourhoods.
- Show how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the

Neighbourhood Activity Centres generally comprise 1-2 supermarkets, 20 to 30 specialty shops and food and beverage retail and community facilies. They are anchored by a Triditional main street and serviced by an advised or proximate community that local controlling to a context of proximate community that local multipurpose community centre, government and/or non-government primary school, and active receasion reserves and facilities). Centres should provide mixed-use live/work buildings to accommodate businesses providing goods and services within the neighbourhood Uses should be accommodated in mixed-use live/work buildings configured in a small main street environment. Home-based businesses are It will have an adjacent Government and Secondary College and tertiary education facility. Passive and active open spaces will comprise an active recreation reserve, a 'town green', a town square, and a mix of ancillary civic spaces. Neighbourhood Activity Centres provide retailing and services, civic, recreation and social infrastructure for the catchment area within 800-Local Convenience Centres are encouraged outside designated Activity Centres and may occur anywhere within residential areas to a maximum of 250sqm of retail and commercial floor space combined. Neighbourhood Activity Centres will support a permanent residential population by accommodating approximately 120 dwellings. Neighbourhood Activity Centres generally comprise 1-2 supermarkets, 20 to 30 specialty shops and food and beverage retail and co Local Convenience Centres provide limited retailing and services to meet the daily needs of residents within the immediate area. encouraged in and around Local Convenience Centres. 1000 metres of the Centre. Activity Centres (site area approximately ocal Convenience Neighbourhood 4 hectares)

4.3.6 NORTH WEST MIXED USE PRECINCT - URBAN DESIGN 4.3.5 TOOLERN EMPLOYMENT LAND - URBAN DESIGN FRAMEWORK

The Toolern Employment UDF applies to the land located south of the Western Highway, east of Ferris Road, west of Mount Cottrell Road and north of the Melbourne-Ballarat Railway line.

Amended by C161

The North West Mixed Use Precinct comprises the land shown on Plan 7 Image and Character' of the PSP. (Land shown east of the Toolern Creek known as the ECNAM site), north of Abey Rd, south of the Western Fwy

and west of the Harness Racing Victoria existing facility and Ferris Rd)

The Urban Design Framework must:

- Demonstrate a diversity of lot sizes throughout the site to the satisfaction of the responsible authority.
- Address key view lines and sight lines into and out of the area and
- Locate manufacturing and industrial uses with adverse amenity potential at suitable distances from residential interfaces and incorporate management measures where required. incorporate within the overall design.

Ensure the proposed uses and developments are compatible with

Encourage a mix of uses which may include residential, office,

The Urban Design Framework plan must:

business park, industrial and specialized employment uses.

the existing Harness Racing Victoria facility, which is a significant

recreational asset.

- Show how the interface with the arterial road network will be
- to assist the creation of a high amenity, visually attractive environment conducive to the development of land uses with higher density employment (such as office & manufacturing
- to create gateways at appropriate locations;
- to provide a high amenity and visually attractive environment on roads leading to residential areas.

Racing Facility has a strong emphasis on high quality building and

landscape design.

Ensure that development interfacing with the existing Harness

Ensure that development presents buildings with a high quality frontage to the Ferris Rd, Western Fwy and Abey Road, avoiding

land uses by developing appropriate interface treatments which

address visual, acoustic and other amenity requirements.

Address the sensitivities between residential and employment

Create a range of lot sizes, catering to diverse industry needs to

the satisfaction of the responsible authority.

appropriately to any environmental constraints posed by the former Melton landfill.

Ensure that the proposed uses and development respond

- architectural detailing including measures to avoid long blank walls and minimal visual interest, siting and orientation, provision of active frontages, internalised service areas, and landscaping and other roads which ensure high quality built form through Set out design guidelines for development on arterial roads
- Identify sites in prominent locations particularly on corner intersections with arterial or connector roads for significant high amenity building or landmark structures.
 - environmentally sustainability including integrated water Set out design guidelines which positively address management and energy conservation.
- Set out guidelines for the provision of advertising signs which are integrated within the built form.
 - Set out guidelines for the achievement of an overall landscape concept for the land.
 - employment land, which is developed in accordance with the Indicate how public transport will be integrated within the requirements of the Department of Transport.
- Show how the employment land relates to and responds positively quality urban design treatments. Set out measures to avoid long to the adjacent activity centre and residential land through high blank walls with minimal visual interest.
- Consider the views of and include any requirements of Vic Roads in relation to the future freeway interchange at Mt. Cottrell Road.

Ensure residential development adjacent the Toolern Creek is orientated facing the Toolern Creek through frontage roads.

- Show how the building height, massing, architecture and materials of residential development near the Toolern Creek will be visually compatible with the character of the creek.
 - surveillance of the creek environs through road layout design, the siting of shared paths and the orientation of development to front Demonstrate how the development will contribute to the passive roads and open space.

Table 6: Major Activity Centre Land Use Components

ANTICIPATED LAND USE	INDICATIVE FLOOR AREA (SQM)
4 x supermarkets	10,000
Department store	10,000
Discount department store	2,000
Specialty retail	30,000
Builky goods retail	10,000
Cafes, bars and restaurants	2,000
Office	25,000
Health centre and consulting suites	2,000
Library and Council service centre	2,500
Multi-storey aquatic and leisure centre	2,500
Police station and law court	3,000
Fire and State Emergency Service	3,000
Tertiary institution	30,000
Approximately 3,000 dwellings	450,000
Total estimate floor area	591,000

Achieve a uniformity of landscaping through the preparation of

specific landscape design guidelines.

blank walls and exposed storages areas.

along this main gateway. If larger industrial lots are envisaged provide a landscape buffer between the rear of larger industrial

providing direct access) if smaller industrial lots are envisaged

Provide service road frontage to the Western Hwy (without

Table 7: Neighbourhood Activity Centre Land Use Components

Design a road network design to enable planting and ensure the safe movement of heavy vehicles where the network services the

Encourage a mixture of housing densities with residential

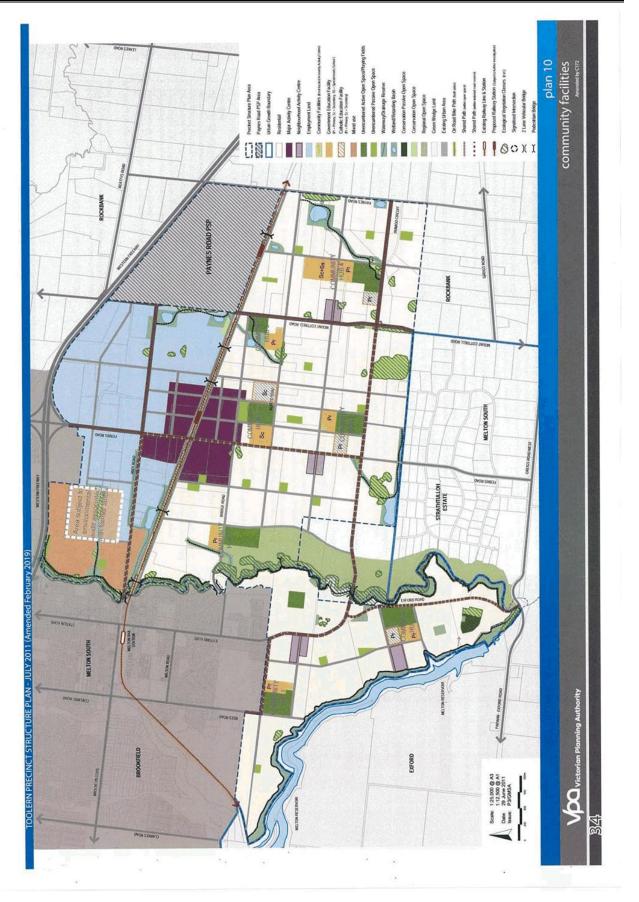
lots and the Western Freeway.

development integrated within the wider precinct.

Ensure the road network servicing the residential areas does not

בונימוב מוכן וסמת ווכנענטוע אבן עובונים מוכן ביינים מו	CONTRACTOR OF THE PROPERTY OF	The same of the sa	
encourage truck and heavy vehicle traffic in these locations.	ANTICIPATED LAND USE	INDICATIVE FLOOR AREA (SOM)	1000
Ensure the development makes provision for cycling and		Company of the Company	
pedestrian movements.	Supermarket	2,000	30/3
Provide linkages within the mixed use employment area to the	Specialty retail	1,500	
proposed residential development located to the west, to facilitate	Cafes, bars and restaurants	200	
pedestrian and cycling access to the Toolern Creek linear open	Office	1,000	
space corridor.	Approximately 120 dwellings	18,000	
	Total estimate floor area	23,000	

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TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended Februar



4.4 COMMUNITY FACILITIES

4.4.1 COMMUNITY FACILITIES OBJECTIVES

The objectives for community facilities are:

- Enhance equity, social well-being and the quality of life for existing and future communities wanting to live, work, recreate or access services within the area.
 - Ensure the delivery of a well-connected network of accessible, multifunctional facilities in locations that form vibrant community focal points (i.e. community hubs (which include activity centres) and open spaces).
- Ensure safe and convenient access to community facilities by walking, cycling, public transport and car.
- Provide opportunities for adaptable shared, co-located and/or integrated community facilities (land and buildings).
- Provide a range of adaptable community facilities to meet the needs of the existing and future communities.
- Support the early provision of foundation facilities and the provision of established facilities as the demand thresholds are reached and funding becomes available.

4.4.2 IMPLEMENTATION

The objectives for community facilities are met by implementation of all the following:

Build on any heritage assets and / or natural features that currently exist, and emphasise any unique characteristics that may be

facilities is of a high quality and are configured to maximise urban

design and public art outcomes.

Ensure that the amenity and aesthetic character of community

Ensure that community facilities contribute to the community's

safety, sense of security and passive surveillance.

crossings and provision of facilities to lock/store bicycles.

Address safe and convenient access to community facilities by walking, cycling through strategic placement of pedestrian

- » Plan 5 Future Urban Structure
 - » Plan 10 Community Facilities
- An approved Urban Design Framework for the Major Activity Centre and Neighbourhood Activity Centres.
 - » Planning and Design Guidelines set out in 4.4.3

4.4.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met:

 Locate community facilities so they are easily accessible by walking, cycling or public transport.

Funding opportunities and partnerships will be sought to support

the early provision of community facilities.

INTEGRATED, EFFICIENT AND TIMELY PROVISION

Melton through the infrastructure working group to explore and

pursue opportunities for partnership approaches to support integrated and timely provision of key community facilities.

Potential funding sources to be considered include:

The Growth Areas Authority will work closely with the Shire of

- Allocate community facilities as part of the mix of uses in activity centres.
 Ensure that the building proportion, scale and character are
- appropriate to their urban context.

 Front principal entrances of buildings to streets and/or public
- spaces.
 Locate community buildings and facilities associated with active recreation in unencumbered open spaces only.

Development Proponent Funding. This may include an injection of

Toolern Development Contribution Plan.
 The Shire of Melton Capital Works Program.

additional funding, or the potential for a development proponent to deliver an item in the Development Contribution Plan through

in-kind works. Provision of in-kind works requires approval by the

Shire of Melton as the Collecting Agency.

The following planning and design guidelines should be met:

Locate primary schools on a connector street carrying a local bus

 State Grant programs. The State Government provides gran programs with funding potential across a broad range of community facilities and services.

Locate secondary schools on connector streets with direct access

to the Principal Public Transport Network (PPTN).

Locate emergency services with easy access to the arterial road

Locate health services in community hubs or activity centres.

Locate justice services with easy access to the Principal Public Transport Network (PPTN) and as part of a community hub or

activity centre.

- programs with intuining pretrief across a proad range or community Additites and services.

 Growth Area Development Fund, Council may make application to the Growth Areas Authority to apply for funds from the fund to
- support the provision of community facilities in the precinct.

 Non-government Organisations, Some community facilities may
 be able to be delivered by the Council working in partnership with
 non-government organisations.

COMMUNITY HUB CONCEPT PLANNING

 Governance arrangements and engagement is an important part of identifying, discussing and resolving issues around facility design, ownership, leasing, capital works funding, service delivery funding, management and maintenance and upgrade over time.

Co-locate community facilities with active and passive open space

Locate long day care adjacent to schools or multi-purpose

activity centre.
Co-locate comm
where possible.

community centres where possible.

Co-locate community facilities with each other, within or close to an activity centre or with good visual and physical links to an

Coordination will be greatly assisted by the establishment of:

- A governance model for the concept and master planning. One approach is for this to be facilitated by Melton Shire Council through a community hub steering committee.

 The deaplocomer of community hub committee in the concept and major.

 The deaplocomer of community hub concept alone and major.

 The deaplocomer of community hub concept alone and major.
 - The development of community hub concept plans and major and neighbourhood activity centre plans.
 Master plans that provide detail for the delivery of the concept
- plans.
 Community facilities that have traditionally had single purpose functions (schools, sporting facilities, pre-schools) should be
- planned to respond to a wider range of community needs.
 Community facilities should include appropriate and flexible spaces which match the needs of the community in which it is located, and the services and programs identified to operate from it and can respond to changing needs of the community.
- Community hubs should be designed to maximise sharing opportunities and integrated community facilities, and provide opportunities for services and clubs to co-locate.

Community facilities should be delivered in an integrated and

4.4.4 COMMUNITY FACILITIES DELIVERY STATEMENT

coordinated manner to enable both early and cost effective provision.

The following statements should guide these outcomes:

- Integrated community facilities should be designed to maximise opportunities for sharing of common spaces (reception, meeting rooms, toilets, storage, consulting rooms) between some or all providers/users where synergies exist.
- Design of community hubs, which include activity centres should be undertaken in consultation with the local community in which it is to be located, and the service providers likely to operate from it.

These statements apply to community hubs, (which include major and neighbourhood activity centres) identified on Plan 10 - Community Facilities.

Section 4 - Elements 355

Catholic Education Department

Melton Shire Council Melton Shire Council

0.8

Community Hub 4

Community Hub 4

Active open space reserve comprising 2 football/cricket ovals and 4 tennis courts and a pavilion along with a community youth activity node and level 2 adventure playground

Community Hub 4 Community Hub 4 Community Hub 4 Community Hub 5

9.5

DEECO DEECD

Private Sector

8 0.25

Community Hub 3 Community Hub 4 Community Hub 4

Long day child care centre (private provider)

Government special needs school Multipurpose community centre

Government secondary school Government primary school

Community Hub 4

Melton Shire Council

Melton Shire Council

Community Hub 5

Active open space area comprising 2 football/cricket ovals and a pavilion

Multipurpose community centre

Government primary school

Public art installation (within retail component)

Long day child care centre (private provider)

Catholic primary school

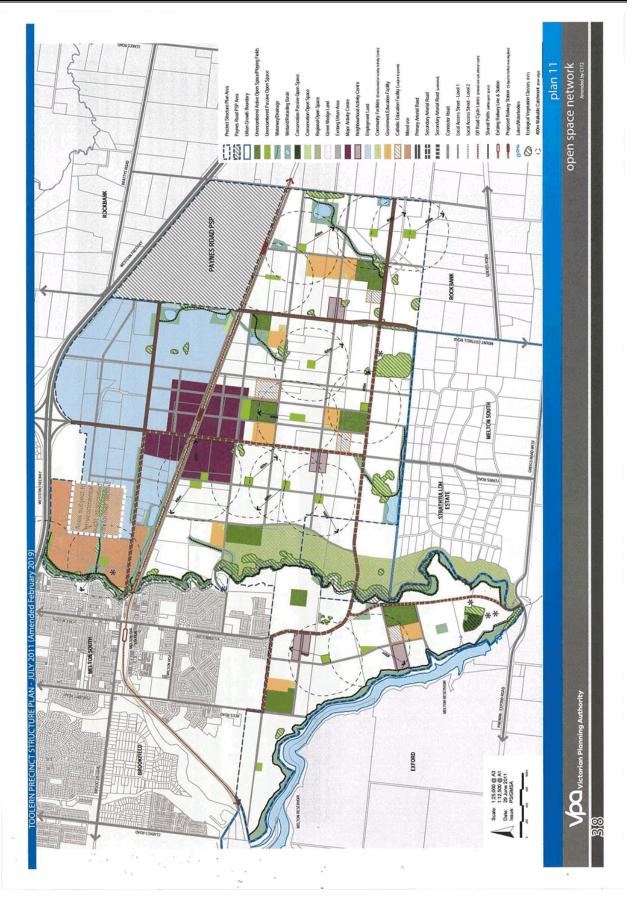
Melton Shire Council

2.8 0.25 0.8 0.8

Private Sector

Table 8: Community Facilities Table

Area 1	and the second of the second o		
Facilities and services	Location	Area (ha)	Responsibility
Government primary school	Community Hub 1	4.5	DEECO
Multipurpose community centre	Community Hub 1	0.8	Melton Shire Council
Active open space reserve comprising 2 football/cricket ovals, 4 tennis courts and a pavilion	Community Hub 1	80	Melton Shire Council
Long day child care centre (private provider)	Community Hub 1	0.25	Private Sector
Active Open Space reserve comprising 2 soccer pitches and a pavilion	Located to the east of Community Hub 1	4	Melton Shire Council
Government primary school	Community Hub 2	4.5	DEECD
Catholic primary school	Community Hub 2	2.8	Catholic Education Department
Multipurpose community centre	Community Hub 2	0.85	Melton Shire Council
Active open space reserve comprising 2 football/cricket ovals and a pavilion along with an adventure playground and Community Hub 2 youth activity node	Community Hub 2	œ	Melton Shire Council
Long day child care centre (private provider)	Community Hub 2	0.25	Private Sector
Passive Open Space parks including but not limited to local playgrounds, BBOs, BBOs, BBOs shelters, walking paths, landscaping	Distributed throughout the area and generally within 400m of most residents		Melton Shire Council constructed by development proponents
Area 2			
Facilities and services	Location	Area (ha)	Responsibility
Miscellaneous education precinct	Major Activity Centre	8.5	Unknown
Level 3 - Health precinct	Major Activity Centre	-	Unknown
Emergency services precinct (fire, ambulance and SES)	Major Activity Centre	1	Dept of Human Services
Council civic centre/library	Major Activity Centre	4	Melton Shire Council
Level 3 - Aquatic and/or leisure centre	Major Activity Centre	2.5	Melton Shire Council
Justice precinct (law court and police)	Major Activity Centre	7	DHS
Public art installation (within retail component of MAC)	Major Activity Centre		Melton Shire Council
Government primary school	Community Hub 3	3.8	DEECD
Multipurpose community centre	Community Hub 3	8.0	Melton Shire Council
Active open space reserve comprising 4 soccer pitches and a pavilion	Community Hub 3	80	Melton Shire Council





4.5 OPEN SPACE AND NATURAL SYSTEMS

4.5.1 OPEN SPACE AND NATURAL SYSTEMS OBJECTIVES

The objectives for open space and natural systems are:

- suitable for a broad range of civic, passive and active recreation uses. Provide an accessible and connected network of open spaces
 - Maintain and enhance environmental, landscape and heritage features where possible.
- Conserve and manage areas of significant native vegetation and fauna habitat in accordance with the Toolern Native Vegetation Precinct Plan and Biodiversity Plan; and
 - Maximise the community value of drainage and conservation

4.5.2 IMPLEMENTATION

The objectives for open space and natural systems are met by implementation of all the following:

- » Plan 5 Future Urban Structure

 - Plan 11 Open Space Plan
- » Planning and Design Guidelines set out in 4.5.3 Toolern Native Vegetation Precinct Plan
- Alternative provision models for passive open space to that shown in Plan 11 may be considered, subject to the following requirements which must be met:
 - » The minimum size of passive open space park which is a Neighbourhood level park is 0.7ha, unless collocated with other
- consistent with the open space areas set out in Table 2 Toolern Property Specific Land Budget. The total provision of open space for each land parcel must be encumbered or unencumbered open space.
- vegetation rather than having a functional open space purpose or public spaces within activity centers. These open space reserves are not credited toward the passive open space contribution required by clause 52.01 of space credit. This can include smaller local parks which serve to protect Additional open space to that identified in Table 2 – Toolern Property Specific land budget may be provided but is not to receive an open
 - An area of dedicated passive open space should be;
- able to support any particular planned use of the reserve and: As far as practical, be regular in form and be able to contain a

num width of approximately 80metres

HOW TO MAKE A PUBLIC OPEN SPACE CONTRIBUTION IN THIS

of the Melton Planning Scheme, this provision sets out the amount of numbers) in the precinct and consequently where a cash contribution is required in lieu of land. Where Table 2: Distribution of passive open Further to the public open space contribution required at Clause 52.01 and to be contributed by each property (refer to Plan 6 for property space in this precinct structure plan specifies:

- 0% of the land as Passive Open Space ('POS'), the contribution is a cash contribution of 3.97% of the site value.
- contribution that is equal to the difference in value between the contribution is a land contribution equal to the percentage specified in Table 2 of this PSP as POS and a further cash more than 0% and less than 3.97% of the land as POS, the land contribution and 3.97% of the site value.
 - contribution equal to the percentage specified in Table 2 of this more than 3.97% of the land as POS, the contribution is a land PSP as POS.

In the latter instance, the subdivider may request that the responsible authority reminularse the subdivider for the difference in site value between 3.97% and the amount of POS specified for that land in Table 2 of this PSP, to the satisfaction of the responsible authority.

4.5.3 PLANNING AND DESIGN GUIDELINES

GENERAL

The following planning and design guidelines must be met:

- Ensure subdivision design provides for active frontage to open
- Ensure open space is fit for the designated purpose.
- Integrate pedestrian and cycle paths with open spaces and ensure Design and locate car park areas to maximise safety and security. open spaces are connected via pedestrian cycle paths.
- Address open spaces with buildings with clearly defined principal entrances addressing the space.

The following planning and design guidelines should be met:

Select plant species that are of local provenance, listed in the relevant EVC benchmark, where practicable or Australian native

ASSIVE OPEN SPACE

The following planning and design guidelines must be met:

- Provide passive open spaces (except those within Activity Centres) as park settings which include trees, walking and cycling paths, seating, playgrounds, BBQ areas, shelter, lighting and other furniture.
 - Ensure access to passive open space is provided within all areas.

Investigate the opportunity to provide passive open space within

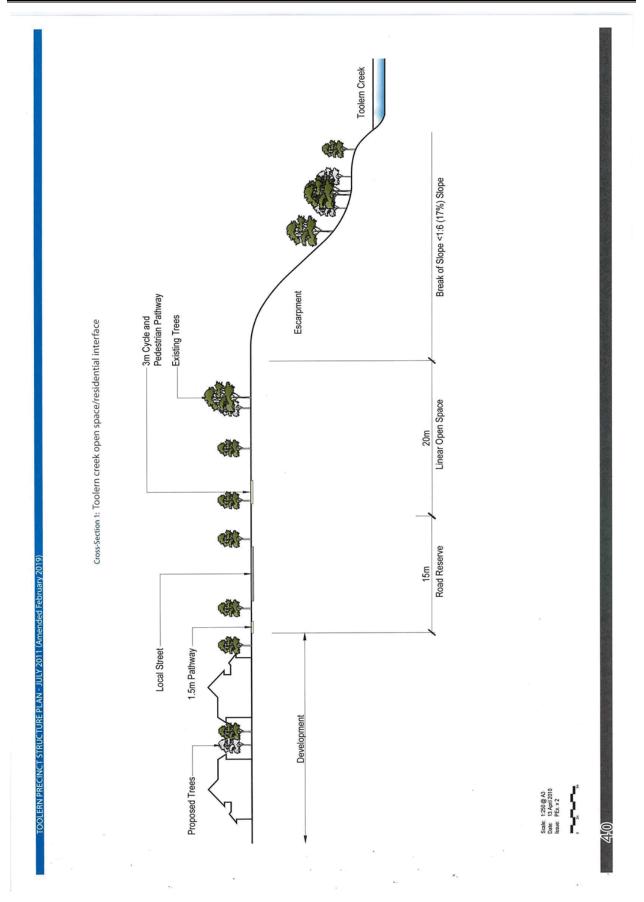
The following planning and design guidelines should be met:

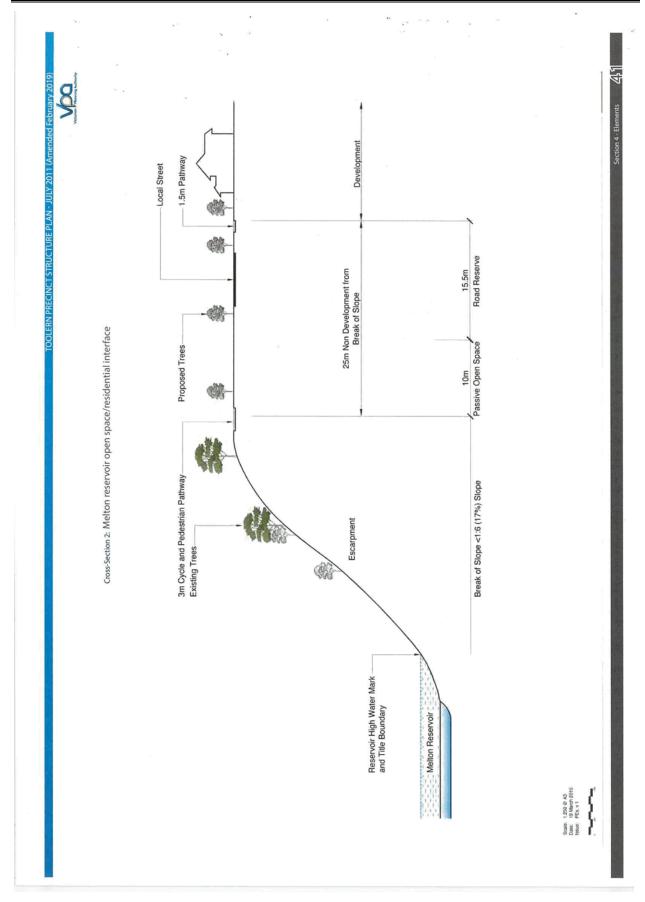
- Locate passive open spaces within 400 metres of all dwellings. Provide increased open space commensurate with increased
- Plant local indigenous flora species (preferred) or Australian native housing densities.
- (suitable for public gatherings, community events, markets etc) Provide formally configured and centrally located civic spaces within activity centres.
- Reservoir and 20 m passive openspace corridor along the Toolern Creek (measured from the break of slope) incorporating shared paths and existing scattered trees where possible. For the Toolern Creek Regional Park western interface, the siting of the 20m passive open space corridor will be in accordance with the approved Urban Design Framework(s). Provide 10 metre passive open space corridor along the Melton

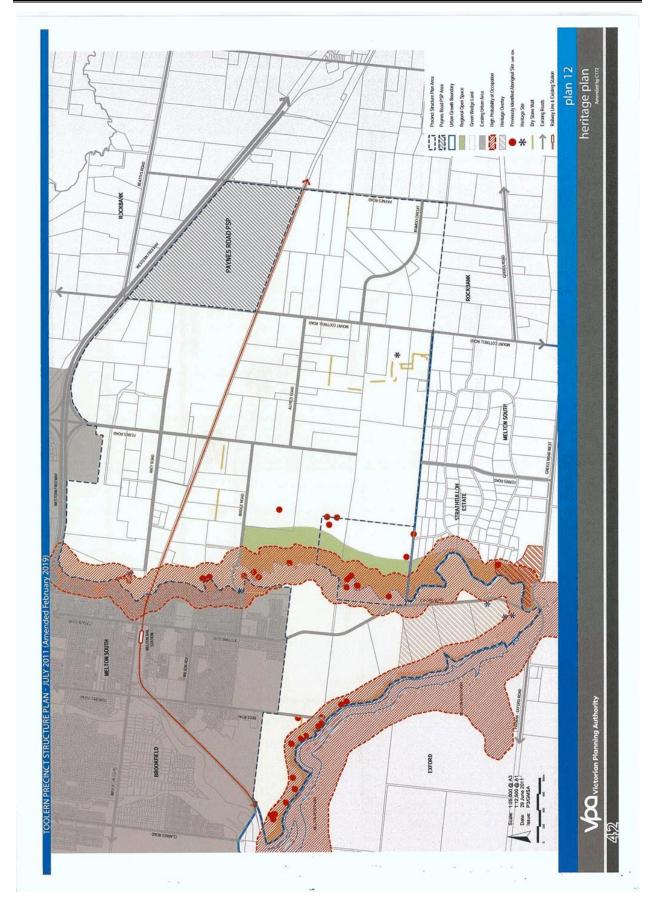
ACTIVE OPEN SPACE

The following planning and design guidelines must be met:

- Provide active open spaces to incorporate sporting fields, courts, clubhouses, pavilions and other facilities which meet the active recreation needs of the community.
 - Locate active open space areas adjacent or near to government
- Locate active open spaces within 400 metres of a public transport stop.
 - The following planning and design guidelines should be met:
- Avoid roads between active open spaces and government schools. Provide a minimum of 8 hectares of active open space adjacent
 - 52.01 of the scheme or counted as a credit towards satisfaction of not compromised. The encumbered land must not be credited towards the passive open space contribution required by clause of unencumbered active open space is not achievable due to to each Activity Centre or Community Hub. Where 8 hectares site constraints, encumbered open space may be utilised for active open space provided the functional use of the site is development contribution obligations.
 - Locate buildings and facilities associated with active open space within encumbered land only if it can be demonstrated that the functional use of the site buildings and facilities will not be







Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019



CONSERVATION AND HERITAGE

The following planning and design guidelines must be met:

- Protect and maintain significant vegetation within open space
- protective fencing around native vegetation to be protected prior to commencement and during the construction phase, in accordance with the Toolern Native Vegetation Precinct Plan.
 Position pedestrian and cycle routes so as not to interfere with the
 - preservation and management of native vegetation.

 Frame heritage sites with passive open space or landscaping.
- Provide a 6 hectare public open space reserve (for the protection of native vegetation), as shown on Plan 5 Future Urban Structure and transfer to the Shire of Melton.
- Ensure that development is appropriately setback from native vegetation identified for protection in the Toolern Native Vegetation Precinct Plan, where precincts using roads to separate development from areas to be protected.

CONSTRUCTED WATERWAYS

The following planning and design guidelines must be met:

Locate constructed waterways in an open space environment.

The following planning and design guidelines should be met:

- Utilise constructed waterways and associated reserves as passive or active open spaces if the functional use of the site is not compromised.
- Locate buildings, facilities and furniture in constructed waterways and associated reserves if the functional use of the site is not commomised.

FOOLERN CREEK REGIONAL PARK & TOOLERN CREEK

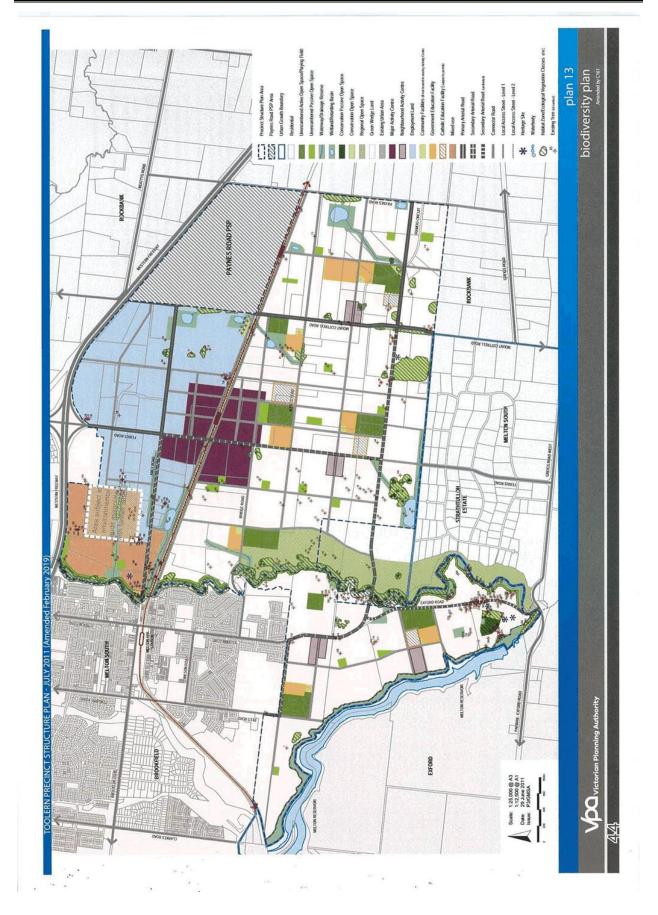
The following planning and design guidelines must be met:

- Within the proposed regional park combine active and passive recreation, native vegetation and habitat conservation, and pedestrian and cycle paths.
- Provide an active recreation area of approximately 18 hectares within the Regional Park, potentially through multiple nodes.
 Provide a shared pathway, viewing places, seating and tree planning along the passive open space corridors on either side of

4.5.4 OPEN SPACE AND NATURAL SYSTEMS DELIVERY STATEMENT

Open Space and Natural Systems should be delivered in an integrated and coordinated manner to enable both early and cost effective provision. The following statements should guide these outcomes:

- Individual development proponents are required to provide basic improvements to local parks and passive open space including earthworks, grassing and tree planting, local playgrounds and shared paths and footpaths, furniture and paving.
- Specific facilities (e.g. BMX tracks, skate parks or local playgrounds) specific facilities (e.g. BMX tracks, skate parks or local playgrounds) within passive open space will be distributed according to the requirements of the responsible authority. Not all passive open space will include all of the facilities listed. Provision will be resolved during the implementation of the Precinct Structure Plan.
- Active open space areas will benefit from the preparation of master plans by Shire of Melton to guide their staged delivery over time. Master plans for active open space areas will be prepared by Shire of Melton.



Section 4 - Elements 4,5

Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Amendment Documents C172 - dated February 2019 Appendix 1

Figure 3: Growling Grass Frog Conservation Management Plan Area

Figure 3 - Growling Grass Frog Conservation Management Plan Area - illustrates the land which is subject to the preparation of a Growling Grass Frog conservation management plan as detailed at Clause 4 of

the Urban Growth Zone - Schedule 3.

GROWLING GRASS FROG CONSERVATION MANAGEMENT PLAN

Where possible, all scattered trees be protected to twice the

The following planning and design guidelines should be met:

canopy and plant indigenous ground storey.

significant native vegetation and fauna habitat in accordance with the Toolern Precinct Structure Plan;

To plan for the long term conservation management of areas of

4.5.5 BIODIVERSITY OBJECTIVES as they function in part to link habitats across the landscape and

provide a focus for revegetation activities; and

To plan for biodiversity values to be retained within the precinct

ecological connectivity throughout the precinct as the area develops in accordance with the Toolern Precinct Structure Plan.

Note: Toolern NVPP applies to land within the Paynes Road PSP as

illustrated on Plan 13. IMPLEMENTATION

To enhance the biodiversity of the area to provide habitat and

habitat for indigenous fauna species in particular arboreal animals and avifauna (birds). Where practicable the use of indigenous trees compatible with the planning and design guidelines for street tree Street trees and public open space landscaping will contribute to is encouraged along streets and in parks. Lower level indigenous planting is encouraged where it can be demonstrated it is planting and delivery of public open space.

- Planting of drainage areas should promote the establishment of habitat suitable for local species.
- Linear parks, water ways and widened road reserves should support the connection of areas capable of supporting flora and

Lizard (Threatened FFG and Vulnerable EPBC). Permit requirements relating to the relocation/salvage of Striped Legless Lizards are detailed The precinct may provide (albeit sub-optimal) habitat for Striped Legless at Clause 4 of the Urban Growth Zone - Schedule 3.



The objectives for biodiversity are met by implementation of all the

fauna habitat through appropriate design and planting.

BIODIVERSITY CONSERVATION PLANNING AND DESIGN

GUIDELINES

Biodiversity Conservation Planning and Design Guidelines

Amended » Plan 13: Biodiversity Plan

The Toolern Native Vegetation Precinct Plan

Urban Growth Zone - Schedule 3

The following planning and design guidelines must be met on land identified in Plan 13 – Native Vegetation Plan of the PSP as remnant Any construction stockpiles and machinery must be placed away form areas supporting native vegetation, fill and drainage lines to All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control (EPA 1991). erected around twice the canopy distance of each scattered tree and more than 2 metres from areas of all other native vegetated Prior to commencement of any works during the construction

Only indigenous plants of local provenance may be used in

the satisfaction of the responsible authority.

patches or trees to be protected:

Water run-off must be designed to ensure that native vegetation

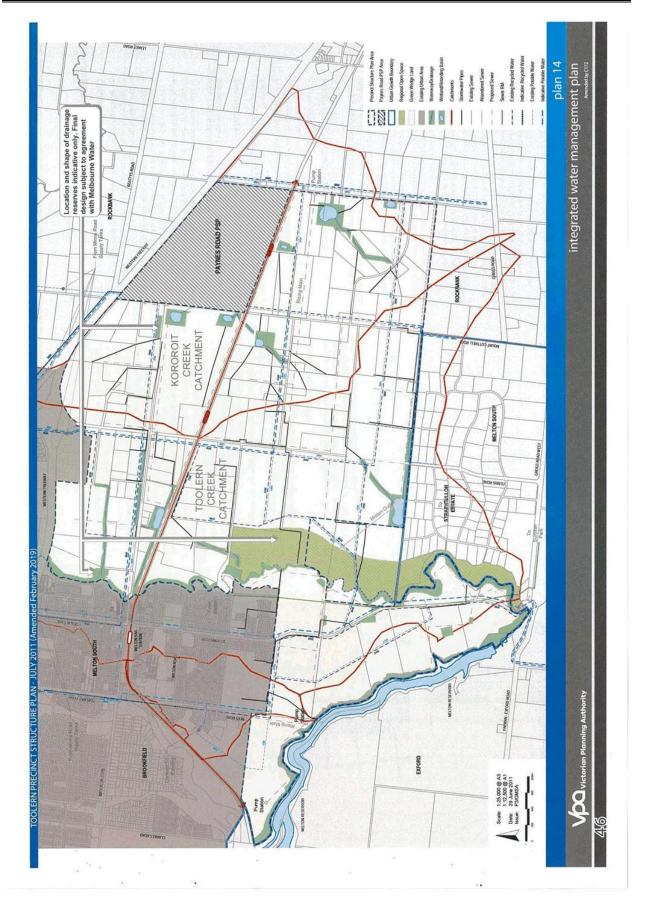
to be protected is not compromised.

Sustainability and Environment and to the satisfaction of the referred to in the Schedule to Clause 52.16, unless otherwise agreed to in writing by the Secretary of the Department of

areas which have been identified to be protected in the NVPP

phase, a highly visible vegetation protection fence must be revegetation works of designated biodiversity reserves.

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ded February 2019

4.5.6 INTEGRATED WATER MANAGEMENT

IECTIVES

- Minimise potable water consumption generated by development
- Promote the conservation, reuse and recycling of water through innovative solutions involving alternative water supplies, as well as water use and its management.
 Utilise all water resources including rainwater, recycled water,
 - greywater and stormwater.

 Manage the quality of stormwater run-off to protect and enhance the quality of receiving waterways.

IMPLEMENTATION

The objectives for integrated water management are met implementation of all the following:

- » Planning and Design Guidelines set out in 4.5.6
 - » Plan 14 Water Management Plan
- Any approved integrated water management strategy for the precinct.

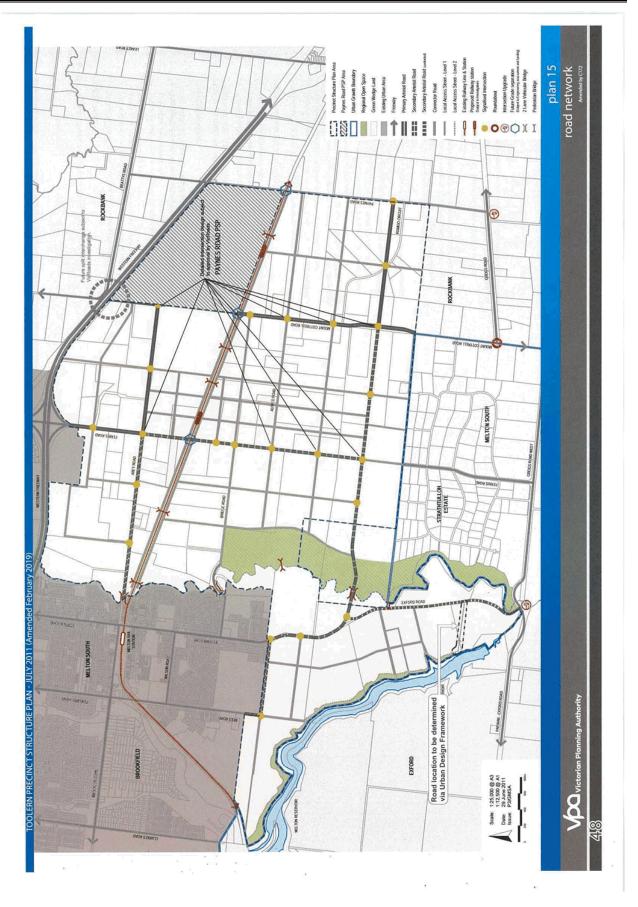
PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met:

- Conform to relevant policies and strategies being implemented by the Shire of Melton, Melbourne Water and Western Water.
 - Design stormwater conveyance in accordance with the Developer Services Schemes established by Shire of Melton, Melbourne Water and the Growth Areas Authority.
 - Exceed best practice environmental standards for stormwater treatment prior to discharge into receiving waterways.
- Maintain existing flow regimes (flow intensity, duration etc) at predevelopment levels.
 - Consider fauna habitat in the design of wetlands and retarding basins.
- Reduce potable water consumption to no less than 50% of personal consumption use as defined in the Central Region Sustainable Water Strategy or to a level nominated in any approved integrated water management strategy, whicheve greater.

The following planning and design guidelines should be met:

 Manage corridors and buffers along Melton Reservoir, creeks and streams to protect water quality water quality and public health and safety.



4.6.3 PLANNING AND DESIGN GUIDELINES

The following planning and design guidelines must be met

enables a shift to public and active transport modes.

- Provide spatial patterns of development that make it easier to plan
- community when planning and designing streets.
- Provide the necessary infrastructure to ensure Toolern develops as a transit oriented community.
 - Meet DDA requirements so as to deliver suitable access to those with limited mobility.

The objectives for transport and movement are met by implementation 4.6.2 IMPLEMENTATION

of the following:

- » Plan 5 Future Urban Structure » Plan 15 – Road Network Plan
- » Plan 17 Walking and Trails
- » Plan 16 Public Transport
- » Planning and Design Guidelines set out in 4.6.3 including:

Road Cross-sections

CONNECTOR AND LOCAL ROADS

The following planning and design guidelines must be met:

- Create a road environment conducive to low vehicle speeds and Create a road network which reinforces the grid of arterial roads. pedestrian and cyclist priority.
 - Place controlled intersections where connector roads and local roads intersect with collector roads.
- Provide vehicle lanes of 3.5 metres on connector roads designated as proposed bus routes.

ROAD AND RAIL GRADE SEPARATION

Arrange arterial and sub-arterial roads to achieve a grid network of

one mile (1600m).

The following planning and design guidelines should be met:

Provide pedestrian and cyclist through-routes where culs-de-sac Create small breaks in medians to serve as pedestrian and cyclist

are required.

Avoid the use of culs-de-sac except in areas where natural or

physical constraints require them.

refuges where pedestrian and cyclist routes cross divided roads.

Provide pedestrian and cycle through-routes to maintain access and permeability where vehicle through routes are not possible.

Orient roads in a north-south and east-west grid, except in areas

where natural or physical constraints do not permit.

The following planning and design guidelines must be met:

- Provide or make provision for grade separation (underpass) at the byclisi Melbourne-Ballarat railway line at Mt Cottrell Road (overpass) and Ferris Road crossing points (underpass).
- networks and key land uses surrounding grade separated crossing · Maintain connections to open space, pedestrian and cyclist
- Physically separate pedestrian and cyclist connections associated with road underpasses from traffic. Ensure the Mt Cottrell Road underpass accommodates heavy trucks, buses and freight movement.
 - Achieve a high-degree of surveillance at below grade pedestrian and cycle routes.
 - Maximise capacity on Ferris Road and Mt Cottrell Road before construction of underpass.

TOOLERN CREEK CROSSINGS

The following planning and design guidelines must be met:

- Provide three vehicular crossing points over Toolern Creek at Bridge Road, Abey Road and the eastwest arterial.
- Locate the Bridge Road creek crossing proximate to the heritage isted Bridge Road Bridge and provide 4 vehicle lanes.
- Retain the existing Bridge Road Bridge for pedestrians and cyclists.
 - Provide 4 vehicle lanes for the Abey Road creek crossing.

Allow north-south pedestrian and cyclist movement under bridge

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4.6 TRANSPORT AND MOVEMENT

4.6.1 OBJECTIVES

Establish a fully integrated transit oriented development that

- Locate uses and activities that will benefit from and generate demand for transit infrastructure and services within transit oriented precincts.
- Provide a road network that is permeable and facilitates efficient and direct pedestrian, cyclist and vehicle movement. and efficiently operate public transport services.
- pedestrians, public transport users, motorists, and the surrounding Consider equally the safety, convenience, and comfort of cyclists,

ARTERIAL ROADS

The following planning and design guidelines must be met:

- Realign Mt Cottrell Road north of the rail corridor to the east to protect native vegetation and avoid low lying land.
- Realign Mt Cottrell Road south of the rail corridor to the west to create a corridor to protect native vegetation.
- Construct wire rail safety barriers where trees are to be planted in Allocate the outer lane of PPTN routes for priority bus services.

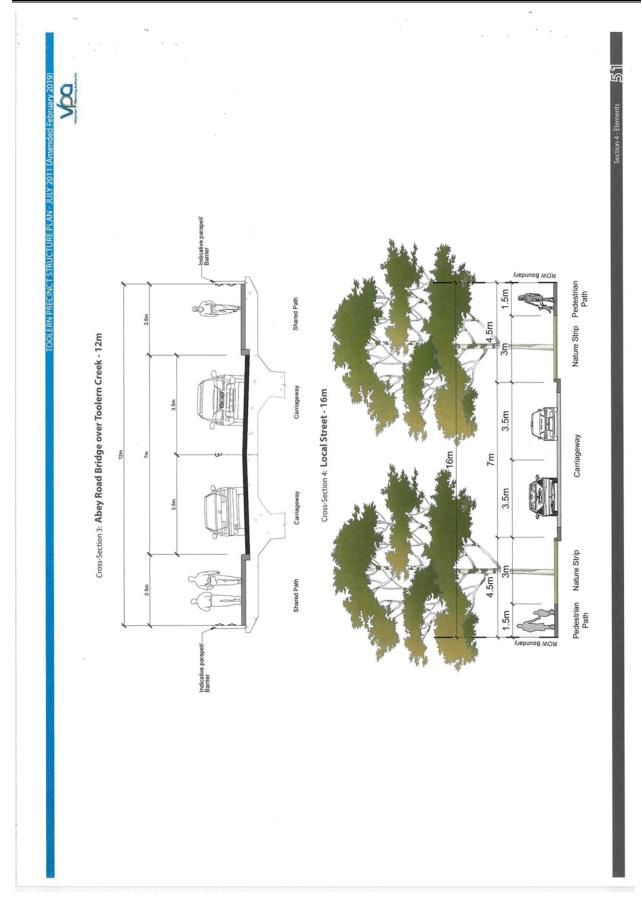
Provide access to buildings fronting arterial roads from service roads, local roads or lanes only.

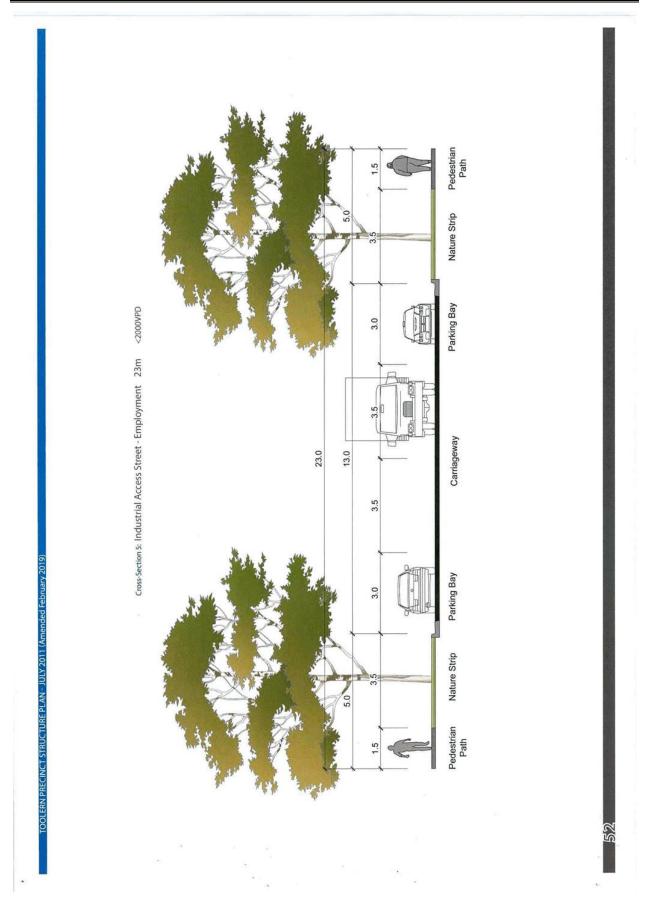
SUB-ARTERIAL ROADS

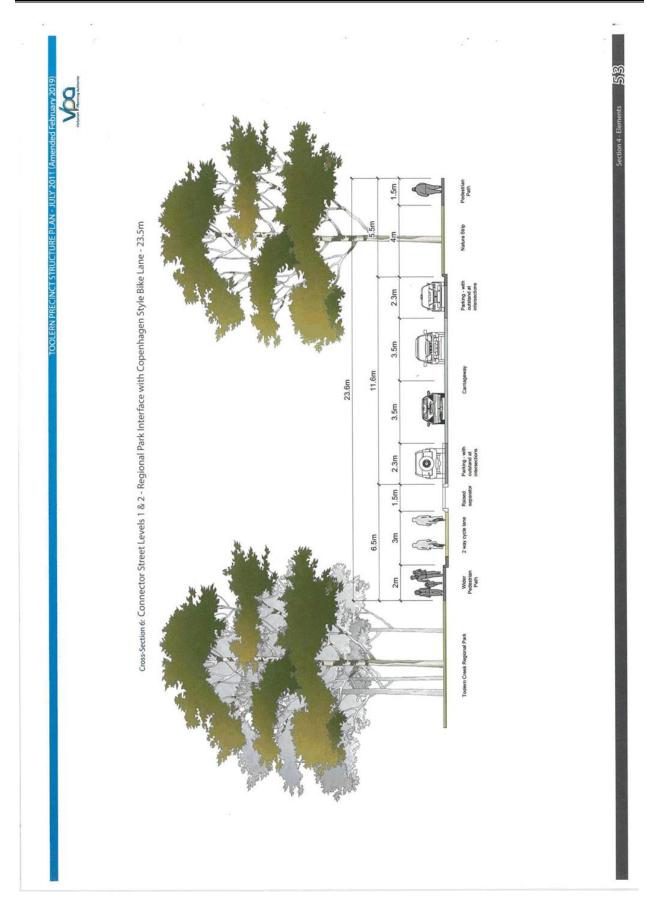
 Place controlled intersections where sub-arterials meet arterials The following planning and design guidelines must be met:

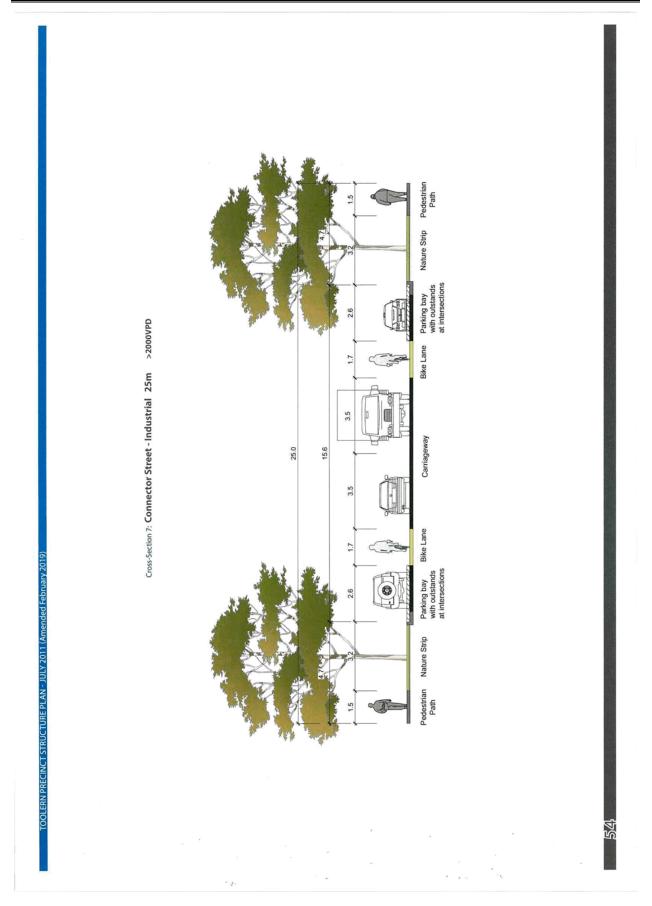
- Provide access to buildings fronting sub-arterial roads from service roads, local roads or lanes only.
 - Place controlled intersections where arterials, sub-arterials and local streets intersect with sub-arterials.
 - Accommodate walking and cycling in dedicated paths.
- Apply VicRoads Access Management Policy 6 to the section of Ferris Road between Shogaki Drive and Alfred Road adjacent to

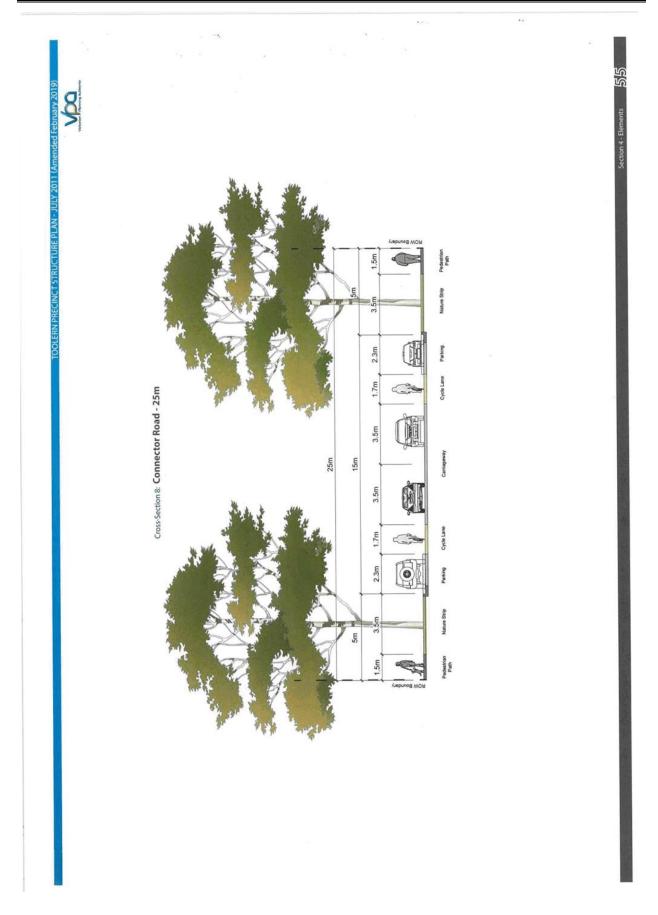
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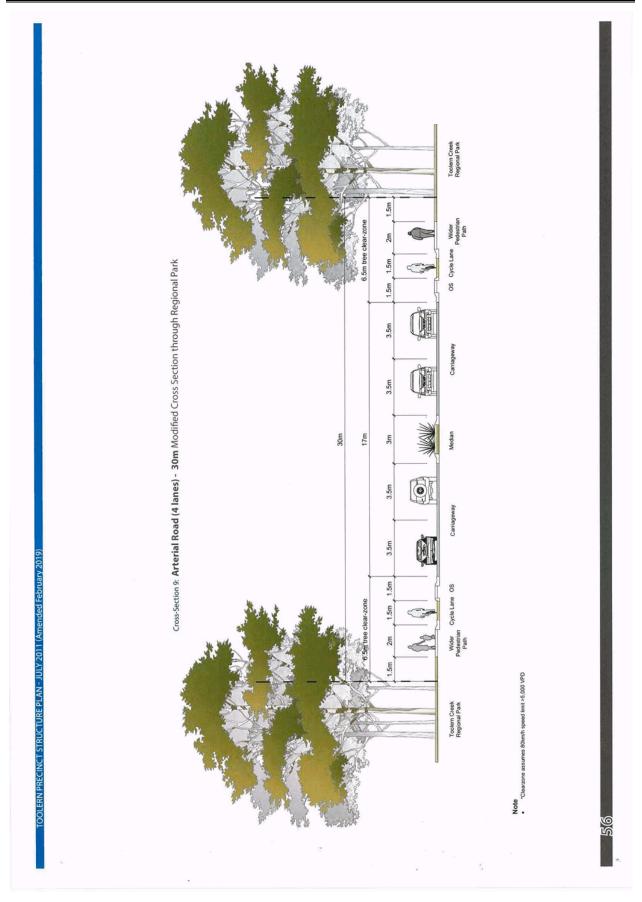


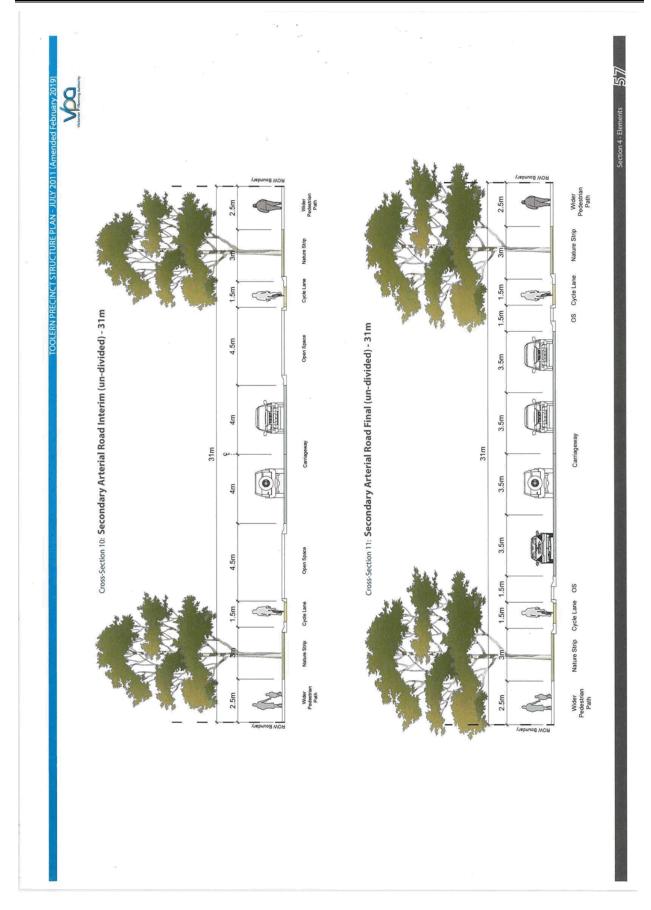


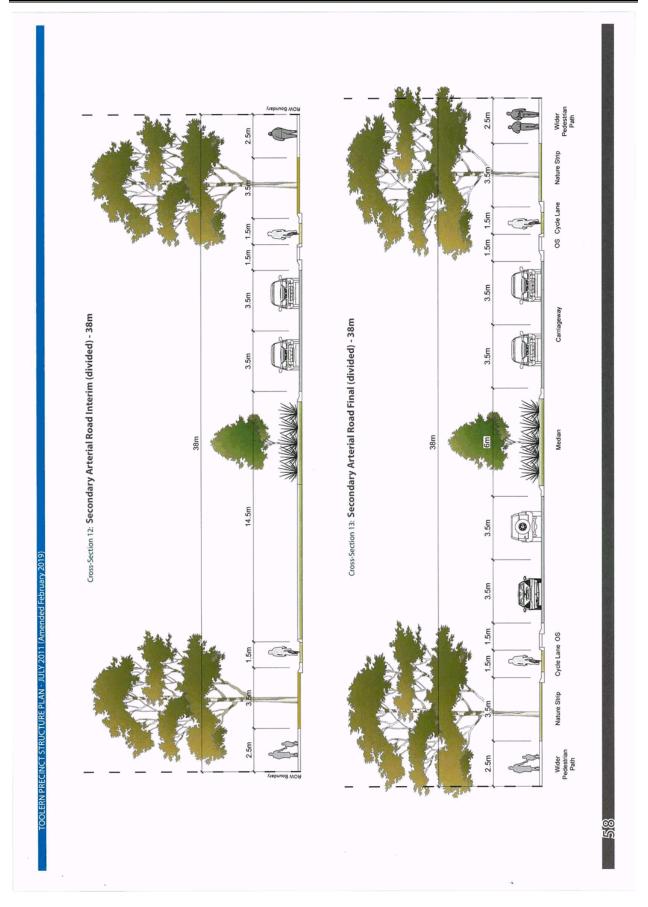




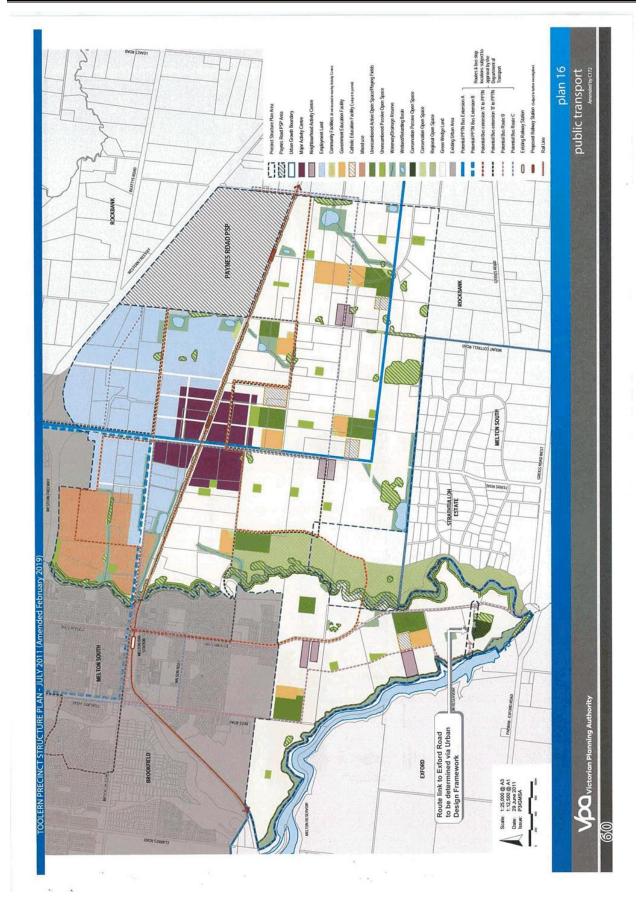












Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019



PRINCIPAL PUBLIC TRANSPORT NETWORK

Proposed Rail Station and associated infrastructure (subject to further

The following planning and design guidelines must be met:

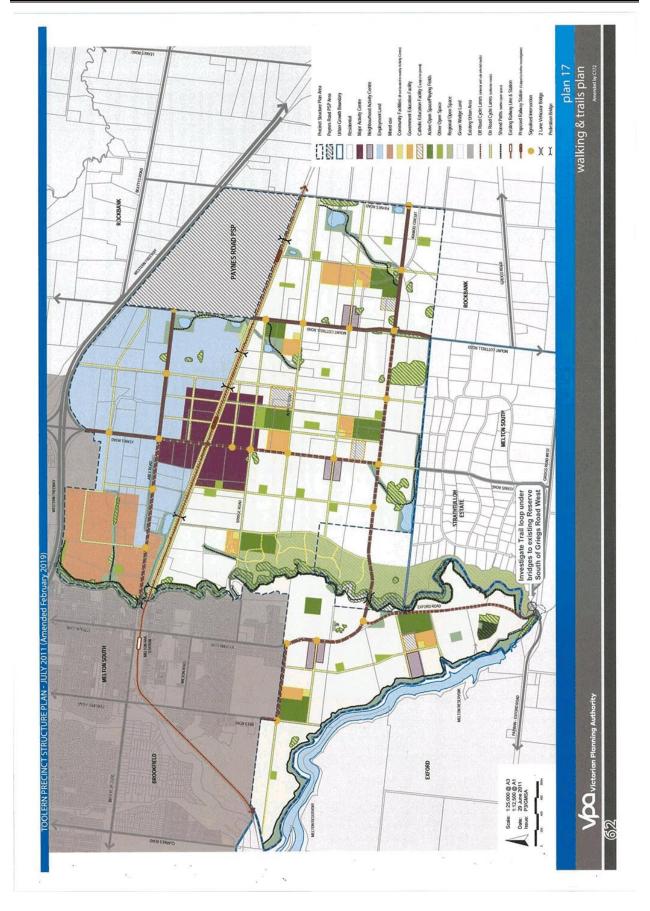
- Make provision for a railway station, with four platform capacity, at the Major Activity Centre to the east of Ferris Road.
 - Make provision for Paynes Road Railway Station.
- Make provision for a multimodal transport interchange adjacent the railway station with a car park that will enable efficient transfer between rail, bus, taxis, private motor vehicles, cyclists and pedestrians.
 - Provide high-quality pedestrian and cyclist connections between the railway station and land uses north and south.
- Provide a safe and active environment for pedestrians and cyclists
 - in and around the railway station.
- Plan for a bus interchange to include:
- 'All weather,' covered waiting area/s.
 - Seating.
- All day amenities (e.g. coffee shop, newsagency etc).
- Passenger information.
- Secure bicycle storage facilities in a prominent and secure.
- Good lighting and surveillance. Bus Network

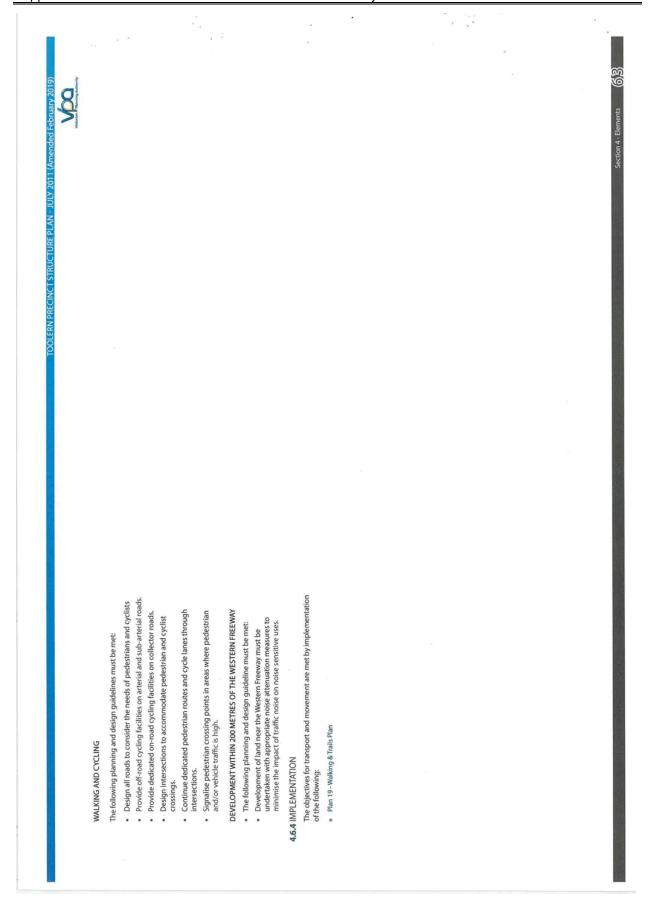
The following planning and design guidelines must be met:

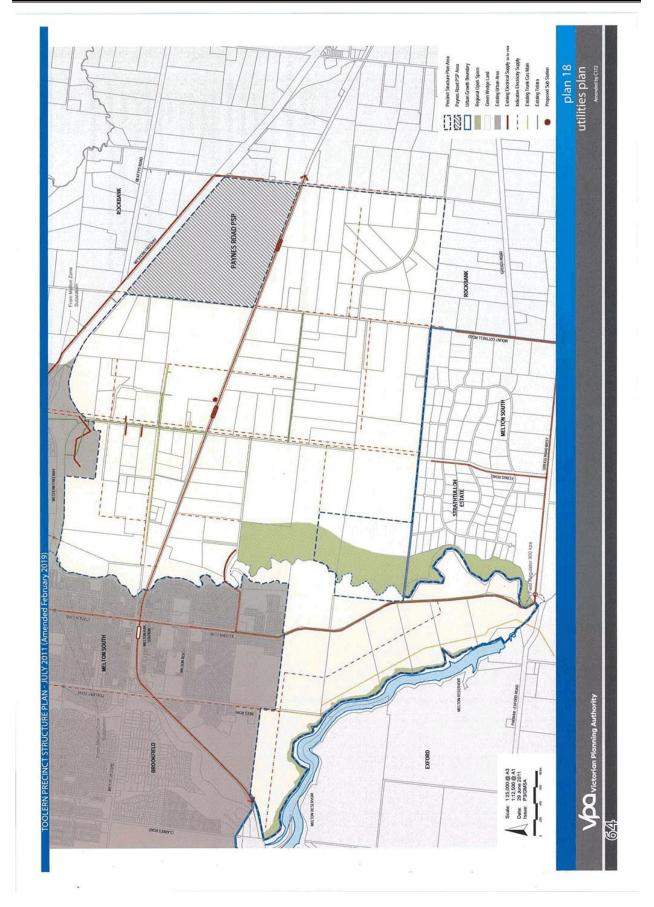
- Provide for a bus route along Ferris Road, the east-west arterial and Abey Road or an alternative route approved by the Department of
 - Where a requirement for a bus route or bus stop has been nominated by the Director of Public transport:
- Bus stop facilities must be constructed in accordance with the requirements of the Public Transport Guidelines for Land Use and Development to the satisfaction of the Director of Public Transport.
- The facilities must be provided with DDA compliant direct and safe pedestrian access connected to an existing pedestrian / shared path.
- Pavements, roads and verges on collector roads to be designed The facilities must be designed as an integral part of activity centres and activity generating land uses, such as schools, sports fields and employment areas.
 - Bus stops must comply with the Commonwealth Disability
 Discrimination Act 1992 and the Disability Standard for
 Accessible Public Transport (DSAPT) 2002. to accommodate bus stops
- The design of all bus stops must be in accordance with Vic Roads Bus Stop Guidelines and DOI Requirements for Bus Stop
 - The design of bus stops must include;
- Tactile ground surface indicators Passenger hard stand areas
 - Bus stop kerbing.

The following planning and design guidelines should be met:

- Allow for good connectivity between buses, and safety of users.
- Provide green links where bus stops are located mid-block.
- Provide a high-quality, safe and all-day pedestrian connection between the bus interchange and rail station.







Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019

4.7 UTILITIES AND DEVELOPMENT STAGING

4.7.1 UTILITIES OBJECTIVES

The Utilities objectives are:

- Ensure development occurs in an orderly and sustainable manner and makes best use of existing infrastructure.
 - Ensure that where possible utilities are either constructed in or relocated to locations that will not result in the sterilization of otherwise developable land.
- · To provide all developed lots, to the satisfaction of the relevant
 - authority, with:
- a potable water service; electricity;
- a reticulated sewerage service;
- a recycled water service, where available;
 - drainage;
- telecommunications. gas; and

Remove existing above ground electricity lines along the local and

Relocate the existing gas pipeline and easement to ensure the efficient use of the urban land.

4.7.2 IMPLEMENTATION

The objectives for utilities are met by implementation of all the following:

- » Meeting requirements of the relevant service authority/provider » Planning and design guidelines set out in Section 4.7.3.
 - » Plan 18 Utilities

4.7.4 STAGING

infrastructure to support cabies with a voltage greater than 66kv) underground (excluding substations),

 Provide new electricity supply infrastructure (excluding The following planning and design guidelines must be met

4.7.3 PLANNING AND DESIGN GUIDELINES

 Identify new substations at the subdivision design response stage to ensure effective integration with the surrounding neighbourhood and to minimise amenity impacts, and

- Development staging should not create circumstances in which residents will be unreasonably isolated from commercial and
 - Development staging should, to the extent practicable, be integrated with adjoining developments, including the timely provision of connecting roads and walking / cycling paths.
- Development should be staged so that large fauna, if present, do not become land locked.

Generally, staging will be determined by the development program developers within the precinct and the availability of infrastructure services. Within this context, the following planning and design guidelines should be met:

- community facilities or public transport.
- Access to each new lot to be via a sealed road.

Ensure development staging does not create circumstances in which residents are unreasonably isolated from commercial and

The following planning and design guidelines should be met:

Provide access to each new lot to be via a sealed road.

Integrate development with adjoining developments, including

community facilities or public transport.

the timely provision of connecting roads and walking/cycling

5.0 PRECINCT INFRASTRUCTURE PLAN

5.1 INTRODUCTION

This Precinct Infrastructure Plan sets out infrastructure and services required to meet the needs of development of the precinct. The infrastructure and services are to be provided through a number of mechanisms including:

Precinct in conjunction with this Precinct Structure Plan. The Development Contribution Plan is an incorporated document of the Methor Planning Scheme. The key infrastructure and services items to be included in the development contributions plan are outlined in this section. (These items are either fully funded or partly funded by the

A development contribution plan has been prepared for the Toolern

5.1.2 DEVELOPMENT CONTRIBUTIONS PLAN

- Subdivision construction works by developers;
- Development contributions (community infrastructure levy and development infrastructure levy);

 - Utility service provider requirements; and
- Capital works projects by Council, State government agencies and

The Development Contribution Plan requires that new development in the Toolern Precinct meets the cost of delivering the following

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Toolern Precinct DCP).

community infrastructure items funded through the Community

Infrastructure Levy (CIL).

5.1.1 SUBDIVISION CONSTRUCTION WORKS BY DEVELOPERS

As part of subdivision construction works, new development must meet the cost of delivering the following infrastructure:

- Connector roads and local streets, including culverts;
- Local bus stop infrastructure;

The Development Contribution Plan requires that new development in the Toolern Precinct meets the cost (in whole or part) of delivering the

DEVELOPMENT INFRASTRUCTURE LEVY (DIL)

following development infrastructure funded through the Development

Infrastructure Levy (DIL).

 Landscaping of all existing and future roads and local streets; and Intersection works and traffic management measures along arterial roads, collector streets and local streets. Note: Subject to the approval of the collecting agency, part or all of the cost of works on intersections included in a Development Contributions Plan may be able to be provided as in-kind works in lieu of cash payment.

Table 10 sets out the list of infrastructure and services required within

the precinct to support its development, including details of:

 Infrastructure Group and Category. Project Title and Description. approval of the project.

5.1.3 INFRASTRUCTURE AND SERVICES REQUIRED TO SUPPORT DEVELOPMENT OF THE PRECINCT

- Council approved fencing and landscaping (where required) along
 - Local pedestrian and bicycle paths along local arterial roads, collector roads and local streets and within local parks. arterial roads.
- including earthwork, grassing, tree planting, local playgrounds and shared paths and footpaths, BBQs, basic furniture and structures Basic improvements to local parks and passive open space

Other agencies and / or developers may have an involvement in Lead Agency. (The agency responsible for the coordination and

 Project group 4: Bus stops on PPTN, street lighting and trail Project group 5: Community facilities (Youth), District Sport

Timing and Indicative Capital Cost (\$2010).

- Local drainage systems except where the item is funded through a
- including water, sewerage, drainage (except where the item is funded through a Drainage Scheme), electricity, gas, and Infrastructure as required by utility services providers

DELIVERY AND MONITORING 5.2

The Growth Areas Authority and Shire of Melton will jointly implement the Precinct Infrastructure Plan.

The Growth Areas Authority has established a Melton Infrastructure Working Group to manage the monitoring, review, prioritisation and implementation of identified projects.

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Table 10: Infrastructure and Services required within the precinct

Transport	Road	Ferris Road Flyover Duplication	Ferris Road Flyover Duplication - Construction of 2 lane bridge over Western Freeway	VicRoads	M-L	\$5,500,000.0
Transport	Road	Mount Cottrell Road Flyover	Mount Cottrell Road Flyover - Construction of 2 lane bridge over Western Freeway	VicRoads	M-L	\$5,000,000.0
Transport	Road	Mount Cottrell Road / Western Freeway interchange	Mount Cottrell Road / Western Freeway - Construction of interchange	VicRoads	M-L	TBC
Transport	Road	Rees Road – Coburns Road to East West Arterial.	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-bane road to provide 2-bane camisgeway of secondary arterial road (28 meter oxide reserve, length 180 metres). "Interim layout". Purchase of land to increase reserve width from 20m to 38m for 180 metres (ultimate).	Melton Shire Council	N-S	\$729,000,0
fransport	Road	East West Arterial – Rees Road to Exford Road. Land and Construction.	East West Arterial: Rees Road to Exford Road. Construct new 2-lane camiageway of divided secondary arterial road (38 metre road reserve, length 970 metres). Interim layout*. Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate).	Melton Shire Council	N-S	\$4,510,500.0
Transport	Road	East West Arterial – Exford Road Section.	East West Arterial: Exford Road Section. Re-construct existing 2-lane road to provide 2-lane carriageway of divided secondary arterial road (38 metres), "Interim layout". Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate).	Melton Shire Council	N-S	\$5,220,000.0
Fransport	Road	Exford Road – East West Arterial to Greigs Road.	Exford Road: East West Arterial to Geigs Road. Re-construct existing pavement to provide 2-bare carriageway of undivided secondary arterial road (3) meture and reserve, length 2,310 meturs), "Interim layout", Purchase land to increase reserve width from 20m to 31m for 2,310 meturs (ulfinate).	Melton Shire Council	N-S	\$8,900,100.0
fransport	Road	East West Arterial – Exford Road to Toolern Creek.	East West Arterial: Exford Road to Toolem Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400 metres). Interim layout*. Purchase land to increase reserve width from Om to 38m for 400 metres (ultimate).	Melton Shire Council	N-S	\$1,860,000.0
fransport	Road	East West Arterial - Toolern Creek to Ferris Road.	East West Arterial: Toolenn Creek to Ferris Road Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres), "Interim layout". Purchase land to increase reserve from Om to 38m for 1,680 metres (ultimate).	Melton Shire Council	W-S	\$7,812,000.0
fransport	Road	East West Arterial – Ferris Road to Mount Cottrell Road.	East West Arterial: Ferris Road to Mount Cottnell Road. Construct new 2-lane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,600 metres), "Interim layout". Purchase land to increase reserve width from Om to 38m for 1,600 metres (ultimate).	Melton Shire Council	M-L	\$7,440,000.0
Transport	Road	East West Arterial - Mount Cottrell Road to Paynes Road.	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres), "Interim layout". Purchase land to increase reserve width to Om to 45m for 1,650 metres (ultimate).	Melton Shire Council	M-L	\$8,019,000.0
fransport	Road	Paynes Road: Toolern boundary to Greigs Road.	Paynes Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 meters).	Melton Shire Council	S-M	\$1,371,910.0
Transport	Road	Mount Cottnell Road – Toolem Boundary to Greigs Road.	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres).	Melton Shire Council	M-L	\$1,977,443.0
Transport	Road	Mount Cottrell Road - Melbourne Ballarat Rail Line to East West Arterial to UGB southern boundary.	Mount Cottel Roach Melbourne Ballana Rail Line to East West Arterial to UGS southern boundary. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of Immay arterial road for streets and reverse, Inorgh 2, 10 metter, "Interim byourt". Purchase land (including native weetation re-alignment) to increase reserve width from 20m to 45m for 2,190 metter, pittiniste.	Melton Shire Council	N-S	\$9,801,150.0
Fransport	Road	Mount Cottrell Road – Western Freeway to Melbourne Ballarat Rail Line.	Mount Cottell Roach Western Freeway to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carniageway of primary articlar boal 4/5 meter boad reserve, length 1,500 metes, "Interim layout", Purchase land including native vegetation re-alignment to increase reserve width from 20m to 45m for 1,860 metes (ultimate).	Melton Shire Council	M-L	\$7,862,550.0
Transport	Road	Shogaki Drive – Ferris Road to Mount Cottrell Road.	Shogaki Drive Feris Road to Mount Cottrell Road (Western Half), Upgrade existing 2-lane seaked road to provide 2-lane cartageway of printing yasteria road (53 meter road reserve, kength 800 metres). "Interim layout only". Purchase land to increase reserve width from 40m to 45m for 800 meter (ultimate).	Melton Shire Council	M-L	\$2,928,000.0
Transport	Road	Ferris Road – Western Freeway to Shogaki Drive.	Ferris Road Wettern Freeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ulfinate is based arrival most (65 meter road reserve, length 940 meters). Purchase land to increase reserve width from 34m to 45m for 940 meters (ultimate).	Melton Shire Council	_	\$3,243,000.0
fransport	Road	Ferris Road – Abey Road to Melboume Ballarat Rail Line.	Ferris Road: Abey Road to Methourne Ballara Rail Line, Upgrade of existing 2-lane sealed, unsealed road to provide 2-lane carriagoway of divided secondary antain load 58 meter enad reserve, length 620 meters), "Interim byout". Purchase land to increase reserve width from 34m to 58m for 620 meters (ultrante).	Melton Shire Council	S-M	\$2,250,600.0
fransport	Road	Ferris Road - Melbourne Ballarat Railway Line to East West Arterial	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane scaled/ unsealed road to provide 2-lane cambageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres). "Interim layout".	Melton Shire Council	S-M	\$7,581,600.0
Fransport	Road	Abey Road – Toolern Creek to Ferris Road.	Abey Road: Toolem Creek to Ferris Road. Upgrade of existing 2-lane sealed'u rusealed road to provide 2-lane carriageway of divided secondary attest road Teacher to act reserve, length 2,160 metries, "friterim layout". Purchase land to increase reserve with from 19m to 38m for 270 metre east of Toolem Creek (ulmane).	Melton Shire Council	S-M	\$7,735,500.0
fransport	Road	Shogaki Drive - Ferris Road to Mount Cottrell Road (Eastern Half)	Shogaid Drive: Ferris Road to Mount Cottrell Road (Eastern Half), Construct new 2-lane carriageway of primary arterial road (45 metre road reserve, length 800 metres). "Interim Jayout". Purchase land to increase reserve width from Om to 45m for 800 metres (ultimate).	Melton Shire Council	N-S	\$3,888,000.0
Transport	Road	Ferris Road - Melbourne Ballarat Rail Line to East West Arterial.	Ferris Road: Melboume Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.50 hectares (ultimate).	Melton Shire Council	S-M	\$676,346.0
fransport	Road	Ferris Road - Melbourne Ballarat Rail Line to East West Arterial.	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial, Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).	Melton Shire Council	N-S	\$1,035,000.0
Transport	Intersection	Rees Road and East West Arterial - Intersection.	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	S-M	\$1,064,000.0
Transport	Intersection	East West Arterial and Exford Road- Intersection.	East West Arterial and Exford Road: Intersection. "Interim layous" Construction of signalised T-intersection and slip lanes.	Melton Shire Council	N-S	\$798,000.0
Transport	Intersection	East West Arterial and Exford Road -	East West Arterial and Exford Road: Intersection.*Interim layout" Construction of signalised T-intersection and slip lanes. Purchase of 0.17	Malton China Council	N.S	\$798 DDD D

Table 10: Infrastructure and Services required within the precinct (continued)

Transport	Intersection	Exford Road and Greigs Road - Intersection.	Exford Road and Greigs Road; Intersection. "Interim layout" Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.	Melton Shire Council	W-S	\$490,000.0
Transport	Intersection	East West Arterial and Ferris Road- Intersection.	East West Arterial and Ferris Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. Purchase of 0.304 hectares of additional required land.	Melton Shire Council	M-L	\$1,099,110.0
Transport	Intersection	East West Arterial and Mount Cottrell Road - Intersection.	East West Arterial and Mount Cottrell Road: Intersection, "Interim layout" Construction of signalised 4-way intersection and slip lanes. Purchase of 0.342 hectares of additional required land.	Melton Shire Council	M-L	\$1,110,570.0
Transport	Intersection	East West Arterial and Paynes Road - Intersection.	East West Arterial and Paynes Road: Intersection.*Interim layout* Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	M-L	\$1,008,000.0
Transport	Intersection	Paynes Road and Greigs Road - Intersection	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.	Melton Shire Council	×	\$385,000.0
Transport	Intersection	Mount Cottrell Road and Greigs Road - Intersection.	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade - construction of roundabout.	Melton Shire Council	1	\$385,000.0
Transport	Intersection	Mount Cottrell Road and Shogaki Drive - Intersection.	Mount Cottrel Road and Shogaki Drive: Intersection, "Interim layout" Construction of signalised 4-way intersection and slip lanes. Purchase of 0.301 hectares of additional required land.	Melton Shire Council	¥	\$1,098,390.0
Transport	Intersection	Shogaki Drive and Connector Road - Intersection.	Shogaid Drive and Collector Street Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	W-S	\$1,008,000.0
Transport	Intersection	Ferris Road and Shogaki Drive - Intersection.	Ferris Road and Shogaki Drive: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land.	Melton Shire Council	W-S	\$1,148,460.0
Transport	Intersection	Ferris Road and MAC northern Connector Road - Intersection.	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	Melton Shire Council	7-5	\$1,008,000.0
Transport	Intersection	Ferris Road and Bridge Road - Intersection.	Ferris Road and Bridge Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	S-L	\$1,008,000.0
Transport	Intersection	Abey Road and Industrial Connector Road - Intersection.	Abey Road and Industrial Connector Road: Intersection "Interim layout" Construction of a signalised T-intersection and slip lanes.	Melton Shire Council	1-S	\$798,000.0
Transport	Intersection	Abey Road and Bundy Drive - Intersection.	Abey Road and Bundy Drive: Intersection. "Interim layous" Construction of signalised T-intersection and slip lanes.	Melton Shire Council	S-L	\$798,000.0
Transport	Intersection	Ferris Road and Shakamaker Drive - Intersection.	Ferris Road and Shakamaker Drive: Intersection. "Ultimate layout" Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	1-5	\$1,008,000.0
Transport	Intersection	Mount Cottrell Road and Murray Road - Intersection.	Mount Cottrell Road and Murray Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	Melton Shire Council	S-L	\$798,000.0
Transport	Intersection	Mount Cottrell Road and Southern Connector Road - Intersection.	Mount Cottrell Road and Southern Connector Road: Intersection. "Interim Layout" Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	1-5	\$1,008,000.0
Transport	Intersection		East West Arterial and Eastem North-South Connector Road: Intersection. "Interim layout" Construction of signalized 4-way intersection and silp lanes.	Melton Shire Council	S-L	\$1,008,000.0
Transport	Intersection	East West Arterial and Central North- South Connector Road - Intersection.	East West Arterial and Central North-South Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	1-5	\$1,008,000.0
Transport	Intersection	East West Arterial and Western North- South Connector Road - Intersection.	East West Arterial and Western North-South Connector Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	Melton Shire Council	S-L	\$798,000.0
Transport	Intersection	Exford Road and Connector Road- Intersection.	Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	Melton Shire Council	1-5	\$798,000.0
Transport	Intersection	Mount Cottrell Road and Bridge Road - Intersection.	Mount Cottrell Road and Bridge Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	Melton Shire Council	S-L	\$798,000.0
Transport	Intersection	Mount Cottrell Road and Alfred Road - Intersection.	Mount Cottrell Road and Alfred Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	1-5	\$1,008,000.0
Transport	Intersection	Ferris Road and Alfred Road - Intersection.	Ferris Road and Alfred Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	S-L	\$1,008,000.0
Transport	Intersection	Ferris Road and Southern Connector Road - Intersection.	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	Melton Shire Council	1-5	\$1,008,000.0
Transport	Bridge	Abey Road Bridge	Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres).	Melton Shire Council	S-L	\$3,675,000.0
Transport	Bridge	Bridge Road Bridge	Bridge Road Bridge. 2-lane bridge over Toolem Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres).	Melton Shire Council	1-S	\$5,243,000.0
Transport	Bridge	East West Arterial Bridge	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres).	Melton Shire Council	S-L	\$5,243,000.0
Transport	Bridge	Shared Use Pedestrian Bridge (No. 1)	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	Melton Shire Council	S-L	\$385,000.0
Transport	Bridge	Shared Use Pedestrian Bridge (No. 2)	Shared Use Pedestrian Bridge (No.2), Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	Melton Shire Council	S-L	\$385,000.0
Transport	Bridge	Shared Use Pedestrian Bridge (No. 3)	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating abutments and lighting G-metre wide timber structure, deck length 30 metres).	Melton Shire Council	1-5	\$385,000.0
Transport	Bridge	Pedestrian Underpass 1	Pedestrian Underpass 1: Melbourne Ballana flailway, Construction, Induding 3-metre wide, 50-metre long box culverts, endwalls, concrete path, dainage and lighting.	Melton Shire Council	1-5	\$868,000.0

					Service Married Andreas
0: Infrastructure and So	Table 10: Infrastructure and Services required within the precinct (continued)	t (continued)			
Transport Bridge	Pedestrian Underpass 2	Pedestran Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalk, concrete path, claimage and lighting.	Melton Shire Council	1-S	\$868,000.0
Transport Bridge	Pedestrian Underpass 3	Pedestran Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, doinage and lighting.	Melton Shire Council	S-L	\$868,000.0
Transport Bridge	Pedestrian Underpass 4	Pedestrian Underpass 4: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.	Melton Shire Council	1-5	\$868,000.0
Transport Bridge	Pedestrian Underpass 5	Pedestrian Underpass S. Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.	Melton Shire Council	S-L	\$868,000.0
Transport Bridge	Shared Use Pedestrian Bridge (No. 4)	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	Melton Shire Council	1-S	\$385,000.0
Transport Bridge	Shared Use Pedestrian Bridge (No. 5)		Melton Shire Council	S-L	\$385,000.0
Transport Bridge	Shared Use Pedestrian Bridge (No. 6)	Shared Use Pedestrian Bridge (No. 6). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck lands 3) matries.	Melton Shire Council	S-L	\$385,000.0
			Department of Transport	M-L	\$21,000,000.0
Transport Grade Seperation	ition Mount Cottrell Road underpass	Mount Cottrell Road underpass. Construction of Ferris Road underpass under the Melbourne Ballarat Rail Line	Department of Transport	M-L	\$21,000,000.0
CRO	The state of the s			Single	
Public Transport Bus	Local Bus Services	Purchase of land for Local Bus Interdunge Introduction of new bus services	Melton Shire Council Department of Transport	N-L S-L	0.000,000,11\$
	and and	Design of his state to be delicated within local and and an art of subdividual construction	Relevant development	1.3	umoului
ı	Separate and the separa		proponent		
Alli		Section 19 Comments of the Com	DEECE	11 3	611 500 0000
Education School	Primary School	Government primary school located in Community Hub 2	DEECO	S-M	\$11,500,000.0
	Primary School	Private primary school located in Community Hub 2	Catholic Education	S-M	unknown
Education School	Primary School	Government primary school located in Community Hub 3	DEECD	M-L	\$11,500,000.0
Education School	Primary School	Private primary school located in Community Hub 3	Catholic Education Department	M-L	unknown
	Primary School	Government primary school located in Community Hub 4	DEECD	M-L	\$11,500,000.0
	Secondary School	Government secondary school located in Community Hub 4	Catholic Education	M-L	nwewn
	Primary School	Private primary school located in Community Hub 4	Department	N-S	nyknown
	Special Needs School	Government special needs school located in Community Hub 4	DEECO	M-L	unknown
Education School	Primary School	Government primary school located in Community Hub 5 Government primary school located in Community Hub 6	DEECO	M-L	\$11,500,000.0
	Secondary School	Private secondary school located in Community Hub 7	Catholic Education	N-S	unknown
The state of the s	Cocandan School	Cousement second as rehood located in Community High 7	Department	W	inknown
Community Community Services		Purchase of land and construction of a multi purpose community centre in Community Hub 1	Melton Shire Council	S-M	\$3,850,000.0
Statute .		Purchase of land and construction of a multi purpose community centre in Community Hub 2	Melton Shire Council	S-M	\$3,850,000.0
		Purchase of land and construction of a multi purpose community centre in Community Hub 3	Melton Shire Council	M-L	\$3,850,000.0
		Purchase of land and construction of a multi purpose community centre in Community Hub 4	Melton Shire Council	M-L	\$3,850,000.0
	Community Services Multi Purpose Community Centre	Purchase of land and construction of a multi purpose community centre in Community Hub 5 Burchase of land and construction of a multi rurnose community centre in Community Hub 6	Melton Shire Council	M-L	\$3,850,000.0
	Main rupose community center	rutchage of airsa and construction of a final pulpose continuously centrem continuously not o	Relevant development	M-1	O'OOO'OCO'CC
	Health Precinct	Construction of a hearin precinct	proponent	E	winding.
Community Emergency	Emergency Services Precinct	Construction of emergency services precinct Construction of council rivier centra	Melton Shire Council	M-L M-L	unknown
	COURT OVAL CETATE	CONSTITUTION OF COUNCIL OW. CETURE	Department of human	N. I.	undani
Community Justice	Justice Predinct	Construction of Justice Precinct	Services	m-r	UNKNOWII
OPEN SPACE				TANK BURNE	
Open Space Passive	Passive Park Construction	Basic improvements to open space including earthworks, grading seeding, garden beck, paths and trails, local playground equipment, BBOs and shelters.	Relevant development proponent	1-5	future approval of specific landscape
					complete the bound

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Table 10: Infrastructure and Services required within the precinct (continued)

Open Space	Passive	Major Activity Centre Public Open Space	Major Activity Centre Public Open Space - 1 hectare	Melton Shire Council	S-L	\$1,500,000.0
Open Space	Active	Playing Fields	Playing Fields 1 - Active Recreation Reserve	Melton Shire Council	N-S	\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 1 - Active Recreation Reserve. Construction of pavilion to serve active playing fields 1	Melton Shire Council	W-S	\$1,200,000.0
Open Space	Active	Playing Fields	Playing Fields 2 - Active Open Space Reserve	Melton Shire Council	W-S	\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 2 - Active Recreation Reserve. Construction of pavilion to serve active playing fields 2	Melton Shire Council	N-S	\$1,200,000.0
Open Space	Active	Plaving Fields	Playing Fields 3 - Active Open Space Reserve	Melton Shire Council	M-L	\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 3 - Active Open Space Reserve. Construction of pavilion to serve active playing fields 3	Melton Shire Council	M-L	\$1,200,000.0
Open Space	Active	Playing Fields	Playing Fields 4 - Active Open Space Reserve	Melton Shire Council	M-L	\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 4 - Active Open Space Reserve. Construction of pavilion to serve active playing fields 4	Melton Shire Council	M-L	\$1,200,000.0
Open Space	Active	Playing Fields	Playing Fields 5 - Active Open Space Reserve.	Melton Shire Council	M-L	\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 5 - Active Open Space Reserve. Construction of pavilion to serve active playing fields 5	Melton Shire Council	M-L	\$1,200,000.0
Open Space	Active	Playing Fields	Playing Fields 6 - Active Open Space Reserve.			\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 6- Active Open Space Reserve. Construction of pavilion to serve active playing fields 6.	Melton Shire Council	M-L	\$1,200,000.0
Open Space	Active	Playing Fields	Playing Fields 7 - Active Open Space Reserve.	Melton Shire Council	M-L	\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 7 - Active Open Space Reserve. Construction of pavilion to serve active playing fields 7.	Melton Shire Council	M-L	\$1,200,000.0
Open Space	Active	Playing Fields	Playing Fields 8 - Active Open Space Reserve (within Toolern Creek Regional Part).	Melton Shire Council	M-L	\$2,850,480.0
Open Space	Active	Pavilion	Pavilion 8 - Active Open Space Reserve (within Toolern Creek Regional Park). Construction of pavilion to serve active playing fields 8.	Melton Shire Council	M-L	\$1,200,000.0
		Danisani Dark	Erstellishmannt of Tradem Basismal Basis	Parks Victoria	,	umouduii

6.0 OTHER INFORMATION

6.2

GLOSSARY

ACTIVE OPEN SPACE

Land set aside for the specific purpose of formal organised/club based sports.

ACTIVITY CENTRE

and live. They are well-served by public transport, they range in size and activity centres, major activity centres, neighbourhood activity centres and local centres. For further information refer to Melbourne 2030. and social interaction. They are where people shop, work, meet, relax intensity of use. In the growth areas, these are referred to as principal Provide the focus for services, commercial and retail based employment

AFFORDABLE HOUSING

Department of Education & Early Childhood Development Department of Planning & Community Development

Development Infrastructure Levy

DIL

Department of Sustainability & Environment

Department of Transport

Environmental Conservation Value

DoT DSE ECV VPA GDA

Victorian Planning Authority

Gross Developable Area

Crime Prevention Through Environmental Design

Cultural Heritage Management Plan

Central Business District

Australian Football League

Australian Height Datum

5.1 ACRONYMS

Community Infrastructure Levy

CPTED DEECD

CHMP

Well-located housing, appropriate to the needs of a given household, where the cost (whether mortgage repayment or rent) is no more than 30 per cent of that household's income.

ARTERIAL ROAD

high speeds typically used for inter-suburban journeys and linking to freeways, and identified under the Road Management Act 2004. All A higher order road providing for moderate to high volumes at relatively arterials are managed by the State Government.

CO-LOCATION

Neighbourhood Activity Centre

Net Developable Hectare

Net Developable Area

Net Residential Hectare

NRHa

Municipal Strategic Statement

Ha MCH MSS NAC NDA

Maternal & Child Health

Heritage Overlay

Adjoining land uses to enable complementary programs, activities and services and shared use of resources and facilities. For example, the colocation of schools and active open space.

*COMMUNITY FACILITIES

Non Government Organisation Native Vegetation Precinct Plan

pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance organisations for accommodating a range of community support services, programs and activities. This includes facilities for education (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); community (e.g. civic centres, libraries, infrastructure provided by government or non-government and learning (e.g. government and non-government schools, universities, adult learning centres); early years (e.g. preschool, maternal and child health, childcare); health and community services neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming

Principle Public Transport Network

Precinct Infrastructure Plan

Principle Activity Centre

NVPP PAC PIP PPTN

State School Prep to Year 12

Square Metres

Urban Growth Boundary

Urban Growth Zone Victoria in Future

State School Prep to Year 6

Precinct Structure Plan

PSP 9-d

CONNECTOR STREET

by the relevant local council. (See Table C1 in clause 56). This Precinct Structure Plan provides a variation to the Connector Street, as defined in A lower order street providing for low to moderate volumes and moderate speeds linking local streets to the arterial network. Managed Table C1 in Clause 56 of the Melton Planning Scheme.. Detailed crosssections are found in the Precinct Structure Plan for a 'Connector Road'

CONVENTIONAL DENSITY HOUSING

Housing with a density range of 10 to 15 dwellings per net developable

DEVELOPMENT CONTRIBUTIONS PLAN

Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987.

ENCUMBERED LAND

for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may Land that is constrained for development purposes. Includes easements be used for a range of activities (e.g. walking trails, sports fields).

FREEWAY

A high speed and high volume road with the highest level of access control and typically used for longer distance journeys across the metropolitan area and country Victoria. All freeways are managed by

FRONTAGE

VicRoads.

The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building, or proposed building faces.

GROWTH AREA

transport corridors that are designated for large-scale change, over many years from rural to urban use. Melbourne has five growth areas called Casey-Cardinia; Hume; Melton-Caroline Springs; Whittlesea and Areas on the fringe of metropolitan Melbourne around major regional Wyndham.

GROWTH AREA FRAMEWORK PLAN

Government document that sets long-term strategic planning direction to guide the creation of a more sustainable community in the growth

Water Sensitive Urban Design

Vehicles Per Day

LERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended February 2019)

HIGH DENSITY HOUSING

Housing with a density of more than 30 dwellings per net developable

HOUSING DENSITY (NET)

The number of houses divided by net developable area

LINEAR OPEN SPACE NETWORK

Corridors of open space, mainly along waterways that link together forming a network.

LAND BUDGET TABLE

A table setting out the total precinct area, net developable area and constituent land uses proposed within the precinct.

LOCAL CENTRE

An activity centre smaller than a neighbourhood activity centre with a catchment radius of about 400 metres and may include a small supermarket or convenience store of 500 square metres to 1,500 square

LOT

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

LOWER DENSITY HOUSING

Housing with a density of less than 10 dwellings per hectare.

MAJOR ACTIVITY CENTRE

Activity centres that have similar characteristics to Principal Activity Centres but serve smaller catchment areas. For further information refer to Melbourne 2030.

MAJOR EMPLOYMENT AREA

Areas identified on the Growth Area Framework Plan for economic and employment growth.

MEDIUM DENSITY HOUSING

Housing with a density range of above 15 to 30 dwellings per developable hectare.

net

Section within the precinct structure plan that defines the priority regional and local infrastructure requirements for future planning and

PRECINCT INFRASTRUCTURE PLAN

nvestment by council and government agencies.

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and

A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure lable sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

PRINCIPAL ACTIVITY CENTRE

part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to

A plan relating to native vegetation within a defined area that forms

NATIVE VEGETATION PRECINCT PLAN

Activity centres that accommodate a mix of activities that generate higher numbers of trips, including business, retail, services and entertainment. Generally, well served by multiple public transport routes and on the Principal Public Transport Network or capable of being linked to that network. Has a very large catchment covering several suburbs and attract activities that meet metropolitan needs. For further information refer to Melbourne 2030.

PRINCIPAL PUBLIC TRANSPORT NETWORK

by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres. For further information refer to Melbourne 2030.

Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population

NEIGHBOURHOOD ACTIVITY CENTRE

A high-quality public transport network that connects Principal and Major Activity Centres, and comprises the existing radial fixed-rail network, extensions to this radial network and new cross-town bus routes.

PUBLIC OPEN SPACE

Land that is set aside in the precinct structure plan for public recreation or public resort; or as parklands; or for similar purposes, Incorporates active and passive open space.

facilities, schools and educational facilities and open space, arterial roads and encumbered hand. Small local parks defined at subdivision stage are included in net developable area. Net Developable Area may be expressed in terms of hectare units (i.e. Net Developable Hectare

Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots,

NET DEVELOPABLE AREA

local and connector streets. Total precinct area minus community

PUBLIC TRANSPORT INTERCHANGE

Places where people can access or change between multiple public transport routes. For example, between train and bus or a multi-route bus station at a major activity centre

RAMSAR

centres, non-government schools and other existing or permitted nonresidential land uses (e.g. golf course sites). Net Residential Area may be expressed in terms of hectare units (i.e. Net Residential Hectare ("NRHa"))

As per Net Developable Area but excludes neighbourhood activity

NET RESIDENTIAL AREA

("NDHa")).

Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and

PASSIVE OPEN SPACE

unstructured physical activity including walking, cycling, hiking

The Convention on Wetlands is a global intergovernmental treaty that provides the framework for national action and international cooperation for the conservation and wise use of wetlands and their resources. It was adopted in the Iranian city of Ramsar in 1971 and came into force in 1975.

TIVELICE

sensitive use includes residential, child care, pre-school centre or primary school

SHARED OR JOINT USE

together to plan, build and in some cases jointly manage a single facility to be used by multiple service providers. E.g. Using a school as a facility When councils, schools and community service organisations come

SOCIAL HOUSING

meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and Non-profit housing owned and managed for the primary purpose includes housing owned or managed by the community.

SOCIAL INFRASTRUCTURE

Community facilities plus public open space.

URBAN GROWTH BOUNDARY

A statutory planning management tool used to set clear limits to metropolitan Melbourne's urban development

URBAN GROWTH ZONE

of non-urban land into urban land; (2) to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan; (3) to reduce the number of development approvals needed in areas where an agreed plan is in place, and (4) to safeguard non-urban land from use and development that could prejudice its Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition future urban development.

WATER SENSITIVE URBAN DESIGN

quality treatment, flood management to reduce the pollution carried to temporary rainfall storage (retarding basins/wetlands) to reduce the our waterways and more sustainable urban landscapes. Key principles aquifers (where appropriate) by increasing the amount of rain absorbed into the ground; encouraging onsite reuse of rain; encouraging onsite treatment to improve water quality and remove pollution, and using A sustainable water management approach that aims to provide water load on drains and improve landscape viability. NOTE**Thedefinitionofcommunity/acilitiesiallinclusive. This definition does not define communityfacilitiesforthepurposeofdevelopmentcontributioncalculations

SUPPORTING INFORMATION 6.3

The following documents may assist in understanding the background to the vision, objectives and other requirements of this Precinct Structure Plan.

A Fairer Victoria 2008: Strong People, Strong Communities, Department of Planning and Community Development, May 2008 A Strategic Framework for Creating Liveable New Communities, Growth Areas Authority, March 2008 A Plan for Melbourne's Growth Areas, Department of Sustainability and Environment, 2005

Activity Centre Design Guidelines, Department of Sustainability and Environment, January 2005

Central Region Sustainable Water Strategy, Department of Sustainability and Environment, 2004

Design for Trucks, Buses and Emergency Vehicles on Local Roads, VicRoads, 1998

Development Contributions Guidelines, Department of Planning and Community Development, March 2007

Flora and Fauna Guarantee Strategy: Victoria's Biodiversity, Department of Natural Resources and Environment, 1997

Growing Victoria Together II, State of Victoria, March 2005 Growing Victoria Together, Department of Premier and Cabinet, 2001 Guidelines for Conducting Historical Archaeological Surveys, 2008, Heritage Council of Victoria and Heritage Victoria Guidelines for Higher Density Residential Development, Department of Sustainability and Environment,

Healthy by Design: A planners' guide to environments for active living, National Heart

Foundation of Australia, 2004 Linking Melbourne: Metropolitan Transport Plan, State of Victoria, November 2004 Linking People and Spaces: A Strategy for Melbourne's Open Space Network, Parks Victoria, 2002

Meeting Our Transport Challenges, State of Victoria, May 2006

Melbourne 2030: Planning for Sustainable Growth, State of Victoria, October 2002

Our Environment, Our Future, Department of Sustainability and Environment, 2006

Port Phillip and Westernport Regional Catchment Strategy, Port Phillip Regional Catchment and Land Protection Board, 1997

Planning for Community Infrastructure in Growth Areas, Australian Social and Recreation Research Pty Ltd for Growth Area Councils, April 2008 Planning for all of Melbourne: The Victorian Government Response to the Melbourne 2030 Audit, State of Victoria, 2008

Public Transport Guidelines for Land Use Development, Department of Transport, 2008

Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005

Shared Facility Partnership: A Guide to Good Governance for Schools and the Community, Department of Education and Early Childhood Development, Schools as Community Facilities, Department of Education and Training, November 2005

The Victorian Greenhouse Strategy, Department of Natural Resources and Environment, 2002 Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.

December 2007

Toolern Growth Area Social Infrastructure Estimates, ASR Research, January 2009.

Toolern Native Vegetation Precinct plan Background Report for the Toolern, Melton South - Rockbank, Victoria, Ecology Partners, December 2008

Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Consulting, 30 September 2008 Jrban Development Program, Department of Planning and Community Development

Annual Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999 VicRoads Access Management Policies, Version 1.02, VicRoads, May 2006

Victorian Heritage Strategy, Heritage Victoria, 2000

Actoria's Native Vegetation Management: A Framework for Action, Department of Sustainability and Environment,

PART 2: TOOLERN NATIVE VEGETATION PRECINCT PLAN

This is the Toolern Native Vegetation Precinct Plan listed under the Schedule to Clause 52.16 of the Melton Planning Scheme. The Toolern Native Vegetation Precinct Plan applies to all land shown in Map 2, including the Paynes Road PSP area Note: Toolern NVPP applies to land within Toolern PSP, Part C (Paynes Road PSP) as illustrated on Map 2.

PURPOSE

The purpose of the Toolern Native Vegetation Precinct Plan is to:

- Specify the native vegetation to be protected and the native vegetation that can be removed, destroyed or lopped.
- managed to conserve ecological values in accordance with the Ensure that areas set aside to protect native vegetation are Foolern Precinct Structure Plan.
- vegetation specified to be protected is consistent with conserving the ecological values of these areas and is in accordance with the three-step approach to net gain as set out in Victoria's Native Ensure that the removal, destruction or lopping of native Vegetation Management – a Framework for Action 2002.
- Set out the works or other necessary actions required to offset the removal, destruction or lopping of native vegetation.
 - Streamline the planning approvals process through a landscape approach to native vegetation protection and management.

THE NATIVE VEGETATION TO BE PROTECTED

The native vegetation to be protected is as described in Tables 1 and 2 and shown in Maps 3 - 7 to this plan.

VEGETATION PROTECTION OBJECTIVES TO BE ACHIEVED

- without damaging native vegetation, such as walking and cycling To manage the vegetation to be retained for conservation and allow for passive recreation on the periphery of habitat zones, tracks and other passive recreation facilities.
 - identified to be retained to improve the long term health and To protect and manage the habitat zones and scattered trees habitat value of this native vegetation.
- To provide for the protection of revegetation areas of native vegetation as required by the Responsible Authority.

APPLICATIONS FOR REMOVAL OF NATIVE VEGETATION TO BE PROTECTEDThe native vegetation described and shown in tables 1 and 2 and maps 3 – 8 of this Native Vegetation Precinct Plan must not be removed unless a planning permit has been obtained for the removal of that vegetation via the provision of Clause 52.16-2. The native vegetation described and shown in tables 1 and 2 and Maps 3 – 8 has been identified as to be protected because a landscape wide approach to retention and removal of native vegetation has been adopted in the preparation of this NVPP rather than a site by site

of native vegetation have been made in a holistic manner taking into account scattered trees and habitat zones which are proposed to be approach to the preparation of this NVPP. In determining whether to Decisions relating to the removal of certain individual trees or areas as to be protected may undermine the holistic and landscape wide grant a permit for the removal of native vegetation under the provisions of Clause 52.16 – 2, the responsible authority will consider the above protected. The ad hoc removal of native vegetation which is identified context, in addition to the following:

- whether the proposal will produce acceptable outcomes in terms of the State Planning Policy Framework, the Local Planning Policy Framework, and the native vegetation precinct plan
- whether the granting of a permit could set an undesirable
- whether it is satisfied that any conditions and requirements that the cumulative impact of vegetation removal on the plan
 - would apply to the proposal under the plan can be met, and the decision guidelines in Clause 52.16 - 6.
- The native vegetation to be removed is as described in Tables 3 and 4 Native vegetation that can be removed, lopped or destroyed

and shown in Maps 3 - 8 to this plan.

NATIVE VEGETATION - OFFSET PROVISIONS

as vegetation which can be removed in Table 3 and 4 and Maps 3 – 8 of this Native Vegetation Precinct Plan may be removed if the removal of the native vegetation is offset in accordance with the offset targets or offsets set out in Tables 5 and 6 of the Native Vegetation Precinct Plan and those offsets are secured to the satisfaction of the Department of The native vegetation (habitat zones or scattered trees) which is shown Sustainability and Environment and the responsible authority.

The native vegetation must not be removed until the offsets required are identified and secured to the Department of Sustainability and environment and the responsible authority

Offsets for native vegetation removal on Lots 1A and 4B, Exford Road Melton South must satisfy the Native Vegetation Framework and where applicable these offsets should be directed to areas along the Melton Reservoir, the Werribee River and the Toolern Creek to the satisfaction of he Department of Sustainability and Environment

PLANNING & DESIGN GUIDELINES

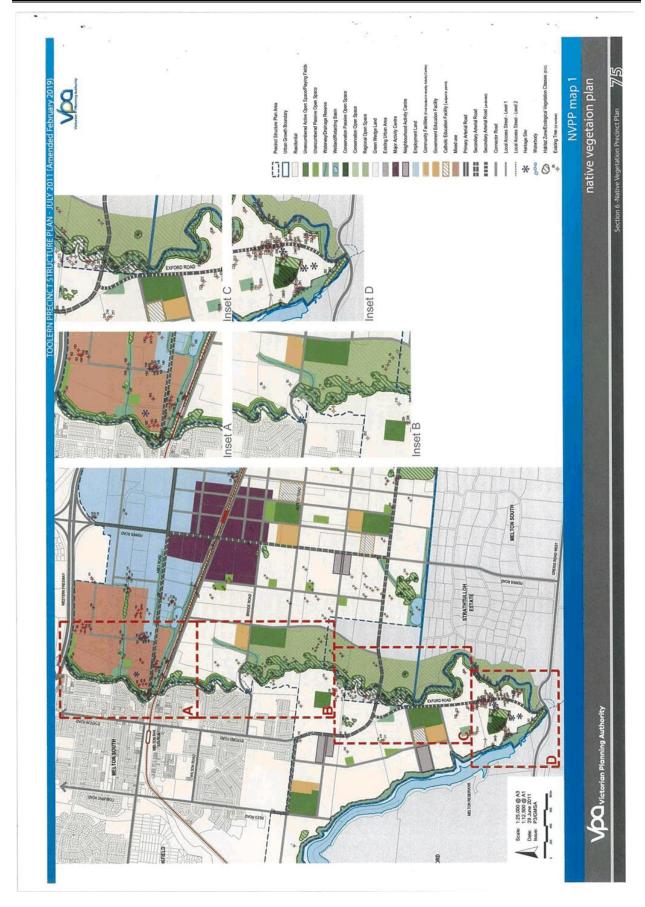
The following conditions and requirements for permits must be met:

- The native vegetation described in Tables 3 and 4 and shown in Maps 3 – 8 can be removed, destroyed or lopped subject to the following requirements and conditions:
- All earthworks must be undertaken in a manner that will minimise from areas supporting native vegetation, fill and drainage lines to Any construction stockpiles and machinery must be placed away the satisfaction of the responsible authority.
 - soil erosion and adhere to Construction Techniques for Sediment Only indigenous plants of local provenance may be used in revegetation works of designated biodiversity reserves. Pollution Control (EPA 1991).
- phase, a highly visible vegetation protection fence must be erected around twice the canopy of each scattered tree and more been identified to be protected in the NVPP referred to in schedu 52.16 unless otherwise agreed to in writing by the Secretary of than 2 metres from all other native vegetated areas which have Prior to commencement of any works during the construction the Department of Sustainability and Environment and to the satisfaction of the Responsible Authority.
- Any native vegetation to be removed (in accordance with this NVPP) must be clearly marked on site
- of fauna in hollows or external nests. If native fauna species are located, they must be salvaged and translocated to the closest Prior to felling any tree which may be removed, the tree must by a suitably qualified zoologist for the presence suitable vegetation in consultation with the Department of Sustainability and Environment.
- Water run-off must be designed to ensure that native vegetation

PROCEDURES FOR THE COLLECTION OF ANY PAYMENTS

No payments are necessary or specified.

Ecology Partners, Vative Vegetation Precinct Plan Background Report for the Toolern Precinct, Melton South – Rockbank, Victoria, December, 2008

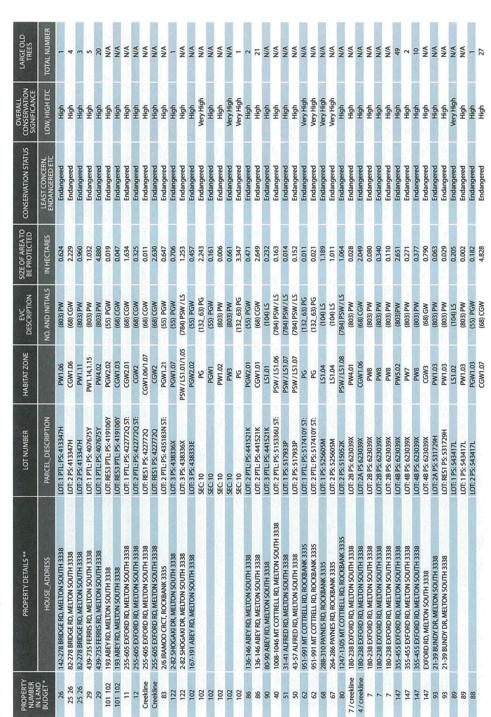


Amended NVPP Table 1: Habitat Zones to be protected by C161

LARGE OLD TREES	TOTAL NUMBER	N/A	N/A	NA	e	NA	2	N/A	N/A	4	æ	3	N/A	NA	2	NA	- 7/7	N/A	N/A	N/A	8	2	NA	NA	N/A	NA	N/A	3	N/A	N/A	2	4	N/A	13	1.00	TOTAL PARTY OF THE	N/A	N/A	-	THE PARTY OF THE P	3	NA	NA	2
CONSERVATION	LOW, HIGH ETC	High	High	Very High	High	High	High	High	High	High	High	High	High	High	High	High	High	ugu de in	High	High	High	High	High	High	High	High	High	High	High	High	nign	High	High	High	High	Very High	Very High	High	High	High	High	High	Very High	High
CONSERVATION STATUS	LEAST CONCERN, ENDANGERED ETC	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Fndandered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered	Endangered
SIZE OF AREA TO BE PROTECTED	IN HECTARES	0.237	0.039	6000	0.526	0.092	0.481	109'0	0.024	0.278	0.511	2352	0.129	0.013	2.051	0.020	0.310	0.000	0.180	0.125	1.496	5.128	800'0	0.028	0.150	690'0	1.892	0.654	0.554	0.280	1 530	3.203	0.129	1353	0.169	0.232	2.196	0000	1.150	0.391	0.562	0.261	0.637	1.589
DESCRIPTION	NO. AND INITIALS	(784) PSW / LS	(784) PSW / LS	(132_63) PG	(55) PGW	(784) PSW / LS	(55) PGW	(55) PGW	(55) PGW	(803) PW	(803) PW	(55) PGW	(903) PGW	WA (SOS)	(803) PGW	(55) PGW	(784) PSW / LS	(803) PW	(55) PGW	(803) PW	(803)PW	(68) CGW	(68) CGW	(803) PW	(784) PSW/LS	(784) PSW/LS	(803) DW	(68) CGW	(55) PGW	(68) CGW	(803) PW	(104) LS	(132_63) PG	(55) PGW	(803) PW	(803) PW	(55) PGW	(55) PGW	(104) LS	WDD (89)				
HABITAT ZONE		PSW/L51.02	PSW / LS1.03	28	PGW1.10	PSW/LS1.04	PGW1.11	PGW1.18, 1.19, 1.20	PGW1.13	PGW1.12	PGW1.06	PGW1.16	PGW2.03	PW1	PW2.04	PGW1.17	POWI.IS	DCW114	PW204	PGW2.03	PSW/LS1.01	PW2.04	PGWZ	PW2.04	PWS	CGW1.03	CGW1.03	PW1.10	PSW/LS1.06	PSW/LS1.07	DWC CO COCO	CGW1.06	PGW1.04,1.05	CGW1.02	PW1.08	ısı	2	PGW2	PW1.11	PW2	PGW123,124,125	PGW122	151.04	CGW1.06
LOT NUMBER	PARCEL_DESCRIPTION	LOT: 1 PLT: LP: 118420	LOT: 7 PLT: LP: 204344V	LOT: 6 LP: 204344V	LOT: 6 LP: 204344V	LOT: 6 LP: 204344V	LOT: 7 PLT: LP: 129316	LOT: 9 LP: 146147	LOT: 10 LP: 146147	LOT: 11 LP: 146147	LOT: 2 PLT: LP: 201653	LOT: 2 LP: 2080875	LOI: 4 LP: 2080875	LOI: 1 LP: 2080875	LOI: 1LF: 20808/3	LOI: 5 LP: 2080875	LOT: 31 P-2080875	LOT: 3 LP: 2080875	LOT: 3 LP: 2080875	LOT: 6 LP: 2080875	LOT: 6 LP: 2080875	LOT: 6 LP: 2080875	LOT: 34 LP: 4707	PCA: SEC: 5	CA: 1 SEC: B	LOT: 7 LP: 111799	LOI: 6 LP: 115214	OF 11 P 138438	LOT: 2 LP-120078	LOT: 1 PLT: LP: 114975	LOT: 1 PLT: LP: 114975	LOT: 2 PLT: LP: 203717	LOT: 1 LP. 203717	LOT: 1 LP: 203717	LOT: 1 LP: 203717	LOT: 1 LP: 203717	LOT: 1 LP: 203717	LOT: 3 LP: 146148	LOT: 5 PLT: LP: 146148	LOT: 12 PLT: LP: 146147	CA:7 SEC:C			
PROPERTY DETAILS **	HOUSE_ADDRESS	845-875 MT COTTRELL RD, ROCKBANK 3335		909-949 MT COTTRELL RD, ROCKBANK 3335	909-949 MT COTTRELL RD, ROCKBANK 3335	909-949 MT COTTRELL RD, ROCKBANK 3335	1053-1083 MT COTTRELL RD, ROCKBANK 3335	1165-1203 MT COTTRELL RD, ROCKBANK 3335	1125-1163 MT COTTRELL RD, ROCKBANK 3335	1085-1123 MT COTTRELL RD, ROCKBANK 3335	804-806 MT COTTRELL RD, MELTON SOUTH 3338	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	1150-1184 MI COI INELL RU, MELION SOUTH 3338	139-1184 MI COLINELL NO, MELION SOUTH 3338	1200-1220 MI COLLINELL NO, MELION SOUTH 3338	1222-1254 MT COTTREIL RD MEI TON SOUTH 3338	1222-1254 MT COTTRELL RD, MELTON SOUTH 3338	1222-1254 MT COTTRELL RD, MELTON SOUTH 3338	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	BROOKLYN RD, MELTON SOUTH 3338	2-6 BROOKLYN RD, MELTON SOUTH 3338	139-247 REES RD, MELTON SOUTH 3338	52-78 ALFRED RD, MELTON SOUTH 3338	59-85 ALFRED RD, MELION SOUTH 3338	ST-55 BRIDGE BD MELTON SOUTH 3338	60-72 BRIDGE RD, MELTON SOUTH 3338	148-200 ABEY RD, MELTON SOUTH 3338	148-200 ABEY RD, MELTON SOUTH 3338	238-276 FERRIS RD, MELTON SOUTH 3338	206-236 FERRIS RD, MELTON SOUTH 3338	206-236 FERRIS RD, MELTON SOUTH 3338	206-236 FERRIS RD, MELTON SOUTH 3338	206-236 FERRIS RD, MELTON SOUTH 3338	206-236 FERRIS RD, MELTON SOUTH 3338	3 IRAMOO CRCT, ROCKBANK 3335	5 IRAMOO CRCT, ROCKBANK 3335	312-350 PAYNES RD, ROCKBANK 3335	82-278 BRIDGE RD, MELTON SOUTH 3338				
PROPERTY	BUDGET*	135		137		137	9	78		869			28			28			28		9	9	N. Sandara	28			The same	-	37A	49A 49B	51	2 ~	87	87	24		52		25	25	72	81	74	25 26

Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station





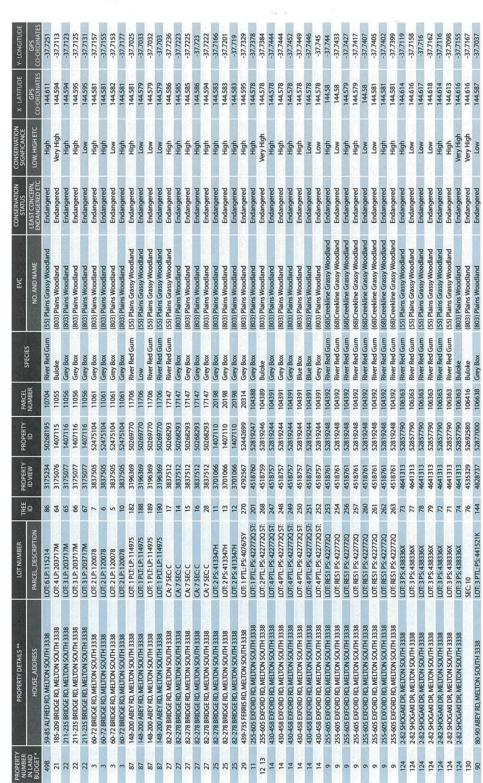
NVPP Table 1: Habitat Zones to be protected (continued)

VERTY	PROPERTY DETAILS**	LOT NUMBER	HABITAT ZONE	EVC DESCRIPTION	SIZE OF AREA TO BE PROTECTED	CONSERVATION STATUS	OVERALL CONSERVATION SIGNIFICANCE	LARGE OLD TREES
GET*	HOUSE_ADDRESS	PARCEL_DESCRIPTION		NO. AND INITIALS	IN HECTARES	LEAST CONCERN, ENDANGERED ETC	LOW, HIGH ETC	TOTAL NUMBER
			PW1	(803) PW	0.276	Endangered	High	2
	Unknown	Unknown	CGW1	WDD (89)	0.011	Endangered	High	N/A
	Other (Roadside)	Other (Roadside)	PGW1	(55) PGW	0.183	Endangered	High	SAMPLE STATES
	Other (Roadside)	Other (Roadside)	PGW2	(55) PGW	0.262	Endangered	High	N/A
	Other (Roadside)	Other (Roadside)	CGW1	WDD (89)	9/9'0	Endangered	High	Market Charles
	Other (Roadside)	Other (Roadside)	CGW2	(68) CGW	0.013	Endangered	High	N/A
	Other (Roadside)	Other (Roadside)	PSW/LS	(784) PSW / LS	0.493	Endangered	High	NA
	Other (Roadside)	Other (Roadside)	PW1	(803) PW	0.098	Endangered	High	N/A
45	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	CGW1.05	WDD (89)	0.63	Endangered	High	9

Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019





NVPP Table 2: Scattered Trees to be protected

NVPP Table 2: Scattered Trees to be protected (continued)

	The state of the s			The second second	STATE OF THE PERSON		Statement of the last of the l	THE RESERVE OF THE PARTY OF THE	MOITMEDIA	CONCEDIATION	Carlo Control Control	Section of the second
PROPERTY	PROPERTY DETAILS **	LOT NUMBER	TREE	PROPERTY	PROPERTY	PARCEL		EVC	STATUS	SIGNFICANCE	X - LATITUDE	Y- LONGITUDE
IN LAND BUDGET	HOUSE_ADDRESS	PARCEL_DESCRIPTION		ID VIEW	<u>0</u>	NUMBER	SPECIES	NO. AND NAME	LEAST CONCERN, ENDANGERED ETC	LOW, HIGH ETC	GPS CO-ORDINATES	GPS CO-ORDINATES
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	145	4828737	52877000	106638	Grey Box	(803) Plains Woodland	Endangered	Low	144.587	-37.7035
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	146	4828737	52877000	106638	Grey Box	(803) Plains Woodland	Endangered	Low	144.587	-37.7034
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	148	4828737	52877000	106638	Grey Box	(803) Plains Woodland	Endangered	Low	144.587	-37.7033
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	149	4828737	52877000	106638	Grey Box	(803) Plains Woodland	Endangered	Low	144.587	-37.7033
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	150	4828737	52877000	106638	Grey Box	(803) Plains Woodland	Endangered	Low	144.587	-37.7031
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	151	4828737	52877000	106638	Grey Box	(803) Plains Woodland	Endangered	High	144.587	-37,7031
40	1008-1046 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 515336U ST:	83	151083045	151083046	115634	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.614	-37.7201
40	1008-1046 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 515336U ST:	85	151083045	151083046	115634	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.613	-37.7212
40	1008-1046 MT COTTRELL RD, MELTON SOUTH 3338		2	151083045	151083046	115634	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.614	-37.7206
38	972-1006 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 515335W ST:	75	151256356	151256357	115635	Buloke	(803) Plains Woodland	Endangered	Very High	144.616	-37.7167
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2A PS: 623039X	117	3837506	52475105	118380	Grey Box	(803) Plains Woodland	Endangered	High	144.581	-37.7246
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2A PS: 623039X	212	3837506	52475105	118380	Grey Box	(803) Plains Woodland	Endangered	High	144.578	-37.7254
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2A PS: 623039X	213	3837506	52475105	118380	Grey Box	(803) Plains Woodland	Endangered	High	144.578	-37.7254
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2A PS: 623039X	214	3837506	52475105	118380	Grey Box	(803) Plains Woodland	Endangered	High	144.579	-37.7249
92		LOT: 1 PS: 543417L	138	207717488	207717489	123363	Grey Box	(803) Plains Woodland	Endangered	Low	144.594	-37.7015
88		LOT: 2 PS: 543417L	157	207717476	207717477	123364	Buloke	(803) Plains Woodland	Endangered	Very High	144.584	-37.7007
Creekline	Other (Roadside)	Other (Roadside)	264	0.492813	0.102887	Other	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.581	-37.7403
Creekline		Other (Roadside)	265	0.492813	0.102887	Other	River Red Gum	(55) Plains Grassy Woodland	Endangered	Low	144.582	-37.7402
Creekline		Other (Roadside)	258	0.492813	0.102887	Other	River Red Gum	(68)Creekline Grassy Woodland	Endangered	Low	144.58	-37.7414
Creekline	1530	Other (Roadside)	259	0.492813	0.102887	Other	River Red Gum	(68)Creekline Grassy Woodland	Endangered	Low	144.58	-37.7411
	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 6 LP: 208075	278				River Red Gum	(803) Plains Woodland	Endangered	High	144.609	-37.7365
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	293	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144.573	-37.7426
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	294	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144.573	-37.7430
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	295	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144,573	-37.7432
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	536	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144.573	-37.7432
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	530	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144.575	-37.7422
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	300	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144.576	-37.7422
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	301	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144,575	-37.7423
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	282				River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.574	-37.7471
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	283				River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.574	-37.7467
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	284				River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.573	-37.7462
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	277	204595887 204595888	204595888		Grey Box	(803) Plains Woodland	Endangered	High	144.576	-37.7426
7	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 28 PS: 623039	304				Grey Box	(803) Plains Woodland	Endangered	High	144.575	-37.7255
136	877-907 MT COTTRELL RD, ROCKBANK 3335	LOT: 7 PLT: LP: 204344V	102	The contact			River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.624	-37.7157
138	123-139 MURRAY RD, ROCKBANK 3335	LOT: 5 LP: 204344V	101				River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.625	-37.7156
71.	in land	0,10	-	of transcriptor	And he and	in the land	terminal track of action bearing bearing and blinds again beautiful	4				

* The Property Number is indicative only. The location of EVC patches and scattered trees should be confirmed prior to development.

** Property Addresses may be subject to change. The location of EVC patches and scattered trees are as defined in the NVPP



	PROPERTY	PROPERTY DETAILS **	LOT NUMBER		ECOLOGICAL VEGETATION CLASS (EVC)	TOTAL PATCH SIZE (HA)	AREA TO BE REMOVED	LARGE OLD TREES
SEAS SER FORTMELL BANKED SEAS SEAS AND CONTRICT ON THE PER 1990 OF SEAV 155.00 OF SEA DAGAWA PRIVE 155.00 OF SEA D	NUMBER IN LAN	HOUSE_ADDRESS	PARCEL_DESCRIPTION	HABITAT ZONE	NO. AND NAME	IN HECTARES	HECTARES	TOTAL NUMBER
909-99 AFF COTTREL ID, ROCKARM 3333 DOTE P. ZOASAM FIG. 30 MIT COTTREL ID, ROCKARM 3335 DOTE P. ZOASAM DOTE D. ZOASAM	135		LOT: 1 PTL: LP: 118420	PSW / LS1.02	(784) Plains Swampy Woodland / Lignum Swamp	0.415	0.179	NA
909-99 WIT COTTELL ION PROCRAME 3335 CHO TO PILE PL 19310 FOWN 11.01 FOR Pile New World MINISTRAN (1997 Pile New CARNA 3335) CHO TO PILE PL 1944 FOR MINISTRAN (1997 Pile New World MINISTRAN (1997 Pile New World MINISTRAN (1997 Pile New CARNA 3335) CHO TO PILE PL 1944 FOR MINISTRAN (1997 Pile New MINISTRAN (1997 Pile New CARNA (1997 Pile New CARNA (1997 Pile New MINISTRAN (1997 Pile New CARNA (1997 Pile New CARNA (1997 Pile New MINISTRAN (1997 Pile New MINISTRAN (1997 Pile New CARNA (1997 Pile New MINISTRAN (1997 Pile New CARNA (1997 Pile New CARNA (1997 Pile New MINISTRAN (1997 Pile New CARNA (19	137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PG	(132_63) Plains Grassland	0.010	6000	NA
105-120 M CONTRILE IN BOCKRAW 3335 CDT/LEP 12316 CRM11 11 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 12414 CRM11 131 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN WOORDELL BIOL ROCKRAW 3335 CDT/LEP 14414 CRM12 143 CST SILEN	137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PSW / LS1.04	(784) Plains Swampy Woodland / Lignum Swamp	0.117	0.018	NA
105-100 M COTTELL (D. PROCRAMS 3335 C1079 Dr. 1404 V PROVIDED C105 Dr. 1404 PROVIDED C105 D	65	1053-1083 MT COTTRELL RD, ROCKBANK 3335	LOT: 7 PLT: LP: 129316	PGW1.11	(55) Plains Grassy Woodland	0510	0.032	NA
1167-126 MI COTTRELL BD, HOCKGRAW 3333 DIT 10 FH 46147 PONTJA BD, SCHAROLD 555) Blant Grassy Woodenhad 0.002 1106-126 MI COTTRELL BD, HOCKGRAW 3333 DIT 10 FH 46147 POWTJA BD, BD, BLANC SCHAROLD 500 DD 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 2 FH 2 200 ST 555) Blant Grassy Woodenhad 0.010 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 2 FH 2 200 ST 555) Blant Grassy Woodenhad 0.013 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 2 FH 2 200 ST 555) Blant Grassy Woodenhad 0.014 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 2 FH 2 200 ST 555) Blant Grassy Woodenhad 0.017 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 3 FH 2 200 ST 555) Blant Grassy Woodenhad 0.017 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 3 FH 2 200 ST 557 Blant Grassy Woodenhad 0.017 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 3 FH 2 200 ST 559 Blant Grassy Woodenhad 0.017 1206-126 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 3 FH 2 200 ST 559 Blant Grassy Woodenhad 0.017 1206-127 MI COTTRELL BD, HOLKDON SCOTH 3338 DIT 3 FH 2 200 ST 550 Blant Grassy Woodenhad 0.017	78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	PGW1.18,1.19,1.20	(55) Plains Grassy Woodland	1358	0.758	4
17.5-11.68 /r MCOTTRELL ID, MCLTON SCOTH 3338 OT 10.1 Prize 146.94 DRVID 06 (SS) Plaint Grassy Woodland 0.0100 17.05-11.68 /r MCCOTTRELL ID, MCLTON SCOTH 3338 OT 2.1 Prize 2006573 PORVID 06 (SS) Plaint Grassy Woodland 0.0100 17.05-12.08 /r COTTRELL ID, MCLTON SCOTH 3338 OT 2.1 Prize 2008757 PORVID 16 (SS) Plaint Grassy Woodland 0.0109 17.05-12.08 /r COTTRELL ID, MCLTON SCOTH 3338 OT 2.1 Prize 2008757 PORVID 16 (SS) Plaint Grassy Woodland 0.0109 17.05-12.08 /r COTTRELL ID, MCLTON SCOTH 3338 OT 2.1 Prize 2008757 PORVID 16 (SS) Plaint Grassy Woodland 0.0109 BROOCKIN PRIZE ARE TOWN SCOTH 3338 OT 3.2 Prize 2007 (SS) Plaint Grassy Woodland 0.0109 SCON 12.0 F 12.0 MC TOTTRELL ID, MCLTON SCOTH 3338 OT 3.2 Prize 2007 (SS) Plaint Grassy Woodland 0.0109 SCON 12.0 F 12.0 MC TOTTRELL ID, MCLTON SCOTH 3338 OT 12.1 Prize 300 SS) Plaint Grassy Woodland 0.0109 SCON 12.0 MC TOTTRELL ID, MCLTON SCOTH 3338 OT 12.1 Prize 300 SS) Plaint Grassy Woodland (Lightum Swamp 0.023 SCON 12.0 MC TOTTRELL ID, MCLTON SCOTH 3338 OT 12.1 Prize 300 SS) Plaint Grassy Woodland (Lightum Swamp 0.024	78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	PGW2.04	(55) Plains Grassy Woodland	0.025	0.025	NA
Tobe-120 MRT CONTRILL BO, MELTON SOUTH 3338 OTD: PE 12-2086975 FORTIO BO SST) Plants Grossy Woodland Ob571 OL57-120 MRT CONTRILL BO, MELTON SOUTH 3338 OTD: PE 2008975 FORTIO BO OL57-1208975	778	1125-1163 MT COTTRELL RD, ROCKBANK 3335	LOT: 10 LP: 146147	PGW1.13	(55) Plains Grassy Woodland	0.100	0.075	NA
1.00-1.20 MC TOTREL IO, MELTON SOUTH 3338 COTO 2-12-2008675 FOWILTO COST plants Growy Woodland 2.55-64 1.00-1.20 MC TOTREL IO, MELTON SOUTH 3338 OTO 2-12-2008675 FWILT (SD) Plants Growy Woodland 0.03-9 1.00-1.20 MC TOTREL IO, MELTON SOUTH 3338 OTO 2-12-2008675 FWILT (SD) Plants Growy Woodland 0.00-9 1.00-1.20 MC TOTREL IO, MELTON SOUTH 3338 OTO 2-12-2008675 GWILT SOUTH SOU	128	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	PGW1.06	(55) Plains Grassy Woodland	1290	0.160	NA
100-12 Mar CONFIGURE LOR MATCHON SOUTH 3338 1012-12-2086875 160N/2015 1500-12 Mar Consoluted and the class which class which were class with comparison of the class with class with comparison of the class with class with comparison of the class with comparison of the class with class wi	58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 2080875	PGW1.16	(55) Plains Grassy Woodland	2,696	0.344	NA
1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CDT 5 P. 2008075 FWH 17 (SD) Plants Woodland CD 0034 1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CDT 5 P. 2008075 FWH 17 (SD) Plants Woodland CD 003 1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CDT 3 LP 4707 CGM 13 CGM 13 1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CDT 3 LP 4707 CGM 13 CGM 13 1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CGT 3 LP 4707 CGM 13 CGM 13 1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CGT 3 LP 13 LP 4707 CGM 13 CGM 13 1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CGT 1 SCT 1 PL 13 LP 4707 CGM 13 CGM 13 1200-1220 MT COTTRELL BO MELTONS SOUTH 3338 CGT 1 SCT 1 PL 13 LP 4707 CGM 13 CGM 13 CGT 1 PL 13 LP 4707 CGM 13 CGM 13 CGT 1 PL 13 LP 4707 CGM 13 CGM 13 CGT 1 PL 13 LP 4707 CGM 13 CGM 13 CGT 1 PL 13 LP 4707 CGM 13 CGT 1 PL 13 LP 4707 CGM 13 CGT 1 PL 13 LP 4707 CGT 1	58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 2080875	PGW2.03	(55) Plains Grassy Woodland	0.133	0.004	NA
1206-1228 MTCOTRELL BO METIONS GOTH 3338 CTG FD ACRON 12 CSST Plents Grassy Woodland C1079	The state of the s	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 2080875	PW1	(803) Plains Woodland	0.034	0.021	NA
1256-1284 COTTREL IND. MILLON SOUTH 3338 UTG. 16-2068057 GON/23 GOS	58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 2080875	PGW1.17	(55) Plains Grassy Woodland	0.169	600'0	NA
BROOCKIVH ROLENDY SOUTH 3338 COT-34 P-4707 COKY 135 (95) Credeline Casay Woodland COT-37 COC-34 CRED COT-34 P-4707 COT-34 CRED COT-34 P-4707 COT-34 CRED COT-34 P-4707 COT-34 CRED COT-34 P-4707 COT-34 CRED COT-34	58 60	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 6 LP: 2080875	PGW2.03	(55) Plains Grassy Woodland	600'0	0.001	¥.
PROCKENT REPORT VOLUM 3338 DOTS 41E-54707 FWAZ (6019) Paint Woodland 0.002 2-6 REDOCKLYN RD, MELLON SOUTH 3338 PCA-SEC-8 CON 103 (6012) Faint Woodland 0.002 5-22-84 FIRED RD, MELTON SOUTH 3338 LOT 2-D-111799 PWI 103 (6013) Faint Woodland Light Woodland 0.024 5-22-85 KLFED RD, MELTON SOUTH 3338 LOT 2-D-111794 PSW I 15197 TOR 3) Paints Woodland 0.034 1-15 BROGE RD, MELTON SOUTH 3338 LOT 2-D-111494 PSW I 15197 TOR 3) Paints Woodland 0.034 1-15 BROGE RD, MELTON SOUTH 3338 LOT 2-D-111494 PWI 20 (174) Lightm Swamp 0.034 20-2-35 FERRISE RD, MELTON SOUTH 3338 LOT 2-D-11444 PWI 20 (5019) Paints Woodland 0.037 20-2-35 FERRISE RD, MELTON SOUTH 3338 LOT 2-D-11444 PWI 20 (5019) Paints Woodland 0.037 20-2-35 FERRISE RD, MELTON SOUTH 3338 LOT 2-P-11444 PGW 122 AS 15 Paints Woodland 0.037 20-2-35 FERRISE RD, MELTON SOUTH 3338 LOT 2-P-11444 PGW 122 AS 15 Paints Woodland 0.037 31-2-35 GRANDOC CREAT ROCKARW 3335 LOT 2-P-11444 PGW 122 AS 15 Paints Woodland 0.037		BROOKLYN RD, MELTON SOUTH 3338	LOT: 34 LP: 4707	CGW1.03	(68) Creekline Grassy Woodland	0.171	0.084	
139.24 FREES FOR MELTON SOUTH 3338 CA'S.EC'S CGNV133 (68) Creaking Creasy Woodland 1918 139.24 FREES FOR MELTON SOUTH 3338 CA'S.EC'S FAVI 15106 (78) Pints Woodland CA'ST 139.24 FREES FOR MELTON SOUTH 3338 CA'ST L'ST L'ST CA'ST		BROOKLYN RD, MELTON SOUTH 3338	LOT: 34 LP: 4707	PW2	(803) Plains Woodland	0,002	0.002	NA NA
139-347 RES RO, MELTONS SOUTH 3338 OTT 2 PP 111799 PSW / 15106 7391 Plains Swamp Woodland / Lignum Swamp O.571 SS-72 AL HEED RO, MELTONS SOUTH 3338 OTT 2 PP 111794 PSW / 15107 (794) Plains Swamp Woodland / Lignum Swamp O.371 SS-66 AL HEED RO, MELTON SOUTH 3338 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TTS BRIOGE RO, MELTON SOUTH 3338 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TTS BRIOGE RO, MELTON SOUTH 3338 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TS - 15103 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TS - 15103 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TS - 15103 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TS - 15103 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TS - 15103 OTT 2 PP 138242 LST / 15103 (104) Lignum Swamp O.037 TS - 15103 OTT 2 PP 138242 LST / 15104 (104) Lignum Swamp O.037 TS - 15104 OTT 2 PP 138242 LST / 15104 (104) Lignum Swamp O.037 TS - 15104 OTT 2 PP 138242 LST / 15104 (104) Lignum Swamp O.037 TS - 15104 OTT 2 PP 13824 LST / 15104 LST / 15104 LST / 15104 CST / 15104 CST / 15104 TS - 15104 CST / 15104 TS - 15104 CST / 15104 TS - 15104 CST / 1		2-6 BROOKLYN RD, MELTON SOUTH 3338	PCA: SEC: 5	CGW1.03	(68) Creekline Grassy Woodland	1.918	0000	22
52-78 ALRED RD, MELTON SOUTH 3338 LOT 7 P. F11799 FSW / LS1 D6 7349 Plants swampy Woodland / Lighum Swamp 0.577 59-65 ALRED RD, MELTON SOUTH 3338 LOT 2 P. F13274 FSW / LS1 D7 (194) Lights swampy Woodland / Lighum Swamp 0.034 115 BRIGGE RD, MELTON SOUTH 3338 LOT 2 P. F13428 FS / LS1 D7 (194) Lightm Swamp Woodland 0.034 117 BRIGGE RD, MELTON SOUTH 3338 LOT 5 P. F13428 FS / LS1 D7 (194) Lightm Swamp Woodland 0.037 206-236 FRISK RD, MELTON SOUTH 3338 LOT 5 P. F13428 FS / LS1 D81 D81 D81 D81 D81 D81 D81 D81 D81 D8	1	139-247 REES RD, MELTON SOUTH 3338	CA:1 SEC: B	PW1.10	(803) Plains Woodland	0.748	0.095	AN
158 RBDC & PAN HER DR, METON SOUTH 3338 OCT 2 IP-138428 ES 1010 Lightum Swamp OST 3 IP-146184 ES 1010 Lightum Swamp OST 3 IP-1461814 ES 1010 Lightum Swamp OST 3 IP-146184 ES	37A	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	PSW / LS1.06	(784) Plains Swampy Woodland / Lignum Swamp	1750	0.017	NA
115 BBIDGE RD, METON SOUTH 3338 OIT 2 LP, 139428 LS 103 (104) Lighum Swamp O034 O17 1 LP, 139428 PG O17 2 LP) 139428 O17 2 LP) 139428 O17 2 LP) 139428 O17 3 LP) 146148 PW O17 2 LP) 14044 PW	49A 49B	59-85 ALFRED RD, MELTON SOUTH 3338	LOT: 6 LP: 115214	PSW / LS1.07	(784) Plains Swampy Woodland / Lignum Swamp	0.342	0.062	NA
117 BRIDGE RD METON SOUTH 3338 OTG 2 IP 138428 PG (104) Lighum Swamp 0.004 107 BLOCK RD METON SOUTH 3338 OTG 1 IP 203777 PW1.11 (802) Plants Woodland 0.037 206-236 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 203777 PW1.12 (802) Plants Woodland 0.0408 206-236 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 120477 PW1.21 (802) Plants Woodland 0.053 313-350 PWINTER RD, MELTON SOUTH 3338 OTG 1 IP 12047 ST 1204 (104) Lighum Swamp 0.027 206-226 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 ST 1204 (104) Lighum Swamp 0.027 206-226 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 ST 1204 (104) Lighum Swamp 0.027 213-236 PWINTER RD, MECTON SOUTH 3338 OTG 1 IP 1204 407 PW1.12 (80) Teakine Grassy Woodland 0.053 226-226 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 407 PW1.04 (80) Teakine Grassy Woodland 0.055 226-226 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 407 PW1.04 (80) Teakine Grassy Woodland 0.055 226-226 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 407 PW1.04 (80) Teakine Grassy Woodland 0.057 226-226 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 407 PW1.04 (80) Teakine Grassy Woodland 0.057 226-226 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 407 PW1.04 (80) Teakine Grassy Woodland 0.057 226-236 FRIBER RD, MELTON SOUTH 3338 OTG 1 IP 1204 4027 (80) Teakine Grassy Woodland 0.007 226-236 FRIBER RD, MELTON SOUTH 3338 OTG 3 PLI-26-38 TS 1804 PW1.02 (80) Plants Woodland 0.007 226-236 FRIBER RD, MELTON SOUTH 3338 OTG 3 PLI-26-38 TS 1804 PW1.02 (80) Plants Woodland Use 0.007 226-236 FRIBER RD, MELTON SOUTH 3338 OTG 3 PLI-26-38 TS 1804 PW1.02 (80) Plants Woodland Use 0.007 226-236 FRIBER RD, MELTON SOUTH 3338 OTG 2 PLI-26-38 TS 1804 PW1.02 (80) Plants Woodland Use 0.007 226-236 FRIBER RD, MELTON SOUTH 3338 OTG 2 PLI-26-38 TS 1804 PW1.02 (80) Plants Woodland Use 0.007 226-236 FRIBER RD, MELTON SOUTH 3338 OTG 2 PLI-26-38 TS	16	115 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 138428	151.03	(104) Lignum Swamp	0.003	0.002	NA
117 BRIDGE RD, MELTON SOUTH 3338 LOTS FD FT 138428 LOTS FD FT 148448 PWI 13 (603) Plants Woodland LOTS FD FT 148448 PWI 13 (603) Plants Grassy Woodland 0.6232 PROFESSION STATE AND STATE	16	115 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 138428	PG	(132_63) Plains Grassland	0000	0.004	NA
206-236 FERRIS RD, MELTON SOUTH 3338 LOTI- LP. 203717 PWI.11 (803) Plains Woodland 1.154 206-236 FERRIS RD, MELTON SOUTH 3338 LOTI- LP. 203717 PWI.12 (803) Plains Gassy Woodland 0.063 206-236 FERRIS RD, MELTON SOUTH 3338 LOTI- SP LIL- PI-16448 PGWI.12 (53) Plains Gassy Woodland 0.053 51 RAMOOC RCF, ROCKBANK 3335 LOTI- SP LIL- PI-16448 PGWI.12 (53) Plains Gassy Woodland 0.053 210-23 DRIVES RD, ROCKBANK 3335 LOTI- SP LIL- PI-16449 PGWI.12 (53) Plains Gassy Woodland 0.059 248-735 FERRIS RD, MELTON SOUTH 3338 LOTI- PILL- PI-20316 PG (132-63) Plains Gassy Woodland 0.059 20-38 BUNDY DR, MELTON SOUTH 3338 LOTI- PILL- PI-20316 PG (132-63) Plains Gassy Woodland 0.059 20-38 BUNDY DR, MELTON SOUTH 3338 LOTI- PILL- PI-20316 PG (132-63) Plains Gassy Woodland 0.059 22-5-60 FEYGEND RD, MELTON SOUTH 3338 LOTI- PILL- PI-204107 PGWI.20 (603) Plains Gassy Woodland 0.791 22-5-60 FEYGEND RD, MELTON SOUTH 3338 LOTI- PILL- PI-204107 PGWI.20 (603) Plains Gassy Woodland 0.791 167-191 ABEY RD,	17	117 BRIDGE RD, MELTON SOUTH 3338	LOT: 5 LP: 138428	151.03	(104) Lignum Swamp	0.037	0.037	NA
206-236 FERRIS RD, METON SOUTH 3338 LOT: 1 P. 203777 PMZ (801) Plains Woodland 0.408 51 RAMOC CRCT, ROCKBANK 3335 LOT: 2 PLI: 10-146148 PGMT 23.1.24 (53) Plains Grassy Woodland 0.437 216-236 PRIVES RD, DECKRANK 3335 LOT: 2 PLI: 10-146149 FGMT 23.1.24 (53) Plains Grassy Woodland 0.437 216-240 PRIVES RD, PRICORANK 3335 LOT: 2 PLI: 10-146149 FGMT 23.1.24 (53) Plains Grassy Woodland 0.277 245-254 ERRISE RD, METON SOUTH 3338 LOT: 2 PLI: 10-129316 FG (13.2.63) Plains Grassy Woodland 0.029 26-254 ERRISE RD, METON SOUTH 3338 LOT: 2 PLI:	25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW1.11	(803) Plains Woodland	1.154	0.004	NA
STRAMOC RCT, ROCKBANK 3335 LOT; 3 IP-146148 PGW1 22.1.24 (SI) Plains Grassy Woodland 06522 5 IRAMOO CRCT, ROCKBANK 3335 LOT; 5 PLT; IP-146148 PGW1 22 (SI) Plains Grassy Woodland 0.0277 216-262 PANVIES RD, ROCKBANK 3335 LOT; 5 PLT; IP-129316 PG (132.63) Plains Grassland 0.020 226-262 PANVIES RD, ROCKBANK 3335 LOT; 5 PLT; IP-129316 PG (132.63) Plains Grassland 0.050 249-375 ERRIBS RD, MEIDON SOUTH 3338 LOT; 2 PLT; Ex-129316 PG (132.63) Plains Woodland 4.899 26-38 BUNDY DR, MEITON SOUTH 3338 LOT; 1 PLT; Ex-410977 PWLO (803) Plains Woodland 0.055 26-56 EXFORD RD, MEITON SOUTH 3338 LOT; 1 PLT; Ex-410977 PWLO (803) Plains Woodland 0.055 25-56 EXFORD RD, MEITON SOUTH 3338 LOT; 1 PLT; Ex-410377 PRVLO (803) Plains Woodland 0.077 248 SHOGARD RD, MEITON SOUTH 3338 LOT; 3 PLT; Ex-43333E PCMLO (55) Plains Grassy Woodland 0.079 248 SHOGARD R, MEITON SOUTH 3338 LOT; 3 PLT; Ex-43333E PCMLO (55) Plains Grassy Woodland 0.071 246 SHOGARD R, MEITON SOUTH 3338 LOT; 3 PLT;	25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW2	(803) Plains Woodland	0.408	0.017	NA
STRAMOC (RCT, ROCKBANK 3335 LOT: 5 PIT: IP: 146148 FGWIT 22 (S) Plains Grassly Woodland 0.437 317.329 RWINES RD, ROCKBANK 3335 LOT: 5 PIT: IP: 129316 FG (12) Jains Grassland 0.050 317.329 RWINES RD, ROCKBANK 3335 LOT: 6 PIT: IP: 129316 FG (12) Jains Grassland 0.050 326-225 RWINES RD, RELTON SOUTH 3338 LOT: 6 PIT: IP: 129316 FG (12) Jains Grassland 0.055 20-38 BURNIN CRA, BURLON SOUTH 3338 LOT: 6 PIT: FS: 44897P PVI. O4 (803) Plains Woodland 0.005 192-204 FERRIS RD, MELTON SOUTH 3338 LOT: 6 PIT: FS: 44897P PVI. O4 (803) Plains Woodland 0.007 192-204 FERRIS RD, MELTON SOUTH 3338 LOT: 6 PIT: FS: 4459106Y PG (132, 63) Plains Woodland 0.007 255-605 ERAMOC CRCT, ROCKBANK 3335 LOT: 6 PIT: FS: 445182K PGWI (55) Plains Grassy Woodland 0.007 255-605 ERAMO CRCT, ROCKBANK 3335 LOT: 6 PIT: FS: 435183K PGWI (55) Plains Grassy Woodland 0.013 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 6 PIT: FS: 435183K PGWI (803) Plains Woodland 0.0112 167-191 ABEY RD, MELTON SOUTH 3338 <td< td=""><td>72</td><td>3 IRAMOO CRCT, ROCKBANK 3335</td><td>LOT: 3 LP: 146148</td><td>PGW1.23,1.24</td><td>(55) Plains Grassy Woodland</td><td>0.632</td><td>0.070</td><td>NA.</td></td<>	72	3 IRAMOO CRCT, ROCKBANK 3335	LOT: 3 LP: 146148	PGW1.23,1.24	(55) Plains Grassy Woodland	0.632	0.070	NA.
312-35O RAYNES RD, ROCKBANK 3335 LOT: 12 PT.1-P: 146147 51.04 (1004) Lignum Swamp 0.727 236-ZG-ZG PAWINES RD, ROCKBANK 3335 LOT: 2PT.1-P: 129316 FG (132_G3) Plainx Grassland 0.050 236-ZG-ZG PAWINES RD, RECYCRANK 3335 LOT: 2PS: 407675Y CGW1 (80) Creekline Grassy Woodland 5.556 EXFORD RD, MELTON SOUTH 3338 LOT: 2PS: 407675Y CGW1 (80) Plainx Woodland 0.037 192-204 FERRIS RD, MELTON SOUTH 3338 LOT: 2PS: 407675Y CGW1 (80) Plainx Woodland 0.037 193-ABEY RD, MELTON SOUTH 3338 LOT: 3PTPS: 419106Y PWL.04 (80) Plainx Woodland 0.037 255-605 EXFORD RD, MELTON SOUTH 3338 LOT: 3PTPS: 439106Y PWL.01 (80) Plainx Grassy Woodland 0.037 2-65 FRANDO CRCT, ROCKBANK 3335 LOT: 3PTPS: 433336K PCWL (55) Plainx Grassy Woodland 0.017 2-82 SHOCAKI DR, MELTON SOUTH 3338 LOT: 3PS: 4383336K PCWL (55) Plainx Grassy Woodland 0.017 2-82 SHOCAKI DR, MELTON SOUTH 3338 LOT: 3PS: 4383336K PCWL (55) Plainx Grassy Woodland 0.017 1-15-14 ALER DR, MELTON SOUTH 3338 LOT: 3PS: 4383335	81	5 IRAMOO CRCT, ROCKBANK 3335	LOT: 5 PLT: LP: 146148	PGW1.22	(55) Plains Grassy Woodland	0.437	0.176	NA
236-262 PAYNES RD, ROCKBANK 3335 LOT: 5 PLT: LP: 199316 PG (132.63) Plains Goassland 0.050 439-33 FERRIS RD, MELDON SOUTH 3338 LOT: 1 PT: PS: 414897P PWI.04 (803) Plains Woodland 5556 20-38 BUNDY DR, MELTON SOUTH 3338 LOT: 1 PT: PS: 414897P PWI.04 (803) Plains Woodland 0.055 192-204 FERRIS RD, MELTON SOUTH 3338 LOT: 1 PT: PS: 419067 F FWI.04 (803) Plains Woodland 0.055 255-605 EXFORD RD, MELTON SOUTH 3338 LOT: 1 PT: PS: 4217720 ST CGWY (80) Creekline Grassy Woodland 0.057 255-605 EXFORD RD, MELTON SOUTH 3338 LOT: 1 PT: PS: 4227720 ST CGWY (80) Creekline Grassy Woodland 0.073 2-82 SHOGAKI DR, MELTON SOUTH 3338 LOT: 3 PC: 438336K PGWY (55) Plains Grassy Woodland 0.731 2-82 SHOGAKI DR, MELTON SOUTH 3338 LOT: 3 PC: 438336K PGWY (55) Plains Grassy Woodland 0.731 2-82 SHOGAKI DR, MELTON SOUTH 3338 LOT: 3 PC: 438336K PGWY (55) Plains Grassy Woodland 0.701 1-67-191 ABEY PD, MELTON SOUTH 3338 LOT: 3 PC: 438336K PWY.02 (55) Plains Grassy Woodland 0.017 1-16-14 ABEY PD, MELTON SO	74	312-350 PAYNES RD, ROCKBANK 3335	LOT: 12 PLT: LP: 146147	151.04	(104) Lignum Swamp	0.727	0.137	NA
439-735 FERRIS RD, MELTON SOUTH 3338 LOT: 1 PTL - ES-407675Y PW40.2 (803) Plants Woodland 4899 EXPORD RD, MELTON SOUTH 3338 LOT: 254-407675Y CGWT (60) Credkline Grassy Woodland 5556 192-204 FERRIS RD, MELTON SOUTH 3338 LOT: 1 PTL - ES-41910GY PW1.04 (803) Plants Woodland 0.055 192-204 FERRIS RD, MELTON SOUTH 3338 LOT: 1 PTL - ES-441910GY PW.01 (803) Plants Woodland 0.007 192-204 FERRIS RD, MELTON SOUTH 3338 LOT: 1 PTL - ES-44310GY PW.01 (803) Plants Woodland 0.007 255-605 EX-PORD RD, MELTON SOUTH 3338 LOT: 2 PTL - ES-4435183N ST. CGWZ (53) Plants Grassy Woodland 0.079 2-82 SHOCAND RD, MELTON SOUTH 3338 LOT: 3 PS-483336K PGWL (55) Plants Grassy Woodland 0.010 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-483336K PGWL (55) Plants Grassy Woodland 0.010 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-483336K PGWL (55) Plants Grassy Woodland 0.010 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-483336K PGWL (803) Plants Woodland 0.010 1-191 ABEY RD, MELTON SOUTH 3338	99	236-262 PAYNES RD, ROCKBANK 3335	LOT: 5 PLT: LP: 129316	PG	(132_63) Plains Grassland	0000	0.048	NA
EKTORD RD, MELTON SOUTH 3338 LOT: 2 PS: 407/67Y CGW1 (68) Creekline Grassy Woodland 5556 20-38 BUNDYOR MELTON SOUTH 3338 LOT: RES2 PTL-PS: 419106Y PM. 04 (803) Plants Woodland 0.055 192 ABEY RD, MELTON SOUTH 3338 LOT: RES2 PTL-PS: 419106Y PM. 02 (803) Plants Woodland 0.007 25-605 EKY ORD D, MELTON SOUTH 3338 LOT: PTL-PS: 435183 ST. CR. 02 (803) Plants Woodland 0.007 2-82 SHOCANI D, MELTON SOUTH 3338 LOT: PTL-PS: 435183 ST. PGW1.21 (55) Plants Grassy Woodland 0.791 2-82 SHOCANI D, MELTON SOUTH 3338 LOT: 3 PS: 433336X PGW2.25 (55) Plants Grassy Woodland 0.791 2-82 SHOCANI D, MELTON SOUTH 3338 LOT: 3 PS: 433336X PGW2.25 (55) Plants Grassy Woodland 0.701 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438333E PW1.02 (803) Plants Woodland 0.007 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438333E PW1.02 (803) Plants Woodland 0.007 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 441521K PW1.02 (803) Plants Woodland 0.007 1-15-1-14 ALEY RD, MELTON SOUTH 3338	29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	PW4.02	(803) Plains Woodland	4,899	610.0	NA
20-28 BUNDY DR, MELTON SOUTH 3338 LOT: 1 PTL: PS-419897P PM 1.04 (1931 Plants Woodland 0.055 192-204 FERIS RD, MELTON SOUTH 3338 LOT: RESS PTL-PS-4319 06Y (432_63) Plaints Grassland 0.067 255-605 EXFORD RD, MELTON SOUTH 3338 LOT: 1 PTL-PS-4227720 ST. CGWZ (68) Creekline Grassy Woodland 1.699 255-605 EXFORD RD, MELTON SOUTH 3338 LOT: 1 PTL-PS-432378XT; PCWL (55) Plaints Grassy Woodland 1.699 2-82 SHOCKAN IDA, MELTON SOUTH 3338 LOT: 3 PS-438336X PCWL (55) Plaints Grassy Woodland 0.731 2-82 SHOCKAN IDA, MELTON SOUTH 3338 LOT: 3 PS-438336X PCWL (55) Plaints Grassy Woodland 0.731 2-82 SHOCKAN IDA, MELTON SOUTH 3338 LOT: 3 PS-438333E PCWL (55) Plaints Grassy Woodland 0.710 1 G7-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438333E PWL (803) Plaints Woodland 0.017 1 G7-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-4438333E PWL (803) Plaints Woodland 0.037 1 G7-191 ABEY RD, MELTON SOUTH 3338 LOT: 2 PT-PS-41521K PWL (803) Plaints Woodland 0.037 1 G7-191 ABEY RD, MELTON SOUTH 3338 LOT: 2		EXFORD RD, MELTON SOUTH 3338	LOT: 2 PS: 407675Y	CGW1	(68) Creekline Grassy Woodland	5.556	0.270	NA
192-ZOH FERINS RD, MELTON SOUTH 3338 LOT: RES. PTL-PSE-41910KY PG (132, G.) Plains Grassland 0.0487 193-ZOH FERINS RD, MELTON SOUTH 3338 LOT: RPL-SE-41910KY PWZ-01 (803) Plains Woodland 0.007 2-65 405 EVORAND R. MELTON SOUTH 3338 LOT: 2 PTL-PS-435 R3N ST. CGWZ (803) Plains Grassy Woodland 0.007 2-6 RAWOO CRCT, ROCKBANK 3335 LOT: 2 PTL-PS-435 R3N ST. CGWZ (55) Plains Grassy Woodland 0.059 2-6 S. SHOGANI DR, MELTON SOUTH 3338 LOT: 3 PS-438336K PGWL (55) Plains Grassy Woodland 0.791 1-67-19 IABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438336K PGWL (55) Plains Grassy Woodland 0.791 1-67-19 IABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438336K PGWL (55) Plains Grassy Woodland 0.0101 1-67-19 IABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438333E PWZ-01 (803) Plains Woodland 0.0101 1-67-19 IABEY RD, MELTON SOUTH 3338 LOT: 3 PC-438333E PWZ-01 (803) Plains Woodland 0.0101 1-67-19 IABEY RD, MELTON SOUTH 3338 LOT: 3 PC-515336U ST PWZ-01 (803) Plains Woodland SWAPD 0.0101 1-14 IA JAFERD RD, MELTON SOUTH	86	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	PW1.04	(803) Plains Woodland	0.055	0.055	NA
193 ABEY FID MELTON SOUTH 3338 LOT: FRES PTL-PS: 419100Y PW.201 (803) Plains Woodland 0.007 245 GE EKFORD RD, MELTON SOUTH 3338 LOT: 9 PTL-PS: 4227720 ST. CGWZ (68) Credeline Grassy Woodland 0.659 2-62 SHOGAKI DR, MELTON SOUTH 3338 LOT: 3 PS: 438336X PGWL (55) Plains Grassy Woodland 0.791 2-62 SHOGAKI DR, MELTON SOUTH 3338 LOT: 3 PS: 438336X PGWL (55) Plains Grassy Woodland 0.791 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438336X PGWL (55) Plains Grassy Woodland 0.701 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438336 PW.201 (803) Plains Woodland 0.0101 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438331 PWL (803) Plains Woodland 0.037 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438331 PWL (803) Plains Woodland 0.037 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 441521K PWL (803) Plains Woodland 0.037 1-68-194 ABEY RD, MELTON SOUTH 3338 LOT: 3 PT-PS: 441521K LS.101 (104) Lignum Swampy Woodland / Lignum Swamp 0.037 2-5-59 MI COTIRELL RD, MELTON SOUTH 3338 </td <td>114</td> <td>192-204 FERRIS RD, MELTON SOUTH 3338</td> <td>LOT: RES2 PTL: PS: 419106Y</td> <td>PG</td> <td>(132_63) Plains Grassland</td> <td>0.487</td> <td>0.487</td> <td>NA</td>	114	192-204 FERRIS RD, MELTON SOUTH 3338	LOT: RES2 PTL: PS: 419106Y	PG	(132_63) Plains Grassland	0.487	0.487	NA
255-605 EYCORD RD, MELTON SOUTH 3338 LOT: PTL-PS-432772OST: CGMV2 (66) Creekline Grassy Woodland 1699 205 FRANDO CRCT, FOCKBANK 3335 LOT: 3PTL-PS-4351831 ST. FGMV1.23 (55) Plains Grassy Woodland 0.059 2-42. SHOGAKU DR, MELTON SOUTH 3338 LOT: 3PS-438334 FG. FGMV1.08 (55) Plains Grassy Woodland 0.712 2-42. SHOGAKU DR, MELTON SOUTH 3338 LOT: 3PS-438334 FG. FGWV2 (55) Plains Grassy Woodland 0.712 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3PS-438334 FG. FWV2.01 (803) Plains Woodland 0.017 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3PS-438334 FG. PWV.201 (803) Plains Woodland 0.0077 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3PS-438334 FG. PWV.201 (803) Plains Woodland 0.0077 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 2PTL-PS-191336 LOT: 2PTL-PS-1913	101 102	193 ABEY RD, MELTON SOUTH 3338	LOT: RES3 PTL: PS: 419106Y	PW2.01	(803) Plains Woodland	2000	0.007	NA
2.6 FRANDO CRCT, ROCKGANK 3335 LOT: 2 PTL PS:435183N ST. FGM1.21 (55) Plains Grassy Woodland 0.659 2.6 2 SHOGAN ID, MELTON SOUTH 3338 LOT: 3 PS:43836X FGW1.08 (55) Plains Grassy Woodland 0.731 2.42 SHOGAN ID, MELTON SOUTH 3338 LOT: 3 PS:43833E FGW2.02 (55) Plains Grassy Woodland 0.171 1.67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS:43833E FGW2.02 (55) Plains Grassy Woodland 0.101 1.67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS:43833E PW2.01 (803) Plains Woodland 0.017 1.67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS:44833E PW2.01 (803) Plains Woodland 0.017 1.67-191 ABEY RD, MELTON SOUTH 3338 LOT: 2 PTL-PS:41521K PW1.01 (803) Plains Woodland 0.037 96-90 ABEY RD, MELTON SOUTH 3338 LOT: 2 PTL-PS:513384D ST. PSW1.151.06 (734) Plains Swampy Woodland Lignum Swamp 0.173 912-1006 MTG TRELL RD, MELTON SOUTH 3338 LOT: 2 PTL-PS:513384D ST. PSW1.151.07 (784) Plains Swampy Woodland Lignum Swamp 0.020 95-59 MT COTTRELL RD, MELTON SOUTH 3338 LOT: 2 PS:517933P PSW1.151.07 (784) Plains Swampy Woodland Lignum Swamp 0.039 951-		255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	CGW2	(68) Creekline Grassy Woodland	1.699	990'0	NA
2-82 SHOGAN DR, MELTON SOUTH 3338 LOT: 3 PS-438336X PGW1 DB (55) Pains Grasy Woodland 0.791 2-82 SHOGAN DR, MELTON SOUTH 3338 LOT: 3 PS-438336X PGW2 (55) Pains Grasy Woodland 0.101 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-43833E PW1.02 (50) Pains Grasy Woodland 0.101 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-43833E PW1.02 (50) Pains Woodland 0.101 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-43833E PW2.01 (803) Pains Woodland 0.017 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 2 PTL-PS-441521K PW1.01 (803) Pains Woodland 0.017 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 2 PTL-PS-5133304 ST. PW1.01 (804) Pains Woodland 0.037 1-67-191 ABEY RD, MELTON SOUTH 3338 LOT: 2 PTL-PS-5133304 ST. PW1.01 (704) Lightm Swamp 0.037 1-00-10-10-10-10-10-10-10-10-10-10-10-10	83	2/6 IRAMOO CRCT, ROCKBANK 3335	LOT: 2 PTL: PS: 435183N ST:	PGW1.21	(55) Plains Grassy Woodland	0,659	0.013	NA
2-82 SHOGAKI DR, MELTON SOUTH 3338 LOTI 3-PS-488393X PGNZZ (55) Plains Grassy Woodland 0.112 167-191 ABEY RD, MELTON SOUTH 3338 LOTI 3-PS-488333E PGWZD (803) Plains Grassy Woodland 0.0101 167-191 ABEY RD, MELTON SOUTH 3338 LOTI 3-PS-488333E PWZD1 (803) Plains Woodland 0.007 167-191 ABEY RD, MELTON SOUTH 3338 LOTI 3-PLL-PS-41521K PWLD1 (803) Plains Woodland 0.007 106-10-10-10-10-10-10-10-10-10-10-10-10-10-	124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PGW1.08	(55) Plains Grassy Woodland	0.791	0.011	NA
167-191 ABEY RD, MELTON SOUTH 3338 LOF13 PS:438331E PGNV2.02 (55) Plains Grassy Woodland 0.466 167-191 ABEY RD, MELTON SOUTH 3338 LOF13 PS:438331E PW1.02 (603) Plains Woodland 0.010 167-191 ABEY RD, MELTON SOUTH 3338 LOF13 PS:438331E PW2.01 (603) Plains Woodland 0.017 167-191 ABEY RD, MELTON SOUTH 3338 LOF12 PLL-PS:441521K PW1.03 (603) Plains Woodland 0.0057 168-104 ABEY RD, MELTON SOUTH 3338 LOF12 PLL-PS:515336U ST. (603) Plains Swampy Woodland / Lignum Swamp 0.173 168-104 ABEY RD, MELTON SOUTH 3338 LOF12 PLL-PS:515336U ST. (764) Plains Swampy Woodland / Lignum Swamp 0.320 167-104 ABEY RD, MELTON SOUTH 3338 LOF12 PS:517933P PSW / LSI.05 (764) Plains Swampy Woodland / Lignum Swamp 0.173 167-104 ABEY RD, MELTON SOUTH 3338 LOF12 PS:517933P PSW / LSI.07 (764) Plains Swampy Woodland / Lignum Swamp 0.020 167-104 ABEY RD, MELTON SOUTH 3338 LOF12 PS:517933P PSW / LSI.07 (764) Plains Swampy Woodland / Lignum Swamp 0.019 167-104 ABEY RD, MELTON SOUTH 3338 LOF12 PS:517933P PSW / LSI.07 (764) Plains Swampy Woodland / Lignum Swamp 0.019 167-104 ABEY RD, MELTON SOUTH 3338 LOF12 PS:517933P PSW / LSI.07 (764) Plains Swampy Woodland / Lignum Swamp 0.019 167-104 ABEY RD, MELTON SOUTH 3338 LOF12 PS:517933P PSW / LSI.07 (764) Plains Swampy Woodland / Lignum Swamp 0.019 167-104 ABEY RD, MELTON SOUTH 3338 LOF12 PS:51793P PSW / LSI.07 (764) Plains Grassland DOR12 PS:51793P PSW / LSI.07 PSW / PSW / LSI.07 PSW / LSI.		2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PGW2	(55) Plains Grassy Woodland	0.112	0.112	The second second
167-191 ABEY RD, MELTON SOUTH 3338 LOF: 3 PS: 438333E PWI JOZ (803) Plains Woodland 0.101 167-191 ABEY RD, MELTON SOUTH 3338 LOF: 3 PS: 438333E PWI JOZ (803) Plains Woodland 0.037 136-146 ABEY RD, MELTON SOUTH 3338 LOF: 2 PTL-PS: 441521K PWI JOZ (803) Plains Woodland 0.057 1008-1046 MT COTTRELL RD, MELTON SOUTH 3338 LOF: 3 PTL-PS: 441521K LSI JOJ (104) Lighten Swamp 0.037 1008-1046 MT COTTRELL RD, MELTON SOUTH 3338 LOF: 3 PTL-PS: 5133394 LSI JOJ PRI-PS: 5133394 LOF: 3 PTL-PS: 513340 LOF: 3 PTL-PS: 5173394 LOF: 3 PTL-PS: 5173394 LOF: 3 PTL-PS: 5173394 LOF: 3 PTL-PS: 5173410	102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PGW2.02	(55) Plains Grassy Woodland	0.466	0.008	NA
167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438333E PWL 201 (803) Palins Woodland 0.077 136-146 ABEY RD, MELTON SOUTH 3338 LOT: 2 PTL-PS: 441521K LSI,01 (104) Lignum Swamp 0.037 106-1046 MF COTTRELL RD, MELTON SOUTH 3338 LOT: 3 PTL-PS: 513334U ST. PSW 1 LSI,05 (104) Lignum Swamp 0.0334 106-1046 MF COTTRELL RD, MELTON SOUTH 3338 LOT: 1 PL-PS: 513334U ST. PSW 1 LSI,05 (104) Lignum Swamp 0.0334 135-146 ABEY RD, MELTON SOUTH 3338 LOT: 1 PS: 517933P PSW 1 LSI,05 (784) Palins Gassylwoodland / Lignum Swamp 0.020 135-199 MT COTTREL RD, MELTON SOUTH 3338 LOT: 1 PS: 517933P PSW 1 LSI,07 (784) Palins Swampy Woodland / Lignum Swamp 0.193 155-199 MT COTTREL RD, ROCKBANK 3335 LOT: 2 PS: 517410Y ST. PG (132, 63) Palins Gassiland Lignum Swamp 0.038 157-199 MT COTTREL RD, ROCKBANK 3335 LOT: 2 PTL-PS: 517410Y ST. PG (132, 63) Palins Gassiland Lignum Swamp 0.038 157-190 MT COTTRELL RD, ROCKBANK 3335 LOT: 2 PTL-PS: 517410Y ST. PG (132, 63) Palins Gassiland Lignum Swamp 0.038 157-190 MT COTTRELL RD, ROCKBANK 3335 LOT: 2 PTL-PS: 517410Y ST. PG (132, 63) Palins Gassiland Lignum Swamp 0.048 157-190 MT COTTRELL RD, ROCKBANK 3335 LOT: 2 PTL-PS: 517410Y ST. PG (132, 63) Palins Gassiland Lignum Swamp 0.048 157-190 MT COTTRELL RD, ROCKBANK 3335 LOT: 2 PTL-PS: 517410Y ST. PG (132, 63) Palins Gassiland Lot	102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PW1.02	(803) Plains Woodland	0.101	0.101	Statement of the later of the l
136-146 ABEY RD, METON SOUTH 3338 LOT: 2 PTL-PS; 411521K PW1, 107 (803) Palars Woodland 0.057 (903) Palars Woodland 0.057 (904) Palars Woodland 0.057 (905) Palars Woodlan	102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PW2.01	(803) Plains Woodland	7200	9/00	NA
136-146 ABEY RD, MELTON SOUTH 3338 LOF: 2 PTL-PS: 441521K PW1.01 (803) Plains Woodland 0.057 80-90 ABEY RD, MELTON SOUTH 3338 LOF: 3 PTL-PS: 515339U ST. PSW / LSI.01 (104) Lignum Swamp 0.173 902-1066 MT COTTRELL RD, MELTON SOUTH 3338 LOF: 3 PTL-PS: 515339U ST. PSW / LSI.05 (784) Plains Swampy Woodland / Lignum Swamp 0.173 91-40 ALTON SOUTH 3338 LOF: 9 PSW / LSI.07 PSW / LSI.07 (784) Plains Swampy Woodland / Lignum Swamp 0.020 91-99 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517439P PSW / LSI.07 (784) Plains Swampy Woodland / Lignum Swamp 0.020 91-99 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 51740 ST: PG (132, 63) Plains Grassland Lignum Swamp 0.038 91-99 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 51740 ST: PG (132, 63) Plains Grassland Lignum Swamp 0.038 91-99 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-99 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 517410 ST: PG (132, 63) Plains Grassland 0.038 91-90 IM COTTRELL RD, ROCKBANK 3335 LOF: 9 PTL-PS: 9 PTL-P	102		SEC:10	PW1.02	(803) Plains Woodland	610.0	0.011	NA
80-90 ABEY RD, MELTON SOUTH 3338 LOTE 3 PTL-PS: 441521 K LS101 (104) Lignum Swamp 0.334 1008-1046 MT COTRELL RD, MELTON SOUTH 3338 LOTE 7 PTL-PS: 51533901 ST: PSW / LS105 (794) Palins Swampy Woodland / Lignum Swamp 0.173 972-1006 MT COTRELL RD, MELTON SOUTH 3338 LOTE 1 PTL-PS: 5153390 ST: PGW / LS107 (784) Palins Swampy Woodland / Lignum Swamp 0.020 951-99 MT COTRELL RD, MELTON SOUTH 3338 LOTE 1 PS: 517933P PSW / LS107 (784) Palins Swampy Woodland / Lignum Swamp 0.020 951-99 MT COTRELL RD, MERTON SOUTH 3338 LOTE 1 PLT-PS: 517410Y ST: PG (132, 63) Palins Grassland 0.033 951-99 MT COTRELL RD, ROCKBARK 3335 LOTE 1 PLT-PS: 517410Y ST: PG (132, 63) Palins Grassland 0.038	98	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	PW1.01	(803) Plains Woodland	0.057	0.057	NA
1008-1046 MT COTRELL RD, MELTON SOUTH 3338 LOT: PTL-PS: 5153340, ST. PSW 1.51.06 (784) Palins Swampy Woodland I Lignum Swamp 272-1066 MT COTRELL RD, MELTON SOUTH 3338 LOT: 1PS-5179339 PSW 1.51.07 (784) Palins Swampy Woodland I Lignum Swamp 2020 A3-57 ALFRED RD, MELTON SOUTH 3338 LOT: 2PS: 517933P PSW 1.51.07 (784) Palins Swampy Woodland I Lignum Swamp 2020 A3-57 ALFRED RD, MELTON SOUTH 3338 LOT: 2PS: 517933P PSW 1.51.07 (784) Palins Swampy Woodland I Lignum Swamp 2019 A3-57 ALFRED RD, MELTON SOUTH 3338 LOT: 2PS: 517933P PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3338 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3335 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3335 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3335 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3335 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3335 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3335 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 ALFRED RD, MELTON SOUTH 3335 LOT: 2PL-PS: 517410Y ST: PG (132_63) Palins Grassland 2 2000 A38 A3-57 A1-75 A1	06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	10,121	(104) Lignum Swamp	0.334	0.102	NA
972-1006 MT COTTRELL RD, MELTON SOUTH 3338 LOT: 1 PTL-PS: 515335W ST: PGWI. 09 (55) Plains Grassly Woodland 0.380 31-41 ALFRED RD, MELTON SOUTH 3338 LOT: 1 PTL-PS: 51733P PSW LSI.07 (784) Plains Swampy Woodland / Lignum Swamp 0.020 43-57 ALFRED RD, MELTON SOUTH 3338 LOT: 2 PS: 517407 ST: PSW LSI.07 (784) Plains Swampy Woodland / Lignum Swamp 0.030 951-991 MT COTTRELL RD, ROCKBANK 3335 LOT: 1 PTL-PS: 5174107 ST: PG (132_63) Plains Grassland 0.033 951-991 MT COTTRELL RD, ROCKBANK 3335 LOT: 2 PTL-PS: 5174107 ST: PG (132_63) Plains Grassland 0.048	40	1008-1046 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 515336U ST:	PSW / LS1.06	(784) Plains Swampy Woodland / Lignum Swamp	0.173	0.010	NA
31-41 ALFRED RD, MELTON SOUTH 3338 LOT: 1 PS: 517933P PSW / LS1.07 (784) Plains Swampy Woodland / Lignum Swamp 0.020 43-57 ALFRED RD, MELTON SOUTH 3338 LOT: 2 PS: 517333P PSW / LS1.07 (784) Plains Swampy Woodland / Lignum Swamp 0.033 951-991 MT COTTRELL RD, RCCKBANK 3335 LOT: 1 PTL-PS: 517410Y ST: PG (132, 63) Plains Grassland 0.033 951-991 MT COTTRELL RD, RCCKBANK 3335 LOT: 2 PTL-PS: 517410Y ST: PG (132, 63) Plains Grassland 0.0348	38	972-1006 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 515335W ST:	PGW1.09	(55) Plains Grassy Woodland	0380	0.378	5
43-57 ALFRED RD, McLTON SOUTH 3338 IOT. 2 PS. 517933P PSW / LSI D7 (784) Plaint Swampy Woodland / Lignum Swamp 0.193 PSP / LSI D7 (782, 91) PBINS Grassland O (182, 91) PBINS Grassland (182, 91) PBINS	51	31-41 ALFRED RD, MELTON SOUTH 3338	LOT: 1 PS: 517933P	PSW/LS1.07	(784) Plains Swampy Woodland / Lignum Swamp	0.020	0.007	NA
951-991 MT COTTRELL RD, ROCKBANK 3335 LOT: 1 PTL-PS: 517410Y ST: PG (132_63) Plains Gassland 0.035 (132_63) Plains Gassland 0.048	20	43-57 ALFRED RD, MELTON SOUTH 3338	LOT: 2 PS: 517933P	PSW / LS1.07	(784) Plains Swampy Woodland / Lignum Swamp	0.193	0.041	NA
951-991 MT COTTRELL RD, ROCKBANK 3335 LOT: 2 PT.: PS: 517410Y ST: PG (132, 63) Plains Grassland 0.048	62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PTL: PS: 517410Y ST:	PG	(132_63) Plains Grassland	0.035	0.024	NA
	62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PTL: PS: 517410Y ST:	PG	(132_63) Plains Grassland	0.048	0.027	NA

NVPP Table 3: Habitat Zones which can be removed

NVPP Table 3: Habitat Zones which can be removed (continued)

PROPERTY	PROPERTY DETAILS **	LOT NUMBER	THE RESIDENCE OF THE PARTY OF T	ECOLOGICAL VEGETATION CLASS (EVC)	TOTAL PATCH SIZE (HA)	AREA TO BE REMOVED	LARGE OLD TREES
NUMBER IN LAND BUDGET*	HOUSE_ADDRESS	PARCEL_DESCRIPTION	HABITAT ZONE	NO. AND NAME	IN HECTARES	HECTARES	TOTAL NUMBER
89	288-310 PAYNES RD, ROCKBANK 3335	LOT: 1 PS: 525605M	151.04	(104) Lignum Swamp	1213	0.024	NA
19	264-286 PAYNES RD, ROCKBANK 3335	LOT: 2 PS: 525605M	151.04	(104) Lignum Swamp	1,034	0.023	NA NA
79 80	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PS: 515052K	PGW2.04	(55) Plains Grassy Woodland	0.028	0.028	NA
79 80	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	PGW2.04	(55) Plains Grassy Woodland	0.029	0.029	NA
7 / creekline	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 28 PS: 623039X	PW4.01	(803) Plains Woodland	0.033	0.033	NA
CONTRACTOR OF STREET		LOT: 1 PS: 543417L	ISI	(104) Lignum Swamp	0.365	0.047	×
		LOT: 1 PS: 543417L	ISI	(104) Lignum Swamp	3229	0.113	NA
92		LOT: 1 PS: 543417L	PGW1.01	(55) Plains Grassy Woodland	0242	0.171	NA.
92		LOT: 1 PS: 543417L	PGW1.02	(55) Plains Grassy Woodland	0.182	0.071	NA
	Other (Roadside)	Other (Roadside)	152	(104) Lignum Swamp	0.047	0.047	NA.
	Other (Roadside)	Other (Roadside)	PGW1	(55) Plains Grassy Woodland	0.218	0.037	NA
CONTRACTOR OF THE PARTY OF THE	Other (Roadside)	Other (Roadside)	PGWZ	(55) Plains Grassy Woodland	0.374	0.112	W
	Other (Roadside)	Other (Roadside)	CGW1	(68) Creekline Grassy Woodland	1760	0.394	
Santa Section	Other (Roadside)	Other (Roadside)	CGW2	(68) Creekline Grassy Woodland	0.103	680'0	NA
	Other (Roadside)	Other (Roadside)	PSW/LS	(784) Plains Swampy Woodland / Lignum Swamp	0.596	0.103	NA
	Other (Roadside)	Other (Roadside)	PW1	(803) Plains Woodland	0.165	0.067	NA NA
	Other (Roadside)	Other (Roadside)	PW2	(803) Plains Woodland	0000	0.008	NA
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS623039X	PW5.02	(803) Plains Woodland	2,718	0.067	2
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS623039X	PW6	(803) Plains Woodland	0.197	0.197	
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS623039X	PW8	(803) Plains Woodland	1390	1.013	31
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	PW6	(803) Plains Woodland	0.635	0.635	80
10	301-353 EXFORD RD, MELTON SOUTH 3339	LOT: 1B PS: 623039X	PW8	(803) Plains Woodland	0.036	0.036	
			CGW1	(68) Creekline Grassy Woodland	0.134		

* The Property Number is indicative only. The location of EVC patches and scattered trees should be confirmed prior to development.

** Property Addresses may be subject to change. The location of EVC patches and scattered trees are as defined in the NVPP



Annexided NVPP Table 4: Scattered trees which can be removed by C161

PRODESTYNUMBERIN Y (MAD BLOGGET A) 8 78 78 78 78 78 78 78 88 88 88 58 55 55 55 78 78 78 78 78 78 78 78 78 78 78 78 78	HOUSE, ADDRESS 1166-1202 AFFORTBELL DD DOCKBANK 3335	PARCEL_DESCRIPTION	TREE ID	SPECIES Bine Bod Gim	NO. AND NAME	TES	GPS CO-ORDINATES
78 78 78 78 78 78 78 78 78 58 58 58 58 58 57 77 77 77 78 78 78 78 78 78 78 78 78 78	116C1203 AFCOTTBELL DO BOCKBANK 2225	10T-01P-146147		Diam Red Gum	W. Child House		CO-ORDINATES
78 78 78 128 128 58 58 58 58 58 58 58 7/ Arterial Road 7/ Arterial Road 7/ 77 57 57 1	116C.1302 AFT COTTDE! DO DOCUBANIV 3235	10T-010-146147		Dirac Bad Crim		444.40	
78 128 128 58 58 58 58 58 55 55 55 57 77 77 37 37	TIOSTIZOS MIL COLINELL NO, NOCHBANK 3333	Di. 2 Lr. 140147	114	NVet neu cum	(55) Plains Grassy Woodland	144.619	-37.732
128 128 58 58 58 55 55 55 57 77 77 1	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	115	River Red Gum	(55) Plains Grassy Woodland	144.619	-37.7323
128 58 58 58 58 58 55 57 / Arterial Road / Arterial Road 57 1	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	70	River Red Gum	(55) Plains Grassy Woodland	144.615	-37.707
58 58 58 58 58 55 57 7 Arterial Road 7 Arterial Road 57 1 37 37	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	69	River Red Gum	(55) Plains Grassy Woodland	144.612	-37.7068
58 58 55 55 7/ Arterial Road // Arterial Road 57 57 37 37A	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 2080875	92	River Red Gum	(55) Plains Grassy Woodland	144.615	-37.7324
55 55 55 7 Arterial Road / Arterial Road 57 57 1	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 2080875	16	River Red Gum	(55) Plains Grassy Woodland	144.614	-37.7325
55 55 7 Arterial Road / Arterial Road 57 57 37A	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 2080875	06	River Red Gum	(55) Plains Grassy Woodland	144.614	-37.7324
55 / Arterial Road / Arterial Road / Arterial Road 57 57 37A	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 4 LP: 2080875	24	River Red Gum	(55) Plains Grassy Woodland	144.608	-37.731
/ Arterial Road / Arterial Road / Arterial Road 57 57 1	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 4 LP: 2080875	95	River Red Gum	(55) Plains Grassy Woodland	144,608	-37.731
/ Arterial Road / Arterial Road 57 57 1 37A	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 2080875	86	River Red Gum	(55) Plains Grassy Woodland	144,609	-37.7322
/ Arterial Road 57 57 1 37 4 37 4	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 2080875	26	River Red Gum	(55) Plains Grassy Woodland	144.609	-37.7319
57 1 37A	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 2080875	96	River Red Gum	(55) Plains Grassy Woodland	144.608	-37.7319
57 1 37A	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 2080875	93	River Red Gum	(55) Plains Grassy Woodland	144.61	-37.7318
1 37A	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 2080875	66	Grey Box	(803) Plains Woodland	1.6691E+117	-37.7335
37A	139-247 REES RD, MELTON SOUTH 3338	CA: 1 SEC: B	-	Grey Box	(803) Plains Woodland	144.557	-37.7193
	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	82	River Red Gum	(55) Plains Grassy Woodland	144.613	-37.7201
37A	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	18	River Red Gum	(55) Plains Grassy Woodland	144,612	-37.72
498	59-85 ALFRED RD, MELTON SOUTH 3338	LOT: 6 LP: 115214	87	River Red Gum	(55) Plains Grassy Woodland	144.61	-37.7258
18		LOT: 3 LP: 138428	26	Grey Box	(803) Plains Woodland	144.583	-37,7113
18		LOT: 3 LP: 138428	55	Buloke	(803) Plains Woodland	144.583	-37.7137
21	185-209 BRIDGE RD, MELTON SOUTH 3338	LOT: 4 LP: 203717M	63	Grey Box	(803) Plains Woodland	144.592	-37,7109
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	89	Grey Box	(803) Plains Woodland	144.58	-37.7175
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	6	Grey Box	(803) Plains Woodland	144,581	-37.7175
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	183	Grey Box	(803) Plains Woodland	144.581	-37.7029
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	184	Grey Box	(803) Plains Woodland	144.581	-37.7033
24	238-276 FERRIS RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 203717	89	Grey Box	(803) Plains Woodland	144.6	-37.7154
	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	195	River Red Gum	(55) Plains Grassy Woodland	144.6	-37.7111
130		LOT: 1 LP: 203717	58	Grey Box	(803) Plains Woodland	144.582	-37.7052
130		LOT: 1 LP: 203717	19	Grey Box	(803) Plains Woodland	144,584	-37.7058
21/130	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	305	Grey Box	(803) Plains Woodland	144,593	-37.7092
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	127	Grey Box	(803) Plains Woodland	144.604	-37.6979
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	128	Grey Box	(803) Plains Woodland	144,604	-37.6979
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	129	Grey Box	(803) Plains Woodland	144.604	-37.6981
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	130	Grey Box	(803) Plains Woodland	144.604	-37.6982
31	245-267 FERRIS RD, MELTON SOUTH 3338	LOT: 2 LP: 111799	267	Grey Box	(803) Plains Woodland	144.602	-37.7157
81	5 IRAMOO CRCT, ROCKBANK 3335	LOT: 5 PLT: LP: 146148	116	River Red Gum	(55) Plains Grassy Woodland	144.621	-37.7346
84	7 IRAMOO CRCT, ROCKBANK 3335	LOT: 7 PLT: LP: 146148	113	River Red Gum	(55) Plains Grassy Woodland	144.627	-37.7366
99	236-262 PAYNES RD, ROCKBANK 3335	LOT: 5 PLT: LP: 129316	1111	River Red Gum	(55) Plains Grassy Woodland	144.629	-37.724
143A	210-234 PAYNES RD, ROCKBANK 3335	LOT: 2 PLT: LP: 204344V	103	River Red Gum	(55) Plains Grassy Woodland	144,633	-37.7211
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA:7 SEC:C	22	Grey Box	(803) Plains Woodland	144.589	-37.7235
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA:7 SEC:C	25	Grey Box	(803) Plains Woodland	144.592	-37.7216
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA:7 SEC.C	27	Grey Box	(803) Plains Woodland	144.593	-37.7222
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA:7 SEC.C	26	Grey Box	(803) Plains Woodland	144.592	-37.7228
26	142-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 413347H	30	Grey Box	(803) Plains Woodland	144,595	-37.7171
26	142-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 413347H	24	Grey Box	(803) Plains Woodland	144.591	-37.7196
26	142-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 413347H	59	Grey Box	(803) Plains Woodland	144.596	-37.7215
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	37	River Red Gum	(55) Plains Grassy Woodland	144.593	-37.7295
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	33	Yellow Box	(803) Plains Woodland	144.592	-37.7281
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	36	Yellow Box	(803) Plains Woodland	144.593	-37.729
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	38	Yellow Box	(803) Plains Woodland	144.592	-37.7302
29 / Arterial Road	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	39	Yellow Box	(803) Plains Woodland	144.592	-37.7311

NVPP Table 4: Scattered trees which can be removed (continued)

10.15 10.1	100 100		GPS -37.7296 -37.7296 -37.7283 -37.7282 -37.7384 -37.7341 -37.7341
499-735 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407657Y 44 499-735 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407674 34 499-735 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407674 35 499-735 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407674 32 499-735 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407674 32 499-735 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407674 32) 499-735 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407674 32) 499-736 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-407674 32) 499-736 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-417674 32) 499-736 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-417674 32) 499-736 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-736 FERRS RD, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-88 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-88 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-88 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-89 BUNDY DR, METLON SOUTH 3338 (DG: 1 PILL PS-417677 32) 499-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 499-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR, METLON SOUTH 3338 (DG: 3 PILL PS-427770 37) 490-49 BUCHOR DR		144.597 144.593 144.598 144.599 144.599 144.599 144.596 144.596 144.596 144.596 144.596 144.596 144.596 144.596 144.596	-37.726 -37.7304 -37.728 -37.728 -37.734 -37.7341 -37.7243
499-735 FERRIS RD, MELTON SOUTH 3338 LOG IT PLPS-407679 34 499-735 FERRIS RD, MELTON SOUTH 3338 LOG IT PLPS-407679 35 499-735 FERRIS RD, MELTON SOUTH 3338 LOG IT PLPS-407674 22 499-735 FERRIS RD, MELTON SOUTH 3338 LOG IT PLPS-407674 22 499-735 FERRIS RD, MELTON SOUTH 3338 LOG IT PLPS-407674 22 49-735 FERRIS RD, MELTON SOUTH 3338 LOG IT PLPS-407674 23 49-735 FERRIS RD, MELTON SOUTH 3338 LOG IT PLPS-414897P 131 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLPS-414897P 131 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLPS-414897P 131 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLPS-414897P 131 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLPS-414897P 131 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLPS-414897P 131 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLPS-414897P 131 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLPS-4190067 106 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-81 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-84 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-84 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-4190067 107 57-84 ABPF RD, MELTON SOUTH 3338 LOG IT PLPS-427770 ST 124 59-45 BEFORD RD, MELTON SOUTH 3338 LOG IT PLPS-438336K 122 50 54 CHORD RD, MELTON SOUTH 3338 LOG IT PLPS-438336K 122 50 54 CHORD RD, MELTON SOUTH 3338 LOG IT PLPS-438336K 122 50 54 CHORD RD, MELTON SOUTH 3338 LOG IT PLPS-438336K 122 50 54 CHORD RD, MELTON SOUTH 3338 LOG IT PLPS-438336K 122 50 54 CHORD RD, MELTON SOUTH 3338 LOG IT PLPS-438336K 122 50 54 CHORD RD, MELTO		144.6 144.593 144.595 144.59 144.59 144.595 144.596 144.596 144.596 144.596 144.596 144.596 144.596 144.596 144.596 144.596 144.596 144.596	-37.7304 -37.7283 -37.7282 -37.734 -37.7341
499-735 FERRS RD, MELTON SOUTH 3338 499-736 FERRS RD, MELTON SOUTH 3338 400-83 BUNDY DR, MELTON SOUTH 3338 400-93 BUNDY DR, MELTON SOUTH 3338 400-94 SEPCORD RD, MELTON SOUTH 33		144.593 144.599 144.599 144.599 144.596 144.596 144.596 144.596 144.596 144.593 144.593 144.593 144.593	-37.7283 -37.7282 -37.7334 -37.7341
49-735 FERRS RD, MELTON SOUTH 3338 LOG IT PLP S-407679 41 49-735 FERRS RD, MELTON SOUTH 3338 LOG IT PLP S-4076748 22 49-736 FERRS RD, MELTON SOUTH 3338 LOG IT PLP S-4076748 23 82-278 BRIGGERD, MELTON SOUTH 3338 LOG IT PLP S-4076748 23 82-278 BRIGGERD, MELTON SOUTH 3338 LOG IT PLP S-4076748 23 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLP S-414879 134 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLP S-414879 134 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLP S-414879 134 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLP S-414879 134 20-38 BUNDY DR, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 167 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 170 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4190067 170 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4277705 ST. 249 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4277705 ST. 249 57-81 ABEY RD, MELTON SOUTH 3338 LOG IT PLP S-4277705 ST. 249 22-5-6-0-5-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0		144.595 144.59 144.59 144.59 144.596 144.596 144.596 144.596 144.596 144.597 144.592 144.592 144.592	-37.7282 -37.7334 -37.7341
49-735 FERRS RD, METLON SOUTH 3338 LOG: 1 PTL-PE-407679 41 2-278 BRIDGE RD, METLON SOUTH 3338 LOG: 1 PTL-PE-4076748 22 2-278 BRIDGE RD, METLON SOUTH 3338 LOG: 1 PTL-PE-4076748 22 2-278 BRIDGE RD, METLON SOUTH 3338 LOG: 1 PTL-PE-4076748 23 2-28 BLINDY DR, METLON SOUTH 3338 LOG: 1 PTL-PE-4076748 33 2-28 BLINDY DR, METLON SOUTH 3338 LOG: 1 PTL-PE-41807P 133 2-28 BLINDY DR, METLON SOUTH 3338 LOG: 1 PTL-PE-41807P 134 2-278 BRIDGE RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-278 I ABEY RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 172 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 173 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 173 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 1 PTL-PE-41900P 173 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 3 PTL-PE-41900P 173 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 3 PTL-PE-427770 ST: 2-24 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 3 PTL-PE-427770 ST: 2-24 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 3 PTL-PE-427770 ST: 2-24 2-28 SEYGER RD, METLON SOUTH 3338 LOG: 3 PS-438336 LOG: 3 PS-4383336 LOG: 3 PS-43		144.589 144.59 144.59 144.595 144.596 144.596 144.596 144.592 144.592 144.592 144.592	-37.7334 -37.7341 -37.7243
492-735 FRIBS ON MELTON SOUTH 3338 LOT 1 PTL-PS-4076748 2.3 8-2.728 BRIDGE RD, MELTON SOUTH 3338 LOT 1 PTL-PS-4076748 3.3 8-2.728 BRIDGE RD, MELTON SOUTH 3338 LOT 1 PTL-PS-41897P 131 20-38 BUNYO PR, MELTON SOUTH 3338 LOT 1 PTL-PS-41897P 131 20-38 BUNYO PR, MELTON SOUTH 3338 LOT 1 PTL-PS-41897P 132 20-38 BUNYO PR, MELTON SOUTH 3338 LOT 1 PTL-PS-41897P 132 20-38 BUNYO PR, MELTON SOUTH 3338 LOT 1 PTL-PS-41897P 132 20-38 BUNYO PR, MELTON SOUTH 3338 LOT 1 PTL-PS-41897P 132 20-38 BUNYO PR, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 172 21-24 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 172 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 173 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 173 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 173 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 173 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 173 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 173 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-419106Y 173 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 1 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 2 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 2 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 2 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 3 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 3 PTL-PS-429770 ST. 199 21-25 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-438336X LOT 3 ABPY RD, MELTON SOUTH 3338 LOT 3 PS-4383336X LOT 3 ABPY		144.59 144.593 144.595 144.596 144.596 144.596 144.593 144.593 144.593	-37.7341
8.2-278 BRIDGE ED, MELTON SOUTH 3338 (DCT: 18-4006748) 31 20-38 BUNDY DR, MELTON SOUTH 3338 (DCT: 18-4006748) 31 20-38 BUNDY DR, MELTON SOUTH 3338 (DCT: 17L-18-414897P) 133 20-38 BUNDY DR, MELTON SOUTH 3338 (DCT: 17L-18-414897P) 133 20-38 BUNDY DR, MELTON SOUTH 3338 (DCT: 17L-18-414897P) 133 20-38 BUNDY DR, MELTON SOUTH 3338 (DCT: 17L-18-414897P) 134 20-38 BUNDY DR, MELTON SOUTH 3338 (DCT: 17L-18-419067) 166 57-51 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 166 57-51 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 166 57-51 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 167 57-51 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 167 57-51 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 17L-18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 18-419067) 170 57-54 ABEP RD, MELTON SOUTH 3338 (DCT: 18-419067) 170 57-54 ABEP RD, MELTON SOUTH 33		144.99 144.595 144.596 144.596 144.596 144.593 144.592 144.592	-37.7243
8.2.78 BRIOGERD, METON SOUTH 3338 (CIT; 185,4076/48) 31 20.38 BUNDY DR, METON SOUTH 3338 (CIT; 185,44687P) 133 20.38 BUNDY DR, METON SOUTH 3338 (CIT; 187,187,4487P) 134 20.38 BUNDY DR, METON SOUTH 3338 (CIT; 187,187,4487P) 134 20.38 BUNDY DR, METON SOUTH 3338 (CIT; 187,187,4487P) 134 20.38 BUNDY DR, METON SOUTH 3338 (CIT; 187,187,1906Y) 105 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1906Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1906Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1906Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1906Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1906Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.81 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.84 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.84 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.84 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.84 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.84 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 57.84 ABEY RD, METON SOUTH 3338 (CIT; 187,1806Y) 107 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483336K) 128 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483336K) 128 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483336K) 128 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483336K) 128 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483336K) 128 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483336K) 128 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483336K) 128 58.84 SEPCOR RD, METON SOUTH 3338 (CIT; 187,483333E SPOOR RD, ME		144.593 144.596 144.596 144.596 144.592 144.592 144.592	
20-27 BRIDON DELINATION SOUTH 3338 LOT: I PTL PS: 44697P 31 20-38 BUNDY DR MELTON SOUTH 3338 LOT: I PTL PS: 44697P 131 20-38 BUNDY DR MELTON SOUTH 3338 LOT: I PTL PS: 44697P 134 20-38 BUNDY DR MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 175 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 175 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 176 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 177 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 170 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 170 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 170 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 44190PY 171 57-81 AREY RD, MELTON SOUTH 3338 LOT: I PTL PS: 42170CS 173 255-605 EPGOR RD, MELTON SOUTH 3338 LOT: I PTL PS: 42170CS 174 255-605 EPGOR RD, MELTON SOUTH 3338 LOT: 3 PTL PS: 422770CS 174 255-605 EPGOR RD, MELTON SOUTH 3338 LOT: 3 PTL PS: 422770CS 224 240-458 EPGOR RD, MELTON SOUTH 3338 LOT: 4 PTL		144.595 144.596 144.596 144.596 144.596 144.592 144.592	-37.727
20-38 BLINDY DR. MELDON SOUTH 3338 LOT: IT PLE % 444897P 131 20-38 BLINDY DR. MELDON SOUTH 3338 LOT: IT PLE % 444897P 134 20-38 BLINDY DR. MELDON SOUTH 3338 LOT: IT PLE % 444897P 134 20-38 BLINDY DR. MELDON SOUTH 3338 LOT: BTLE % 419106Y 166 57-81 AREY RD. MELDON SOUTH 3338 LOT: GFTLE % 419106Y 166 57-81 AREY RD. MELDON SOUTH 3338 LOT: GFTLE % 419106Y 167 57-81 AREY RD. MELDON SOUTH 3338 LOT: GFTLE % 419106Y 170 57-81 AREY RD. MELDON SOUTH 3338 LOT: GFTLE % 419106Y 170 57-81 AREY RD. MELDON SOUTH 3338 LOT: GFTLE % 419106Y 170 57-81 AREY RD. MELDON SOUTH 3338 LOT: GFTLE % 419106Y 171 25-5 40 SECHOR RD. MELDON SOUTH 3338 LOT: GFTLE % 429106Y 171 25-5 40 SECHOR RD. MELDON SOUTH 3338 LOT: GFTLE % 429106Y 171 25-5 40 SECHOR RD. MELDON SOUTH 3338 LOT: 37 PER % 4227705 ST. 224 25-5 40 SECHOR RD. MELDON SOUTH 3338 LOT: 47 PE % 4227705 ST. 244 25-5 40 SECHOR RD. MELDON SOUTH 3338 LOT: 47 PE % 4227705 ST. 245 24-5 445 SECHOR RD. MELDON SOUTH 3338 LOT:		144.596 144.596 144.596 144.596 144.592 144.592	-37.7267
20-38 BUNDY DR MELTON SOUTH 3338 LOT: IP THE PS.444897P 133 20-38 BUNDY DR MELTON SOUTH 3338 LOT: IP THE PS.444897P 134 20-38 BUNDY DR MELTON SOUTH 3338 LOT: IP THE PS.414897P 172 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 166 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 167 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 167 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 179 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 179 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 179 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 179 57-81 AREY RD, MELTON SOUTH 3338 LOT: GPTL PS.419106Y 179 52-605 EPTORD RD, MELTON SOUTH 3338 LOT: GPTL PS.427770 ST: DS.427770 ST:		144.596 144.596 144.593 144.592 144.592	-37.7017
20-38 BUNDY DR MELTON SOUTH 3338 LOG THE PES-414897P 134 57-38 BUNDY DR MELTON SOUTH 3338 LOG THE PES-41490P 175 57-31 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 165 57-31 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 167 57-31 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 167 57-31 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-31 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-31 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-31 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-32 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-35 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-35 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-35 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-35 ABEY RD, MELTON SOUTH 3338 LOG THE PES-4190P 177 57-35 ABEY RD, MELTON SOUTH 3338 LOG THE PES-427770 ST. 198 57-35 ABEY RD, MELTON SOUTH 3338 LOG THE PES-427770 ST. 198 57-36 ABEY RD, MELTON SOUTH 3338 LOG THE PES-427770 ST. 244 57-36 ABEY RD, MELTON SOUTH 3338 LOG THE PES-427770 ST. 244 57-36 ABEY RD, MELTON SOUTH 3338 LOG THE PES-427770 ST. 244 57-45 ABEY RD, MELTON SOUTH 3338 LOG THE PES-427770 ST. 244 57-45 ABEY RD, MELTON SOUTH 3338 LOG THE PES-437770 ST. 244 57-45 ABEY RD, MELTON SOUTH 3338 LOG THE PES-437770 ST. 244 57-45 ABEY RD, MELTON SOUTH 3338 LOG THE PES-437770 ST. 244 57-45 ABEY RD, MELTON SOUTH 3338 LOG THE PES-437770 ST. 244 57-45 ABEY RD, MELTON SOUTH 3338 LOG THE PES-437770 ST. 244 57-55 ABEY RD, MELTON SOUTH 3338 LOG THE PES-437770 ST. 245 58-25 SHOCKAN DR, MELTON SOUTH 3338 LOG THE PES-437770 ST. 245 58-25 SHOCKAN DR, MELTON SOUTH 3338 LOG THE PES-437770 ST. 245 58-25 SHOCKAN DR, MELTON SOUTH 3338 LOG THE PES-437770 ST. 245 58-25 SHOCKAN DR, MELTON SOUTH 3338 LOG THE PES-438336 ST. 245 107-19 ABEY RD, MELTON SOUTH 3338 LOG THE PES-438336 ST. 245 107-19 ABEY RD, MELTON SOUTH 3338 LOG THE PES-438336 ST. 245 107-19 ABEY RD, MELTON SOUTH 3338 LOG THE PES-438336 ST. 245 107-19 ABEY RD, MELTON SOUTH 3338 LOG THE PES-438336 ST. 245 107-19 ABEY RD, MELTON		144.596 144.593 144.592 144.592	-37,7017
57-38 LABY DR. MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 172 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 167 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 167 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 167 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 170 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 170 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 171 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 171 57-81 ABEY ED, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 171 255-605 EPGOR DR, MELLON SOUTH 3338 LOT: 6 PTL-ES-449106Y 173 255-605 EPGOR DR, MELLON SOUTH 3338 LOT: 7 PTL-ES-4277705T: 199 255-605 EPGOR DR, MELLON SOUTH 3338 LOT: 3 PTL-ES-4277705T: 249 255-605 EPGOR DR, MELLON SOUTH 3338 LOT: 3 PTL-ES-4277705T: 249 255-605 EPGOR DR, MELLON SOUTH 3338 LOT: 4 PTL-ES-4277705T: 245 256-605 EPGOR DR, MELLON SOUTH 3338 LOT: 4 PTL-ES-4277705T: 245 256-605 EPGOR DR, MELLON SOUTH 3338 LOT: 4		144.596 144.593 144.592	-37.7017
57-81 ARPY RD, MELDON SOUTH 3338 LOTG 6FTL-PE-419106Y 172 57-81 ARPY RD, MELDON SOUTH 3338 LOTG 6FTL-PE-419106Y 166 57-81 ARPY RD, MELDON SOUTH 3338 LOTG 6FTL-PE-419106Y 168 57-81 ARPY RD, MELDON SOUTH 3338 LOTG 6FTL-PE-419106Y 171 57-81 ARPY RD, MELDON SOUTH 3338 LOTG 6FTL-PE-419106Y 171 192-204 FRERS RD, MELTON SOUTH 3338 LOTG 7FTL-PE-419106Y 171 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 1FTL-PE-419106Y 173 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 1FTL-PE-427770.517 199 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 1FTL-PE-427770.517 199 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 1FTL-PE-427770.517 294 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 1FTL-PE-427770.517 240 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 3FTL-PE-427770.517 241 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 3FTL-PE-427770.517 242 255-605 EFGORD RD, MELTON SOUTH 3338 LOTG 3FT-PE-427770.517 243 256-605 EFGORD RD, MELTON SOUTH 3338 LOTG 3FC-438336K 123 240-438 EFGORD RD, MELTON SOUTH 3338		144.593 144.592 144.592	-37,7017
57-81 AREY RD, MELTON SOUTH 3338 UOT 6 FPL ES-419106Y 166 57-81 AREY RD, MELTON SOUTH 3338 UOT 6 FPL ES-419106Y 167 57-81 AREY RD, MELTON SOUTH 3338 UOT 6 FPL ES-419106Y 169 57-81 AREY RD, MELTON SOUTH 3338 UOT 6 FPL ES-419106Y 170 57-81 AREY RD, MELTON SOUTH 3338 UOT 6 FPL ES-419106Y 171 57-81 AREY RD, MELTON SOUTH 3338 UOT 6 FPL ES-419106Y 173 52-54 AREY RD, MELTON SOUTH 3338 UOT 6 FPL ES-419106Y 173 25-5-605 EPCORD RD, MELTON SOUTH 3338 UOT 1 PPL ES-427770.5T; 200 25-5-605 EPCORD RD, MELTON SOUTH 3338 UOT 3 PPL ES-427770.5T; 234 25-5-605 EPCORD RD, MELTON SOUTH 3338 UOT 3 PPL ES-427770.5T; 234 25-5-605 EPCORD RD, MELTON SOUTH 3338 UOT 3 PPL ES-427770.5T; 234 25-5-605 EPCORD RD, MELTON SOUTH 3338 UOT 4 PPL ES-427770.5T; 244 240-458 EPCORD RD, MELTON SOUTH 3338 UOT 4 PPL ES-427770.5T; 245 240-458 EPCORD RD, MELTON SOUTH 3338 UOT 5 PS-438336X 121 240-458 EPCORD RD, MELTON SOUTH 3338 UOT 3 PS-438336X 124 240-458 EPCORD RD, MELTON SOUTH 3338 UO		144.592	-37.7055
57-81 ARPY RD, MELTON SOUTH 3338 LOTG 6 PTL-RS, 419106Y 167 57-81 ARPY RD, MELTON SOUTH 3338 LOTG 6 PTL-RS, 419106Y 168 57-81 ARPY RD, MELTON SOUTH 3338 LOTG 6 PTL-RS, 419106Y 170 57-81 ARPY RD, MELTON SOUTH 3338 LOTG 6 PTL-RS, 419106Y 171 92-204 FERRS RD, MELTON SOUTH 3338 LOTG 6 PTL-RS, 419106Y 171 192-204 FERRS RD, MELTON SOUTH 3338 LOTG 7 PTL-RS, 4277705TS 199 255-605 EPTORD RD, MELTON SOUTH 3338 LOTG 7 PTL-RS, 4277705TS 199 255-605 EPTORD RD, MELTON SOUTH 3338 LOTG 3 PTL-RS, 4277705TS 204 255-605 EPTORD RD, MELTON SOUTH 3338 LOTG 3 PTL-RS, 4277705TS 204 255-605 EPTORD RD, MELTON SOUTH 3338 LOTG 3 PTL-RS, 4277705TS 204 255-605 EPTORD RD, MELTON SOUTH 3338 LOTG 4 PTL-RS, 4277705TS 204 255-605 EPTORD RD, MELTON SOUTH 3338 LOTG 4 PTL-RS, 4277705TS 204 240-458 EPTORD RD, MELTON SOUTH 3338 LOTG 4 PTL-RS, 4277705TS 204 240-458 EPTORD RD, MELTON SOUTH 3338 LOTG 4 PTL-RS, 4277705TS 204 240-458 EPTORD RD, MELTON SOUTH 3338 LOTG 4 PTL-RS, 4277705TS 204 240-458 EPTO		144.592	-37.7064
57-81 ARPY RD, MELTON SOUTH 3338 UTG-6 FILE-S-419106Y 169 57-81 ARPY RD, MELTON SOUTH 3338 UTG-6 FILE-S-419106Y 171 57-81 ARPY RD, MELTON SOUTH 3338 UTG-6 FILE-S-419106Y 171 52-81 ARPY RD, MELTON SOUTH 3338 UTG-6 FILE-S-419106Y 171 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-6 FILE-S-419106Y 173 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 199 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 199 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 199 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 199 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 244 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 244 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 244 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 244 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 244 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 245 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 245 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 245 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 245 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 245 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-427770 ST 245 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 123 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-7 FILE-S-43833 GK 124 52-85 GEFORD RD, MELTON SOUTH 3338 UTG-			-37.7065
57-81 ARPY RD, MELDON SOUTH 3338 LOTG FILE S-419100Y 169 57-81 ARPY RD, MELDON SOUTH 3338 LOTG FILE S-419100Y 173 57-81 ARPY RD, MELDON SOUTH 3338 LOTG FILE S-419100Y 173 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 199 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 199 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 199 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 199 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 199 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 OS EVEROR DR, MELDON SOUTH 3338 LOTG FILE S-427770 ST. 129 52-54 S-FORCAN DR, MELDON SOUTH 3338 LOTG FILE S-438336K LOTG FILE S-4383336K LOTG FILE S-4383		144.592	-37.7065
17.25 AREP RD, MELTON SOUTH 3338 UT: 6 FPL 24 919 106		144.592	-37.7064
192-204 FERR'RD, MELTON SOUTH 3338 LOT: 6 PTL-PS, 419100V 177 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 6 PTL-PS, 427770 ST. 177 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 197 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 197 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 197 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 197 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 197 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-56 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-64 ACT FOR PR, MELTON SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-64 ACT FOR PR, MELTON SOUTH 3338 LOT: 8 PTL-PS, 427770 ST. 224 175-64 ACT FOR PR, MELTON SOUTH 3338 LOT: 8 PTL-PS, 438336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 438336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 438336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 438336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 438336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 438336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 438336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT. 4383336 CT. 124 175-174 ACT FOR PROBABILITY SOUTH 3338 LOT: 8 PT.		144.592	-37.7064
255-605 ECTOOR DR, METON SOUTH 3338 LOT: FTL-FS-427770 ST. 199 255-605 ECTOOR DR, METON SOUTH 3338 LOT: FTL-FS-427770 ST. 199 255-605 ECTOOR DR, METON SOUTH 3338 LOT: FTL-FS-427770 ST. 199 255-605 ECTOOR DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 194 255-605 ECTOOR DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 124 255-605 ECTOOR DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 124 255-605 ECTOOR DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 124 255-605 ECTOOR DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 124 264-58 ECTOOR DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STS-438336K LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STS-438336K LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STS-438336K LOT: STL-FS-427770 ST. 125 262 STC-CAND DR, METON SOUTH 3338 LOT: STS-438336K LOT: STS-438336K LOT: STR-438336K LOT: STS-438336K LOT: STR-438336K LOT: STS-438336K LOT: STS-4383336K LOT: STS-4		144.592	-37.7064
255-605 BCFORD RD, METON SOUTH 3333 LOT: 1 PTE-S-427770 ST: 1999 255-605 BCFORD RD, METON SOUTH 3338 LOT: 1 PTE-S-427770 ST: 1909 255-605 BCFORD RD, METON SOUTH 3338 LOT: 2 PTE-PS-427770 ST: 1908 255-605 BCFORD RD, METON SOUTH 3338 LOT: 2 PTE-PS-427770 ST: 234 255-605 BCFORD RD, METON SOUTH 3338 LOT: 3 PTE-PS-427770 ST: 234 255-605 BCFORD RD, METON SOUTH 3338 LOT: 3 PTE-PS-427770 ST: 234 255-605 BCFORD RD, METON SOUTH 3338 LOT: 3 PTE-PS-427770 ST: 234 264-58 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-427770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 4 PTE-PS-437770 ST: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 3 PS-438336K LD: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 3 PS-438336K LD: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 3 PS-438336K LD: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 3 PS-438336K LD: 245 430-458 BCFORD RD, METON SOUTH 3338 LOT: 3 PS-438336K LD: 245 242 SFORM RD, METON SOUTH 3338 LOT: 3 PS-438336K LD: 245 242 SFORM RD, METON SOUTH 3338 LD: 2 PS-438336K LD: 245 242 SFORM RD, METON SOUTH 3338 LD: 2 PS-438336K LD: 245 242 SFORM RD, METON SOUTH 3338 LD: 2 PS-438336K LD: 245 242 SFORM RD, METON SOUTH 3338 LD: 2 PS-438336K LD: 245 242 SFORM RD, METON SOUTH 3338 LD: 2 PS-438336K LD: 2 PS-438336K LD: 2 PS-2483336K LD: 2 PS		144.594	-37.709
255-605 EPCORD RD, METLON SOUTH 3338 2007.2 PTILL PES-4277720577. 255-605 EPCORD RD, METLON SOUTH 3338 2007.3 PTILL PES-4277720577. 240-458 EPCORD RD, METLON SOUTH 3338 2007.4 PTILL PES-4277720577. 240-458 EPCORD RD, METLON SOUTH 3338 240-719 ABEP RD, METON SOUTH 3338		144.578	-37.7381
255-605 BYCHOR RD, MELON SOUTH 3338 201-31 PER-8-4227720517 240-458 BYCHOR RD, MELON SOUTH 3338 201-31 PER-8-4227720517 240-458 BYCHOR RD, MELON SOUTH 3338 240-57-191 ABPY RD, MELON SOUTH 3338 240-7191 ABPY RD, MELON		144.578	-37.7378
255-605 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 198 1255-605 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 198 1255-605 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 234 235-605 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 240 240-458 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 241 240-458 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 242 430-458 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 243 430-458 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 244 430-458 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 THE PS: 42777203T; 245 430-458 EPCOPO RO, MELTON SOUTH 3338 UDT; 8 Ex; 438336X 172 245 540-540 R		144.579	-37.7387
255-605 EPFORD RIA MELLON SOUTH 3338 UGT 3711-FS-427770511 234 255-605 EPFORD RIA MELLON SOUTH 3338 UGT 3711-FS-427770511 234 255-605 EPFORD RIA MELLON SOUTH 3338 UGT 3711-FS-427770511 244 343-458 EPFORD RIA MELLON SOUTH 3338 UGT 4711-FS-427770511 245 430-458 EPFORD RIA MELLON SOUTH 3338 UGT 4711-FS-427770511 245 430-458 EPFORD RIA MELLON SOUTH 3338 UGT 4711-FS-427770511 245 430-458 EPFORD RIA MELLON SOUTH 3338 UGT 4711-FS-427770511 245 430-458 EPFORD RIA MELLON SOUTH 3338 UGT 4711-FS-427770511 245 430-458 EPFORD RIA MELLON SOUTH 3338 UGT 4711-FS-427770511 245 430-458 EPFORD RIA MELLON SOUTH 3338 UGT 471-FS-427770511 245 420 546-6AND RIA MELLON SOUTH 3338 UGT 475-438336K 172 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 172 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 172 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 172 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 172 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 173 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 173 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 173 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 173 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-438336K 173 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-4383336K 173 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-4383336K 173 420 546-6AND RIA MELLON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOUTH 3338 UGT 375-4383336K 173 477-191 ABPY RO, MELUON SOU	*	144.581	-37,739
255-605 EPGORD RIATON SOUTH 3338 UGT 37TL-FS-4277705 TI: 240 255-605 EPGORD RIATON SOUTH 3338 UGT 37TL-FS-4277705 TI: 240 255-605 EPGORD RIATON SOUTH 3338 UGT 37TL-FS-4277705 TI: 240 364-58 EPGORD RIATON SOUTH 3338 UGT 37TL-FS-4277705 TI: 243 430-458 EPGORD RIATON SOUTH 3338 UGT 37TL-FS-4277705 TI: 243 430-458 EPGORD RIATON SOUTH 3338 UGT 37TL-FS-4277705 TI: 243 430-458 EPGORD RIATON SOUTH 3338 UGT 37TL-FS-4277705 TI: 243 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438336K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-438335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-4383335K TI: 245 430-458 EPGORD RIATON SOUTH 3338 UGT 37S-4383335K TI: 245 430-458 EPGORD RIATON		144.578	-37.7413
255-605 BFOOR DR, METON SOUTH 3338 LOT; 3 THE PE, 427770515 JA 0. 255-605 BFOOR DR, METON SOUTH 3338 LOT; 3 THE PE, 427770515 JA 0. 240-458 BFOOR DR, METON SOUTH 3338 LOT; 4 THE PE, 427770515 LA 0. 240-458 BFOOR DR, METON SOUTH 3338 LOT; 4 THE PE, 427770515 LA 0. 240-458 BFOOR DR, METON SOUTH 3338 LOT; 4 THE PE, 427770515 LA 0. 240-458 BFOOR DR, METON SOUTH 3338 LOT; 4 THE PE, 427770515 LA 0. 240-458 BFOOR DR, METON SOUTH 3338 LOT; 5 THE PE, 427770515 LA 0. 240-458 BFOOR DR, METON SOUTH 3338 LOT; 5 THE PE, 427770517 LA 0. 240-458 BFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383367 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383316 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383316 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383316 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LOT; 5 THE SE, 4383316 LA 0. 240-25 GFOOR DR, METON SOUTH 3338 LA 0. 240-25		144.577	-37,7417
430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 243 430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 245 430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 245 430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 245 430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 245 430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 245 430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 245 430-458 DEFORD RIATON SOUTH 3338 LOT-8 PTILE \$4,2777.0517 245 430-7 DEFORM RIATON SOUTH 3338 LOT-8 PTILE \$4,3777.0517 245 420 SHOCAND RIATON SOUTH 3338 LOT-8 PTILE \$4,383.057 122 420 SHOCAND RIATON SOUTH 3338 LOT-8 PTILE \$4,383.057 124 420 SHOCAND RIATON SOUTH 3338 LOT-8 PTILE \$4,383.057 124 420 SHOCAND RIATON SOUTH 3338 LOT-8 PTILE \$4,383.057 124 420 SHOCAND RIATON SOUTH 3338 LOT-8 PTILE \$4,383.358 STILE \$7,719 LOT-19 LOT-19 LOT-10	The second second second second	144.577	-37.7417
430-458 EPGORD RAILON SOUTH 3338 LOT-4FTLE-\$4,2277705TS 255 430-458 EPGORD RAILON SOUTH 3338 LOT-4FTLE-\$4,2277705TS 245 430-458 EPGORD RAILON SOUTH 3338 LOT-5F5,438336K 120 2-42 SHOGAND RAILON SOUTH 3338 LOT-5F5,4383316 60 2-42 SHOGAND RAILON SOUTH 3338 LOT-5F5,43833316 60 2-42 SHOGAND RAILON SOUTH 3338 LOT-5F5,4383316 60 2-42 SHOGAND RAILON SOUTH 3338 LOT-5F5,43833316 60 2-42 SHOGAND RAILON SOUTH 3338 LOT-5F5,43833316 60 2-42 SHOGAND RAILON SOUTH 3			-37.7421
430-458 DFGORD MELTON SOUTH 3338 UDT-44 PER-42/27/20517 242 430-458 DFGORD RD, METON SOUTH 3338 UDT-47 PER-42/27/20517 243 430-458 DFGORD RD, METON SOUTH 3338 UDT-47 PER-42/27/20517 244 430-458 DFGORD RD, METON SOUTH 3338 UDT-84/27/70517 245 430-458 DFGORD RD, METON SOUTH 3338 UDT-84/38/336X 120 2-40.5 SFGORD RD, METON SOUTH 3338 UDT-85-438/336X 120 2-40.5 SFGORD RD, METON SOUTH 3338 UDT-85-438/336X 122 2-40.5 SFGORD RD, METON SOUTH 3338 UDT-85-438/336X 124 2-40.5 SFGORD RD, METON SOUTH 3338 UDT-85-43			-37.743
430-458 BYCHOR RD, METON SOUTH 3338 LOT-4 PTL-PS-427770 ST. 243 430-458 BYCHOR RD, METON SOUTH 3338 LOT-4 PTL-PS-427770 ST. 244 430-458 BYCHOR RD, METON SOUTH 3338 LOT-1 PS-437770 ST. 244 430-458 BYCHOR RD, METON SOUTH 3338 LOT-1 PS-438336K 125 242 SHOCAND R, METON SOUTH 3338 LOT-1 PS-438336K 122 242 SHOCAND R, METON SOUTH 3338 LOT-3 PS-438336K 122 242 SHOCAND R, METON SOUTH 3338 LOT-3 PS-438336K 122 242 SHOCAND R, METON SOUTH 3338 LOT-3 PS-438336K 124 242 SHOCAND R, METON SOUTH 3338 LOT-3 PS-438336K 125 167-191 ABPY RD, METON SOUTH 3338 LOT-3 PS-438336K 57 167-191 ABPY RD, METON SOUTH 3338 LOT-3 PS-4383318 60 167-191 ABPY RD, METON SOUTH 3338 LOT-3 PS-4383318 60 167-191 ABPY RD, METON SOUTH 3338 LOT-3 PS-4383318 177 177 177 177 177 177 177 177 177 177	Illow Box (803) Plains Woodland	144.578	-37.7431
430-458 EPGORD RAILON SOUTH 3338 LOT-FIFE % 427770517 244 430-458 EPGORD RAILON SOUTH 3338 LOT-FIFE % 427770517 245 430-458 EPGORD RAILON SOUTH 3338 LOT-FIFE % 438364K 170 2-42 SHOCAND RAILON SOUTH 3338 LOT-FIFE % 438364K 170 2-42 SHOCAND RAILON SOUTH 3338 LOT-FIFE % 438364K 172 2-42 SHOCAND RAILON SOUTH 3338 LOT-FIFE % 438364K 172 2-42 SHOCAND RAILON SOUTH 3338 LOT-FIFE % 438364K 172 2-42 SHOCAND RAILON SOUTH 3338 LOT-FIFE % 438364K 172 2-42 SHOCAND RAILON SOUTH 3338 LOT-FIFE % 438364K 172 2-42 SHOCAND RAILON SOUTH 3338 LOT-FIFE % 438336K 172 167-191 ABEY RO, MELTON SOUTH 3338 LOT-FIFE % 4383318 S9 167-191 ABEY RO, MELTON SOUTH 3338 LOT-FIFE % 4383318 S9 167-191 ABEY RO, MELTON SOUTH 3338 LOT-FIFE % 4383318 S9 167-191 ABEY RO, MELTON SOUTH 3338 LOT-FIFE % 4383318 S9 177-181 ABEY RO, MELTON SOUTH 3338 LOT-FIFE % 4383318 S9 177-181 ABEY RO, MELTON SOUTH 3338 LOT-FIFE % 4383318 S9 177-FIFE % 4383318 ROD-FIFE % 4383318 S9 177-FI	rey Box (803) Plains Woodland	144.577	-37.7434
449-458 EPG-POR IN RELICION SOUTH 3338 LOG1 FPS-43277Q ST. 245 44-67 FERRE DA MELTON SOUTH 3338 LOG1 FPS-43836XX 126 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOG1 SPS-43836XX 127 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOG1 SPS-43836XX 127 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOG1 SPS-43836XX 127 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOG1 SPS-43836XX 122 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOG1 SPS-438336X 123 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOG1 SPS-438336X 123 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOG1 SPS-438336X 173 167-191 ABEY D. MELTON SOUTH 3338 LOG1 SPS-438331E 57 167-191 ABEY D. MELTON SOUTH 3338 LOG1 SPS-438331E 69 167-191 ABEY D. MELTON SOUTH 3338 LOG1 SPS-438331E 69 177-417-417-417-417-417-417-417-417-417-	rey Box (803) Plains Woodland	144577	-37.7438
44-0 FRRIS RO MELTON SOUTH 3338 LOT1 PS, 488334X 126		144.577	-37.7438
2-42 SHOCAND R. MELTON SOUTH 3338 LOT13 PS-43833X 120 2-42 CHOCAND R. MELTON SOUTH 3338 LOT13 PS-43833X 120 2-42 CHOCAND R. MELTON SOUTH 3338 LOT13 PS-43833X 120 2-42 CHOCAND R. MELTON SOUTH 3338 LOT13 PS-43833X 120 2-42 SHOCAND R. MELTON R.	ver Red Gum (55) Plains Grassy Woodland	144.605	-37,7016
2-82 SHOCANO RE, METUNS SOUTH 3338 (1073 PS-488334X 121 2-82 SHOCANO RE, METUNS SOUTH 3338 (1073 PS-488334X 122 2-82 SHOCANO RE, METUNS SOUTH 3338 (1073 PS-488334X 124 2-82 SHOCANO RE, METUNS SOUTH 3338 (1073 PS-488334X 124 2-82 SHOCANO RE, METUNS SOUTH 3338 (1073 PS-488334X 124 167-191 ABEY RD, METUNS SOUTH 3338 (1073 PS-488331X 59 167-191 ABEY RD, METUNS SOUTH 3338 (1073 PS-488331X 60 1774 1775 (173 PS-488331X 1775 1775 1775 1775 1775 1775 1775 17	ver Red Gum (55) Plains Grassy Woodland	144.61	-37.7136
2-82 SHOGANO DR. MELTON SOUTH 3338 LOT; 3%-438336X 122 2-82 SHOGANO DR. MELTON SOUTH 3338 LOT; 3%-438336X 123 2-82 SHOGANO DR. MELTON SOUTH 3338 LOT; 3%-438336X 123 1-82 SHOGANO DR. MELTON SOUTH 3338 LOT; 3%-438336X 125 1-87-191 ABEY RD. MELTON SOUTH 3338 LOT; 3%-438331E 59 1-87-191 ABEY RD. MELTON SOUTH 3338 LOT; 3%-438331E 60 1-87-191 ABEY RD. MELTON SOUTH 3338 LOT; 3%-438331E 173 173 174-175 167-191 ABEY RD. MELTON SOUTH 3338 LOT; 3%-438331E 174 175 177 177 177 177 177 177 177 177 177	ver Red Gum (55) Plains Grassy Woodland	144.61	-37,7136
2-82-SHOCGAN DR. MELTON SOUTH 3338 LOT: 355-438336X 123 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOT: 355-438336X 124 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOT: 355-438336X 124 2-82 SHOCGAN DR. MELTON SOUTH 3338 LOT: 355-4383318 57 167-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 59 167-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 60 177-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 177 178-167-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 177 178-167-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 177 177-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 177 177-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 177 177-191 ABEY PD. MELTON SOUTH 3338 LOT: 375-4383318 177 178-178-178-178-178-178-178-178-178-178-		144,61	-37.7136
2-82 SHOGAND R. MELTON SOUTH 3338 LOT; 3 PS-438336X 124 2-82 SHOGAND R. MELTON SOUTH 3338 LOT; 3 PS-4383318 57 167-191 ABEY RD, MELTON SOUTH 3338 LOT; 3 PS-4383318 59 167-191 ABEY RD, MELTON SOUTH 3338 LOT; 3 PS-4383318 60 177 167-191 ABEY RD, MELTON SOUTH 3338 LOT; 3 PS-4383318 174 175 167-191 ABEY RD, MELTON SOUTH 3338 LOT; 3 PS-4383318 174 177 177	ver Red Gum (55) Plains Grassy Woodland	144.61	-37,7135
2-22-SHOGAND DR. METDN SOUTH 3338 LOT13 PS-438333X 125 167-191 ABEP RD, MELTON SOUTH 3338 LOT13 PS-438333E 59 167-191 ABEP RD, MELTON SOUTH 3338 LOT13 PS-438333E 60 167-191 ABEP RD, MELTON SOUTH 3338 LOT13 PS-438333E 60 1774 1775 167-191 ABEP RD, MEUTON SOUTH 3338 LOT13 PS-438333E 1774 1775 1776 1777 1776 1777 1777 1777 1777	ver Red Gum (55) Plains Grassy Woodland	144,609	-37,7137
167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438333E 57 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438333E 60 60 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438333E 173 175 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438333E 175 175 167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS-438333E 175 175 175 175 175 175 175 175 175 175	Joke (803) Plains Woodland	144.61	-37,7141
167-191 ABEY RQ, MELTON SOUTH 3338 LOT 3 PS-438331E 59 167-191 ABEY RQ, MELTON SOUTH 3338 LOT 3 PS-438331E 60 173 175 167-191 ABEY RQ, MELTON SOUTH 3338 LOT 3 PS-438333E 175	rey Box (803) Plains Woodland	144.582	-37,7051
167-191 ABEY RQ, MELTON SOUTH 3338 LOT; 3 PS-438333E 60 174 1724 175 167-191 ABEY RQ, MELTON SOUTH 3338 LOT; 3 PS-438333E 175 175 167-191 ABEY RQ, MELTON SOUTH 3338 LOT; 3 PS-438333E 175 175 175 175 175 175 175 175 175 175	rey Box (803) Plains Woodland	144.584	-37.7058
174 167-191 ABEY RD, MEUTON SOUTH 3338 LOTE 3 PS-438333E 1776 177	rey Box (803) Plains Woodland	144.584	-37.7058
175 167-191 ABEY RD, MELTON SOUTH 3338 LOTE: 3 PS: 438333E 176	rey Box (803) Plains Woodland	144,581	-37,7043
167-191 ABEY RD, MELTON SOUTH 3338 LOT: 3 PS: 438333E 176	rey Box (803) Plains Woodland	144.583	-37.7046
107-191 Aper NJ, MELION SOUTH 5550	rey Box (803) Plains Woodland	144,583	-37.7048
		144.583	-37,7049
178 Grey Box	rey Box (803) Plains Woodland	144.583	-37,7043



NVPP Table 4: Scattered trees which can be removed (continued)

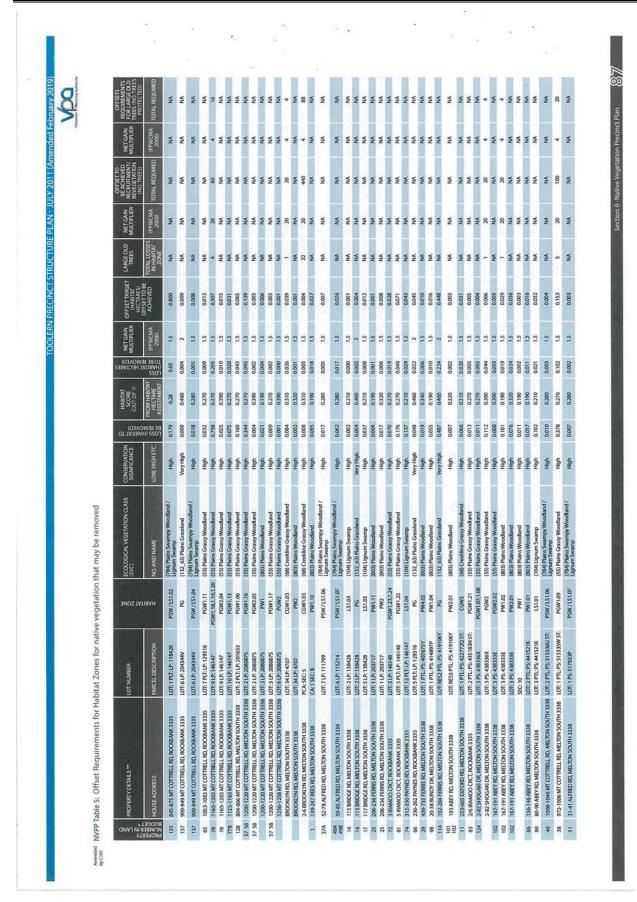
	PROPERTY DETAILS **	LOT NUMBER		THE RESERVE OF THE PARTY OF THE	EVC	X-LATITUDE Y-LONGITUDE	Y-LONGITUDE
LAND BUDGET*		PARCEL_DESCRIPTION	TREE ID	SPECIES	NO. AND NAME	GPS CO-ORDINATES	GPS CO-ORDINATES
105	167-191 AREY BD MEITON SOLITH 3338	LOT: RFS1 PS: 438333E	165	Grev Box	(803) Plains Woodland	144.59	
			107	River Red Gum	(55) Plains Grassy Woodland	144.633	-37.7222
			109	River Red Gum	(55) Plains Grassy Woodland	144.633	-37.7223
			110	River Red Gum	(55) Plains Grassy Woodland	144.633	-37.7223
130		SEC: 10	104	River Red Gum	(55) Plains Grassy Woodland	144.626	-37.7198
			106	River Red Gum	(55) Plains Grassy Woodland	144.627	-37.72
			108	River Red Gum	(55) Plains Grassy Woodland	144,633	-37.722
98	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	181	River Red Gum	(55) Plains Grassy Woodland	144.585	-37.695
			139	Grey Box	(803) Plains Woodland	144.591	-37.7039
			140	Grey Box	(803) Plains Woodland	144.591	-37.7029
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	142	Grey Box	(803) Plains Woodland	144.591	-37.7027
			143	Grey Box	(803) Plains Woodland	144.591	-37.7027
			141	Grev Box	(803) Plains Woodland	144,591	-37.7029
38	972-1006 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 515335W ST:	80	River Red Gum	(55) Plains Grassy Woodland	144.615	-37.7185
62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PTL: PS: 517410Y ST:	105	River Red Gum	(55) Plains Grassy Woodland	144.626	-37.7207
89	288-310 PAYNES RD. ROCKBANK 3335	LOT: 1 PS: 525605M	112	River Red Gum	(55) Plains Grassy Woodland	144.627	-37.7259
SALPANDESCRIPTION			202	Grey Box	(803) Plains Woodland	144.577	-37.7205
			506	Grey Box	(803) Plains Woodland	144.578	-37.7247
			207	Grey Box	(803) Plains Woodland	144.579	-37.7243
4	180-238 EXPORD RD, MELION SOUTH 3338	LOI: 2A PS: 623039X	208	Grey Box	(803) Plains Woodland	144.578	-37.7242
			500	Grey Box	(803) Plains Woodland	144.578	-37,724
			210	Grey Box	(803) Plains Woodland	144.581	-37.7234
			117	River Red Gum	(55) Plains Grassy Woodland	144.616	-37.7363
80 / Arterial Road	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	118	River Red Gum	(55) Plains Grassy Woodland	144.616	-37.7367
			119	River Red Gum	(55) Plains Grassy Woodland	144,616	-37.7368
			203	Grey Box	(803) Plains Woodland	144.572	-37.7251
6 / Arterial Road	153-299 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PS: 623039X	204	Grey Box	(803) Plains Woodland	144.572	-37.7256
			205	Grey Box	(803) Plains Woodland	144.57	-37.7256
			218	Grey Box	(803) Plains Woodland	144.572	-37.7394
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	221	Yellow Box	(803) Plains Woodland	144.575	-37.7379
			222	Grey Box	(803) Plains Woodland	144.575	-37,7381
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	246	Grey Box	(803) Plains Woodland	144.577	-37.7434
14 / Arterial Road	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	272	Grey Box	(803) Plains Woodland	144.577	-37.7427
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	273	Grey Box	(803) Plains Woodland	144.572	-37.7433
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	274	Grey Box	(803) Plains Woodland	144.572	-37.7435
	OCCUPACION OF VOINT OF STATE O	LOCT. DEC 1 DC. C 21720LI	136	Grey Box	(803) Plains Woodland	144.594	-37.7016
93	ZI-39 BUNDT DR, MELION SOUTH 3338	LOI: NEST 13: 331/2911	137	Grey Box	(803) Plains Woodland	144.594	-37.7016
86 26	54-76 FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 189113R	135	Grey Box	(803) Plains Woodland	144.597	-37.7018
68		LOT: 1 PS: 543417L	158	River Red Gum	(55) Plains Grassy Woodland	144.589	-37.6973
89		LOT: 1 PS: 543417L	159	River Red Gum	(55) Plains Grassy Woodland	144.589	-37.6966
89	日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日	LOT: 1 PS: 543417L	160	River Red Gum	(55) Plains Grassy Woodland	144.589	-37.6965
89		LOT: 1 PS: 543417L	191	River Red Gum	(55) Plains Grassy Woodland	144.589	-37.6964
89		LOT: 1 PS: 543417L	163	River Red Gum	(55) Plains Grassy Woodland	144,589	-37.6964
89		LOT: 1 PS: 543417L	164	River Red Gum	(55) Plains Grassy Woodland	144.592	-37.6976
89		LOT: 1 PS: 543417L	193	River Red Gum	(55) Plains Grassy Woodland	144.596	-37,6975
89		LOT: 1 PS: 543417L	194	River Red Gum	(55) Plains Grassy Woodland	144.596	-37.6976
68	THE REAL PROPERTY AND PERSONS ASSESSED.	LOT: 1 PS: 543417L	162	River Red Gum	(55) Plains Grassy Woodland	144.588	-37.6955
89 90		LOT: 1 PS: 543417L	152	Grey Box	(803) Plains Woodland	144.587	-37.7027
06 68	THE RESIDENCE OF THE PARTY OF T	LOT: 1 PS: 543417L	153	Grey Box	(803) Plains Woodland	144.587	-37.7027
06 68		LOT: 1 PS: 543417L	154	Grey Box	(803) Plains Woodland	144.587	-37.7027
68		LOT: 1 PS: 543417L	155	Grey Box	(803) Plains Woodland	144,588	-37.7008
88		LOT: 2 PS: 543417L	156	Grey Box	(803) Plains Woodland	144.587	-37.7008

NVPP Table 4: Scattered trees which can be removed (continued)

	PROPERTY DETAILS **	LOT NUMBER	10000	STATE OF STREET	EVC	X - LATITUDE Y - LONGITUDE	Y-LONGITUDE
LAND BUDGET*	HOUSE_ADDRESS	PARCEL_DESCRIPTION	TREE ID	SPECIES	NO. AND NAME	GPS CO-ORDINATES	GPS CO-ORDINATES
88		LOT: 2 PS: 543417L	180	Grey Box	(803) Plains Woodland	144.584	-37.703
			366	River Red Gum	(55) Plains Grassy Woodland	144.593	-37.7052
			4	Grey Box	(803) Plains Woodland	144.582	-37,7146
		17 TO	7	Grey Box	(803) Plains Woodland	144.562	-37.7179
Arterial Road	Other (Koadside)	Omer (Roadside)	3	Grey Box	(803) Plains Woodland	144.562	-37.7172
			161	Grey Box	(803) Plains Woodland	144.573	-37.7204
			192	Grey Box	(803) Plains Woodland	144.573	-37.7204
			525	Grey Box	(803) Plains Woodland	144.577	-37.7406
			230	Grey Box	(803) Plains Woodland	144.577	-37.7407
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	231	Grey Box	(803) Plains Woodland	144.577	-37.7409
			232	Grey Box	(803) Plains Woodland	144.577	-37.7409
			233	Grey Box	(803) Plains Woodland	144.577	-37.741
80	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	215	Grey Box	(803) Plains Woodland	144.571	-37.7294
80	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	216	Grey Box	(803) Plains Woodland	144.572	-37.7295
80	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	217	Grey Box	(803) Plains Woodland	144.572	-37.7297
			186	River Red Gum	(55) Plains Grassy Woodland	144.58	-37.7036
87 / Arterial Road	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	187	River Red Gum	(55) Plains Grassy Woodland	144.58	-37.7036
			185	River Red Gum	(55) Plains Grassy Woodland	144.58	-37.7037
10 / Arterial Road	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	172	Grey Box	(803) Plains Woodland	144.577	-37.7398
			228	Grey Box	(803) Plains Woodland	144.577	-37.7403
147 / Arterial Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	235	Grey Box	(803) Plains Woodland	144.577	-37.7408
			236	Grey Box	(803) Plains Woodland	144.577	-37.741
Arterial Road	1062-1122 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PS: 5159625	88	Buloke	(803) Plains Woodland	144.617	-37.7267
Arterial Road	Other (Roadside)	Other (Roadside)	88	Buloke	(803) Plains Woodland	144.617	-37.7278
57 / Arterial Road		LOT: 5 LP: 2080875	100	Buloke	(803) Plains Woodland	144,605	-37,7314
145	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	285	Grey Box	Plains Woodland	144.581	-37.714
145	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	286	Grey Box	Plains Woodland	144.581	-37.714
145	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	287	River Red Gum	Creekline Grassy Woodland	144.581	-37.714
147 / Arterial Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	238	Grey Box	(803) Plains Woodland	144.593	-37.7092
			288	Grey Box	(803) Plains Woodland	144.572	-37.7422
			588	Grey Box	(803) Plains Woodland	144.571	-37.7419
			290	Grey Box	(803) Plains Woodland	144.573	-37.7433
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	162	Grey Box	(803) Plains Woodland	144.573	-37.7435
			292	Grey Box	(803) Plains Woodland	144.572	-37.7438
			297	Grey Box	(803) Plains Woodland	144.575	-37.7439
			298	Grey Box	(803) Plains Woodland	144.575	-37.7438
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	302	Grey Box	(803) Plains Woodland	144.577	-37.7419
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	303	Grey Box	(803) Plains Woodland	144.577	-37.7418
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	223	Grey Box	(803) Plains Woodland	144.576	-37,7393
01	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	224	Grey Box	(803) Plains Woodland	144.576	-37,7399
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	225	Grey Box	(803) Plains Woodland	144.576	-37.7398
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	237	Grey Box	(803) Plains Woodland	144.576	-37.7412
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	219	Grey Box	(803) Plains Woodland	144.572	-37.74
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	220	Grey Box	(803) Plains Woodland	144.573	-37.7402
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	526	Grey Box	(803) Plains Woodland	144.576	-37.7403
06	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	147	Grey Box	(803) Plains Woodland	144.587	-37.7033
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	227	Grey Box	(803) Plains Woodland	144.576	-37.7401
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	275	Grey Box	(803) Plains Woodland	144.572	-37.7436
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	276	Grey Box	(803) Plains Woodland	144572	-37.7437

^{*} The Property Number is indicative only. The location of EVC patches and scattered trees should be confirmed prior to development. ** Property Addresses may be subject to change. The location of EVC patches and scattered trees are as defined in the NVPP

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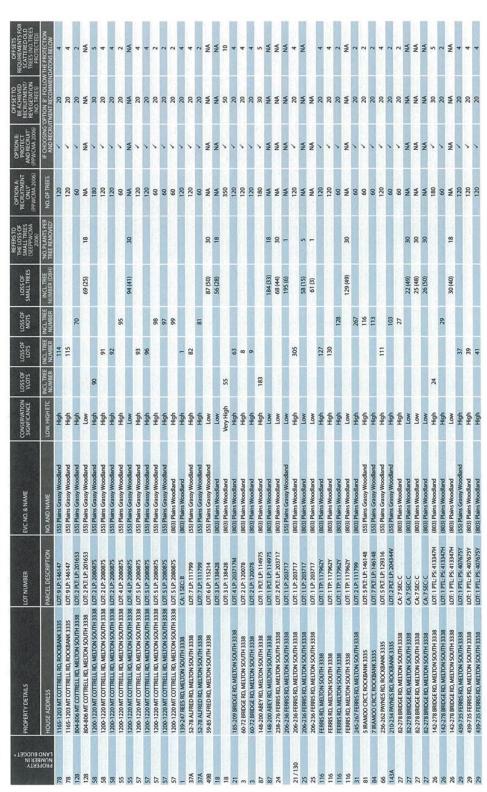
NVPP Table 5: Offset Requirements for Habitat Zones for native vegetation that may be removed (continued)

REQUIREMENTS FOR LARGE OLD TREES (NO. TREES PROTECTED)	TOTAL REQUIRED	W	NA	NA.	NA NA	NA	NA	NA	NA	NA	NA	×	×	¥	¥	¥	4	N	N	¥	¥	32	4	60	20	124	W	NA
NET GAIN MULTIPLIER	(PPWCMA 2006)	NA	¥.	NA	NA	NA	NA	NA	NA.	NA	¥	NA	ž	Y.	¥	¥	+	¥	2	¥	ž	4	4	4	4	4	¥	NA.
BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	TOTAL REQUIRED	NA	NA NA	¥	×	Ŋ	NA NA	NA	¥	NA	NA	NA	NA	NA	NA	NA	20	NA	NA	NA	NA	160	20	40	100	620	NA	×
NET GAIN MULTIPLIER	(PPWCMA 2006)	ž	ž	¥	ž	¥	ž	¥	NA NA	AN	NA	AN	¥	¥	¥	NA NA	20	NA	¥	NA NA	NA NA	20	20	20	20	20	ž	ž
LARGE OLD TREES	TOTAL LOSSES IN HABITAT ZONE	NA	¥.	NA	NA NA	NA	NA	NA	¥	NA NA	M	NA	×	NA.	NA	M		NA	×	NA	NA	60	ALCOHOLD SALES	2	5	31	NA	NA
OFFSETTARGET (HABITAT HECTARES)	ACHIEVED	710.0	0,022	0.025	800'0	0.007	9100	7100	7100	0.015	0.036	6900	6700	0.020	0.015	0.065	0.183	0.041	0.043	6100	0000	0.219	1100	0.021	890'0	0.304	0.405	0.201
NET GAIN MULTIPLIER	(PPWCMA 2006)	1.5	2	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	15	2	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
AT HECTARES	SSOJ ATIBAH) R 38 OT	110.0	1100	0.012	0.005	0.005	1100	1100	1100	0.010	0.024	0.046	6100	0.010	0000	0.044	0.122	0.028	6200	0.013	0.003	0.146	0000	0.014	0.045	0.203	0.270	0.134
HABITAT SCORE (OUT OF 1)	FROM HABITAT HECTARE ASSESSMENT	0.280	0.460	0.460	0210	0210	0330	0330	0340	0210	0210	0270	0.270	0.210	0.270	0.390	0.310	0.310	0.280	0.190	0.320	0.230	0700	0210	0230	0.200		
OVED)	RE REM LOSS (F	0.041	0.024	0.027	0.024	0.023	0.028	0.029	0.033	0.047	0.113	0.171	0.071	0.047	0.037	0.112	0.394	0.089	0.103	0.067	800'0	0.635	9500	0.067	0.197	1,013		
CONSERVATION SIGNFICANCE	LOW, HIGH ETC	High	Very High	Very High	High	High	High	High	High	High	High	High	High	Very High	High	High	High	High	High	High	High	High	High	High	High	High	High	High
ECOLOGICAL VEGETATION CLASS (EVC)	NO. AND NAME	(784) Plains Swampy Woodland / Lignum Swamp	(132_63) Plains Grassland	(132_63) Plains Grassland	(104) Lignum Swamp	(104) Lignum Swamp	(55) Plains Grassy Woodland	(55) Plains Grassy Woodland	(803) Plains Woodland	(104) Lignum Swamp	(104) Lignum Swamp	(55) Plains Grassy Woodland	(55) Plains Grassy Woodland	(104) Lignum Swamp	(55) Plains Grassy Woodland	(55) Plains Grassy Woodland	(68) Creekline Grassy Woodland	(68) Creekline Grassy Woodland	(784) Plains Swampy Woodland / Lignum Swamp	(803) Plains Woodland	(803) Plains Woodland	(803) Plains Woodland	(803) Plains Woodland	(803) Plains Woodland	(803) Plains Woodland	(803) Plains Woodland	(68) Creekline Grassy Woodland	(68) Creekline Grassy Woodland
ENDZ TAT	IBAH	PSW / LS1.07	8	8	151.04	151.04	PGW2.04	PGW2.04	PW4.01	151.02	10,121	PGW1.01	PGW1.02	CSJ	PGW1	PGW2	CGW1	CGW2	PSW/IS	PW1	PW2	PW6	PW8	PWS	PW6	PW8	CGWI	CGWI
LOT NUMBER	PARCEL DESCRIPTION	LOT: 2 PS: 51 7933P	LOT: 1 PTL-PS: 517410YST:	LOT: 2 PTL: PS: S17410Y ST:	LOT: 1 PS: 525605M	LOT: 2 PS: 525605M	LOT: 1 PS: 515052K	LOT: 2 PS: 515052K	LOT: 28 PS623039X	LOT: 1 PS: 543417L	LOT: 1 PS: 543417L	LOT: 1 PS: 543417L	LOT: 1 PS: 543417L	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	LOT: 18 PS: 623039X	LOT: 18 PS: 623039X	LOT: 4A TP: 856434C	LOT: 4A TP: 856434C	LOT: 4A TP: 856434C	LOT: 2 PS: 407675Y	
PROPERTY DETAILS **	PROPERTY NOUSE ADDRESS	43-57 ALFRED RD, MELTON SOUTH 3338	951-991 MT COTTRELL RD, ROCKBANK 3335	951-991 MT COTTRELL RD, ROCKBANK 3335	288-310 PAYNES RD, ROCKBANK 3335	264-286 PAYNES RD, ROCKBANK 3335	79 80 1247-1305 MT COTTRELL RD, ROCKBANK 3335	79 80 1247-1305 MT COTTREL RD, ROCKBANK 3335						Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	Other (Roadside)	RD, MELTON SOUTH 3338	301-353 EXFORD RD, MELTON SOUTH 3339	255-605 EXFORD RD, MELTON SOUTH 3338	255-605 EXFORD RD, MELTON SOUTH 3338	255-605 EXFORD RD, MELTON SOUTH 3338	EXFORD RD, MELTON SOUTH 3338	

* The Property Number is indicative only. The location of EVC patches and scattered trees should be confirmed prior to development.
** Property Addresses may be subject to change. The location of EVC patches and scattered trees are as defined in the NVPP

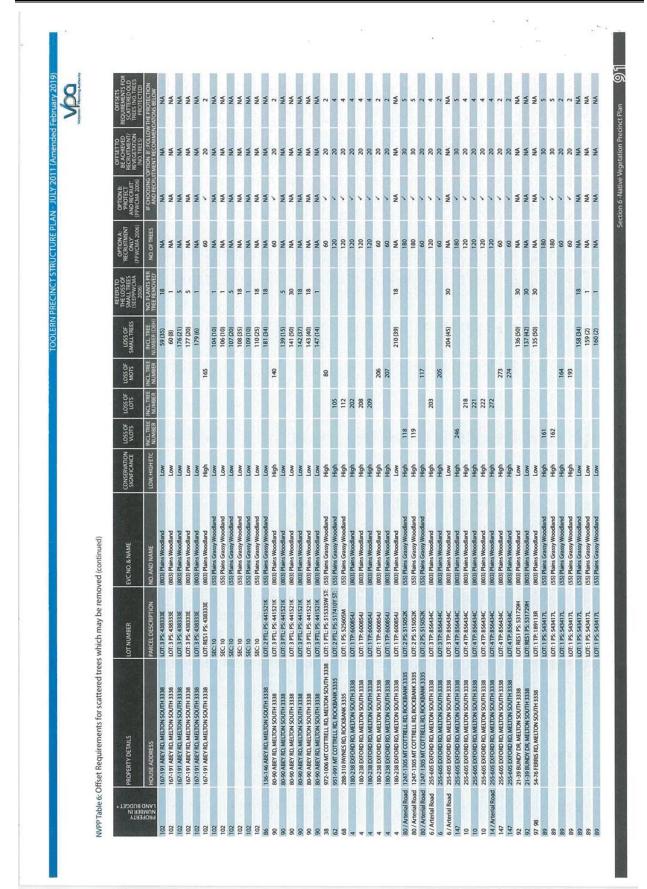
Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station





NVPP Table 6: Offset Requirements for scattered trees which may be removed (continued)

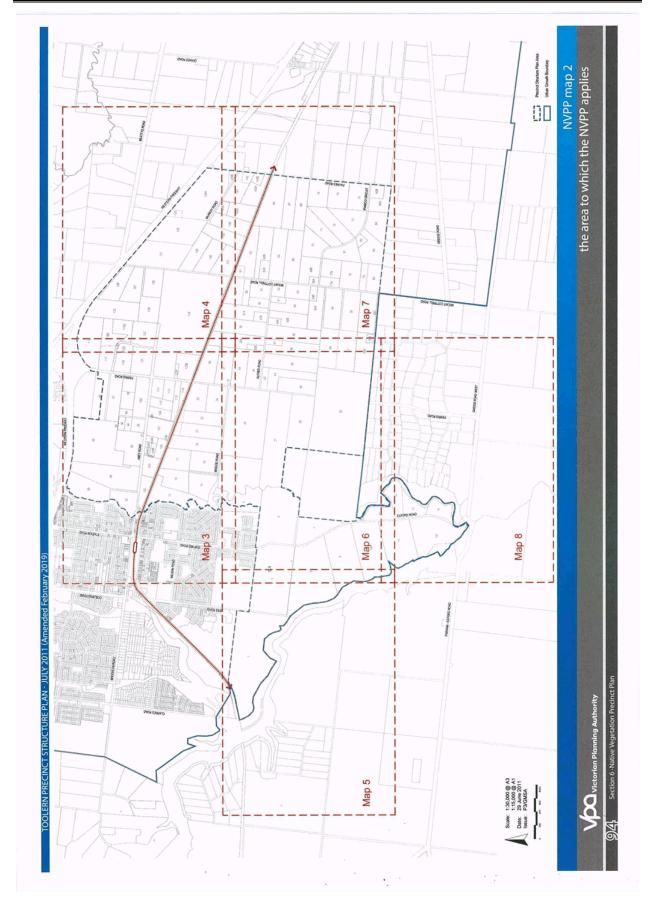
PROPERTY DETAILS	LOT NUMBER	EVC NO. & NAME	CONSERVATION SIGNFICANCE	LOSS OF VLOTS	LOSS OF LOSS OF LOSS OF	LOSS OF MOTS SP	LOSS OF SMALL TREES	THE LOSS OF SMALL TREES (SEEPPWCMA 2006)	OPTION A: RECRUITMENT ONLY (PPWCMA 2006)	OPTION B: PROTECT AND RECRUIT (PPWCMA 2006)	BE ACHIEVED RECRUITMENT/ REVEGETATION (NO.TREES)	REQUIREMENTS FOR SCATTERED OLD TREES (NO. TREES PROTECTED)
HOUSE ADDRESS	PARCEL DESCRIPTION	NO. AND NAME	LOW, HIGH ETC	INCL TREE	INCL. TREE IN	INCL TREE	INCL TREE NUMBER (DBH)	'NO. PLANTS PER TREE REMOVED'	NO. OF TREES	IF CHOOSING AND RECRU	IF CHOOSING OPTION B: FOLLOW THE PROTECTION AND RECRUITMENT RECOMMENDATIONS BELOW	THE PROTECTION ATONS BELOW
439-735 FERRIS RD, MELTON SOUTH 3338	3 LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland					K		09	,	20	2
439-735 FERRIS RD, MELTON SOUTH 3338		(803) Plains Woodland	High			36			8	,	20	2
439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland (803) Plains Woodland	High	S STATE OF THE PARTY OF THE PAR	STATE OF THE PARTY AND THE PAR	38	Married B	SAMPLE OF PERSONS ASSESSED.	8 8	, ,	20 20	2
439-735 FERRIS RD MEI TON SOLITH 3338		(803) Plains Woodland	High			44			9	,	20	2
439-735 FERRIS RD MELTON SOUTH 3338		(803) Plains Woodland	Low	THE REAL PROPERTY.	Service in	TAXABLE DE	40 (45)	30	NA	NA	W	NA
439-735 FERRIS RD, MELTON SOUTH 3338		(803) Plains Woodland	Low				42 (46)	30	Ä	NA	¥	NA
439-735 FERRIS RD, MELTON SOUTH 3338	The same of	(803) Plains Woodland	Very High	35	STREET, ST	STATE OF			350	,	20	10
439-735 FERRIS RD, MELTON SOUTH 3338		(803) Plains Woodland	Very High		34				350	,	20	10
82-278 BRIDGE RD, MELTON SOUTH 3338	The second	(803) Plains Woodland	High		The state of	23			09	,	20	2
82-278 BRIDGE RD, MELTON SOUTH 3338	Ī	(803) Plains Woodland	High			32			99	,	20	2
82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 4076748	(803) Plains Woodland	High			31		Sandy Sand	99	,	20	2
20-38 BUNDY DR, MELTON SOUTH 3338	1 Part 2	(803) Plains Woodland	Low				131 (19)	5	NA	NA	NA.	NA
20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	(803) Plains Woodland	Low	SAMM?	NAME OF TAXABLE PARTY.		132 (6)	The state of	¥	NA	¥	NA
20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	(803) Plains Woodland	Low				133 (47)	30	NA	NA	NA	NA
20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	(803) Plains Woodland	Low	SCHOOL SECTION	SCHOOL SECTION		134 (6)	The second second	¥	NA	¥	NA
57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(55) Mains Grassy Woodland	Low				172(1)	-	NA	NA	NA	NA
57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low	SHARKE	March M.		166 (50)	30	¥	NA	¥	NA
57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				167 (4)	Table 1	NA.	NA	NA	NA
57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				168 (8)		¥	NA	¥	NA
57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				(1) 691		NA	NA	NA	NA
57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low	THE STATE OF	Section 2	To the	170 (4)	The second	¥	NA	NA	NA
57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				171 (2)	Ī	NA	NA	NA	NA
192-204 FERRIS RD, MELTON SOUTH 3338	8 LOT: RES2 PTL: PS: 419106Y	(803) Plains Woodland	Low				173 (47)	30	NA	NA	NA	NA
255-605 EXFORD RD, MELTON SOUTH 3338	38 LOT: 1 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	200					180	`	30	5
255-605 EXFORD RD, MELTON SOUTH 3338	38 LOT: 1 PTL: PS: 422772Q ST:	(803) Plains Woodland	High			199	STATES OF		09	,	20	2
255-605 EXFORD RD, MELTON SOUTH 3338	38 LOT: 2 PTL: PS: 422772Q ST:	(55) Plains Grassy Woodland	High	197					180	`	30	2
255-605 EXFORD RD, MELTON SOUTH 3338	38 LOT: 2 PTL: PS: 422772Q ST:	(55) Plains Grassy Woodland	High	STATE OF THE PARTY	198				120	,	20	4
255-605 EXFORD RD, MELTON SOUTH 3338	Ī	(803) Plains Woodland	High	234					180	,	30	5
255-605 EXFORD RD, MELTON SOUTH 3338	38 LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		239				120	,	20	4
255-605 EXFORD RD, MELTON SOUTH 3338	R H	(803) Plains Woodland	High		240				120	,	20	4
255-605 EXFORD RD, MELTON SOUTH 3338	38 LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		241				120	,	20	4
430-458 EXFORD RD, MELTON SOUTH 3338		(68) Creekline Grassy Woodland	High	255					180	`	30	2
430-458 EXFORD RD, MELTON SOUTH 3338		(803) Plains Woodland	High	242					180	,	30	5
14 / Arterial Road 430-458 EXFORD RD, MELTON SOUTH 3338			High	244					180	,	30	2
430-458 EXFORD RD, MELTON SOUTH 3338	38 LOT: 4 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		243		ST CONTRACTOR		120	,	20	4
430-458 EXFORD RD, MELTON SOUTH 3338		(803) Plains Woodland	High		245				120	,	20	4
43-67 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PS: 438336X	(55) Plains Grassy Woodland	High			126		STATE OF STREET	9	,	20	2
2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	High		120				120	,	20	4
2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				121(7)	18 18 18 18 18 18 18 18 18 18 18 18 18 1	¥	NA	¥	NA
2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				122(7)	1	NA	NA	NA	NA
2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				123 (10)	1	¥	NA	¥	NA
2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				124(7)	Ē	A	NA	NA	NA
2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(803) Plains Woodland	High		STATISTICS.		125 (3)	Control Control	Section Sectio	NA	ž	NA
167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	High		174				120	`	20	4
167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	High	2000	175		THE REAL PROPERTY.		120	,	20	4
167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	High		178				120	,	20	4

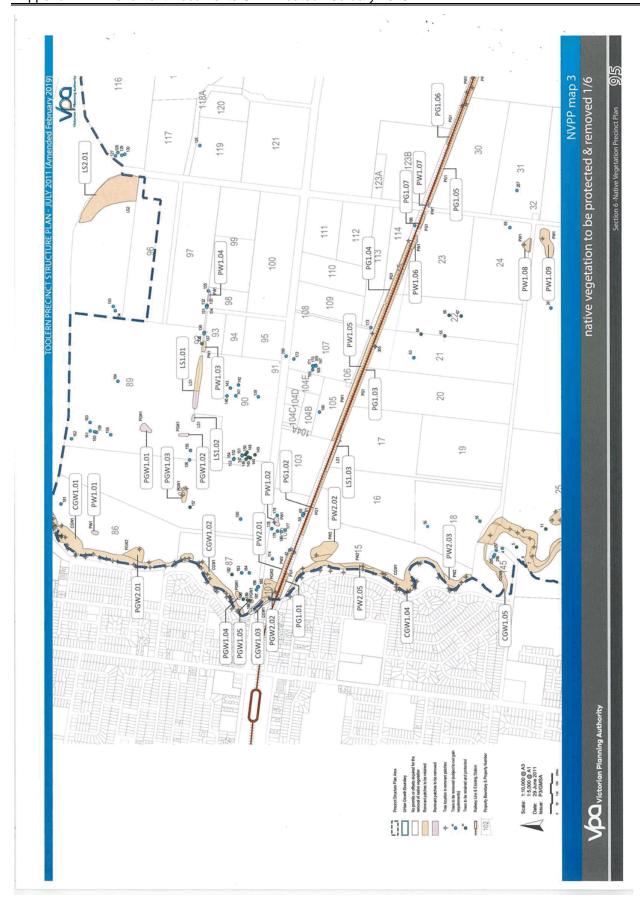


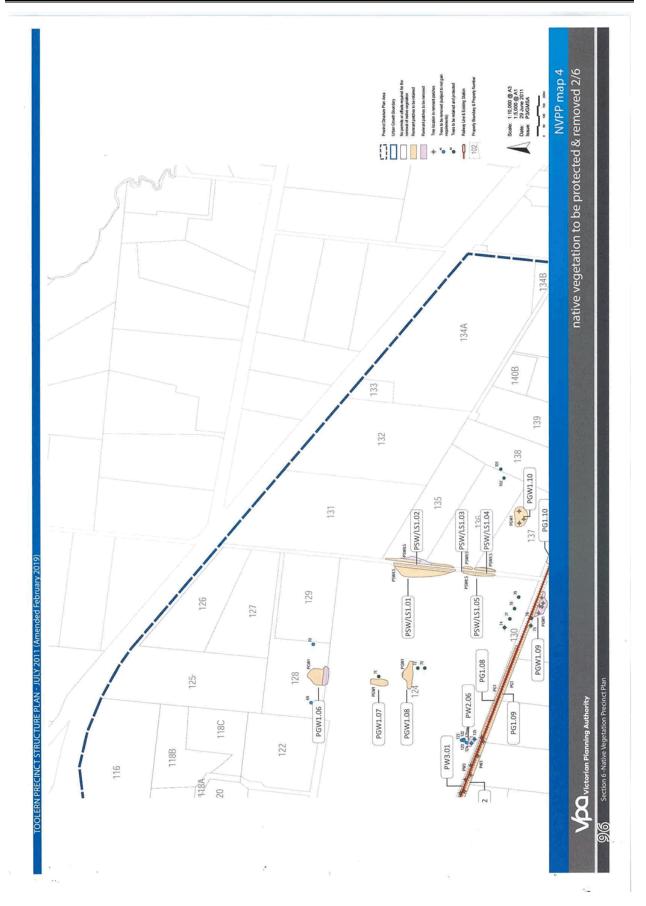
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scattered tree	
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P Table 6: Offset Re	
NVP	

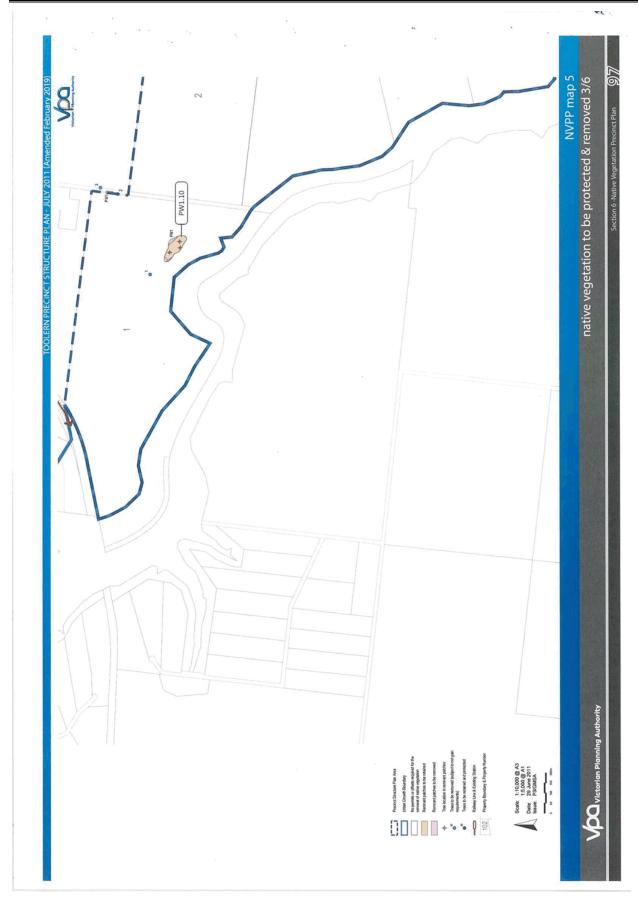
ERTY BERIN BERIN BERTN BERTN BUTTE BERTN BUTTE B	PROPERTY DETAILS	LOT NUMBER	EVC NO. & NAME	CONSERVATION SIGNFICANCE		LOSS OF LOS	LOSS OF LOS MOTS SMAL		ARREST NAME OF TAXABLE PARTY.	RECRUITMENT ONLY (PPWCMA 2006)	PROTECT AND RECRUIT (PPWCMA 2006)	BE ACHIEVED RECRUITMENT/ REVEGETATION (NO.TREES)	REQUIREMENTS FOR SCATTERED OLD TREES (NO.TREES PROTECTED)
LAND NUME	HOUSE ADDRESS	PARCEL DESCRIPTION	NO, AND NAME	LOW, HIGH ETC	INCL TREE IN	INCL TREE INCL NUMBER NUM	INCL TREE INCI NUMBER NUMB	INCL_TREE NO. NUMBER (DBH) TRE	THEE REMOVED"	NO. OF TREES	IF CHOOSING 'OPTION AND RECRUITMENT R	DPTION B': FOLLOW TMENT RECOMMEN	B':FOLLOW THE PROTECTION RECOMMENDATONS BELOW
68		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	Low			16	163 (3)	-	NA	NA	NA	NA
		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	Low			19	194 (4)		N.	NA.	¥ S	NA.
Section Control of		101:115:543417L	(803) Plains Woodland	High	751		15	153 (3)	Contract of the last	NA NA	N N	NA SO	o W
80		LOT: 1 PS: 543417L	(803) Plains Woodland	Low			15	154(3)	-	ž	NA	¥	NA
STATE OF STREET		LOT: 1 PS: 543417L	(803) Plains Woodland	Low			15	155 (44)	30	¥	NA	ž	AN
88		LOT: 2 PS: 543417L	(803) Plains Woodland	High	180					180	`	30	2
88		LOT: 2 PS: 543417L	(803) Plains Woodland	High			156			99	,	20	2
Arterial Road	Other (Roadside)	Other (Roadside)	(55) Plains Grassy Woodland	Low			36	266 (6)	-	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	High	4					180	,	30	5
Arterial Road	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Low			2	2 (33)	18	NA	NA	NA	NA
Arterial Road	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Low			3	3 (15)	2	NA	NA	¥	NA
	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Low			19	191 (40)	18	NA	NA	NA	NA
STATE STATE OF	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Low			19	192 (39)	18	¥	NA	NA NA	NA
Arterial Road	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Very High			89			100	,	20	4
13 / Arterial Road		LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	529				The state of the s	180	,	30	5
13 / Arterial Road		LOT: 3 PTL: PS: 422772Q ST:	-	High		230				120	`	20	4
13 / Arterial Road		LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		231				120	,	20	4
13 / Arterial Road		LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	232					180	,	30	5
13 / Arterial Road		LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	233					180	,	30	5
		LOT: 1A PS: 623039X	(803) Plains Woodland	High		2	215			99	,	20	2
	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	(803) Plains Woodland	Low			21	216 (45)	30	NA NA	NA	¥.	NA
	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	(803) Plains Woodland	Low			21	217 (52)	30	Ŋ	NA	NA	NA
	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	(803) Plains Woodland	High	No Contract	223	1000			120	,	20	4
	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High	224					180	,	30	2
	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	(803) Plains Woodland	High		225				120	,	20	4
	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 18 PS: 623039X	(803) Plains Woodland	High		219				120	,	20	4
01		LOT: 18 PS: 623039X	(803) Plains Woodland	High		220				120	,	20	4
10 / Arterial Road		LOT: 18 PS: 623039X	(803) Plains Woodland	High		172				120	,	50	4
147 / Arterial Road	-	LOT: 48 PS: 623039X	(803) Plains Woodland	High		238				120	,	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	(803) Plains Woodland	High		288	-			120	,	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	(803) Plains Woodland	High	Colonia III		289		The state of the s	8	,	20	2
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	(803) Plains Woodland	High		290	-			120	,	50	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	(803) Plains Woodland	High		291				120		20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	(803) Plains Woodland	High		262				120	,	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	(803) Plains Woodland	High		297				120	,	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	(803) Plains Woodland	High	298					180	`	30	2
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039	(803) Plains Woodland	High		302				120	,	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	(803) Plains Woodland	High		303				120	`	20	4
147 / Arterial	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	(803) Plains Woodland	High		228				120	,	20	4
147 / Arterial Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	(803) Plains Woodland	High	235					180	,	30	'n
147 / Arterial	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	(803) Plains Woodland	High		236				120	,	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 48 PS: 623039X	(803) Plains Woodland	High	237					180	`	30	5
87 / Arterial Road		LOT: 1 PLT: LP: 114975	(55) Plains Grassy Woodland	Low	September 1		18	186 (8)	5	NA NA	NA	NA	NA
/ Arterial Road	87 / Arterial Road 148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	(55) Plains Grassy Woodland	Low			18	(01) 281	2	NA A	AN	NA	NA
87 / Arterial Road	1 148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	(55) Plains Grassy Woodland	Low		SAMES IN	18	185 (14)	2	¥	NA	NA	NA
/ Arterial Road			The same of the party of										
A A WITHINGTON	1 1002-1 122 mi coi inect no, metion con inco	88 LUI: 2 PS: 5159625	(803) Plains Woodland	High			8	88 (28)	18	AN	NA	NA	AN

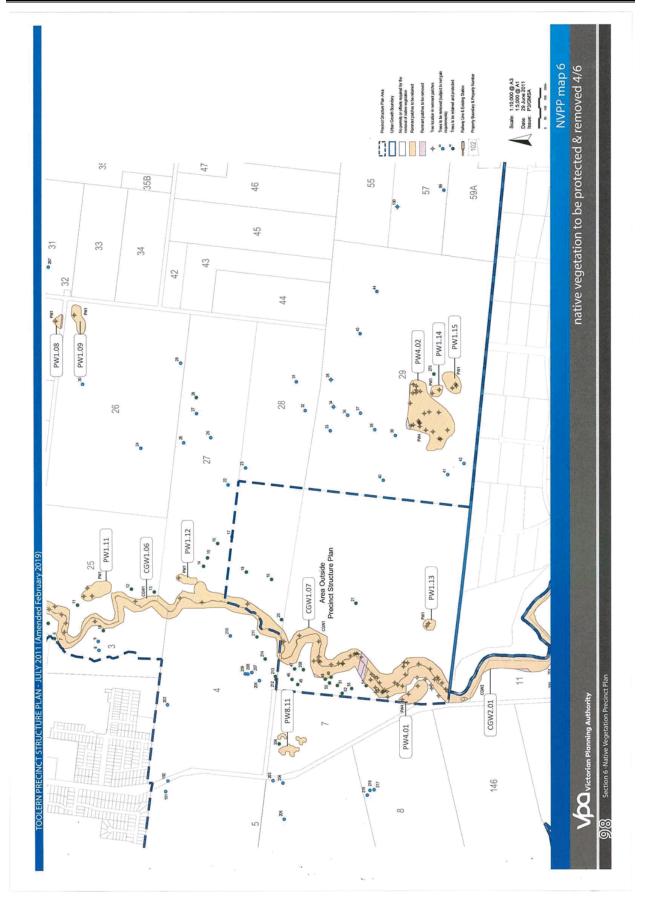
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	CONSERVATION SIGNECANCE HIGH HIGH HIGH HIGH HIGH HIGH HIGH HIG		
loved (continued)	EVC NO. B. NAME NO. AND NAME Pairs Woodland Pairs Woodland Creekine Grassy Woodland (803) Plairs Woodland (803		
es which may be rem	LOT NUMBER PARCEL DESCRIPTION LOT: PS.411664 LOT: PS.411664 LOT: PS.411664 LOT: PS.411664 LOT: PS.622033X LOT: BPS.622033X LOT: BPS.622033X LOT: BPS.622033X LOT: BPS.622033X LOT: BPS.622033X LOT: BPS.622033X		
NVPP Table 6: Offset Requirements for scattered trees which may be removed (continued)	FIGURESTATO DETAILS LOT NUMBER EVC NO. & NAME SCOKSERVATION LOSSOF LOSSO		
NVPP Table 6:	145 Property # Property # Property # 147 Property #		

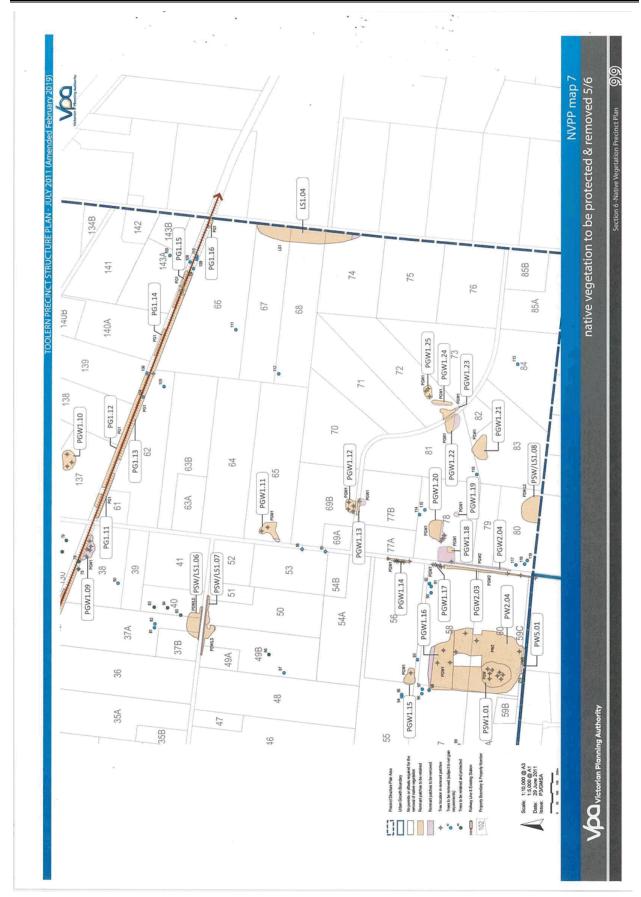


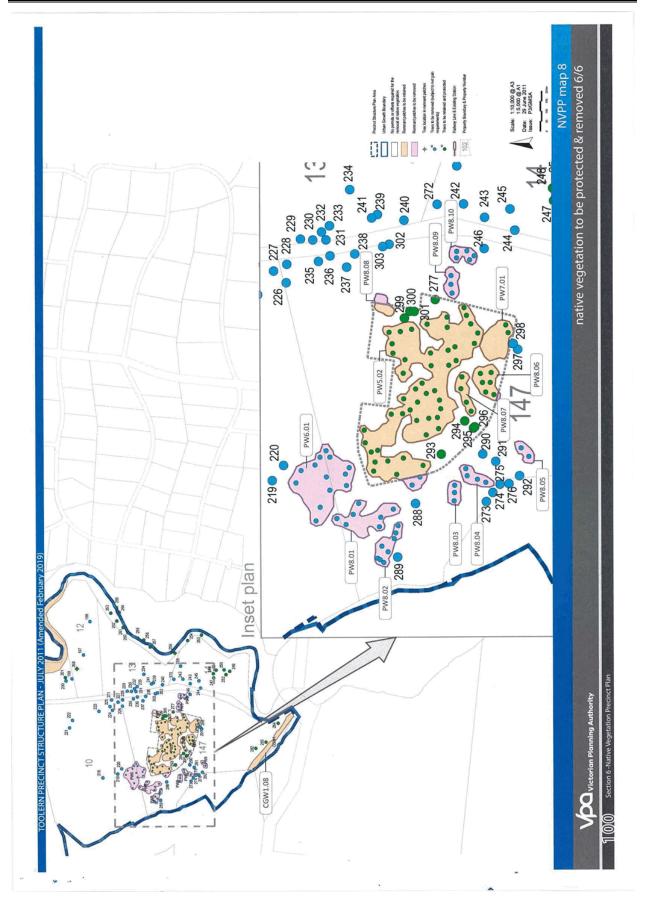


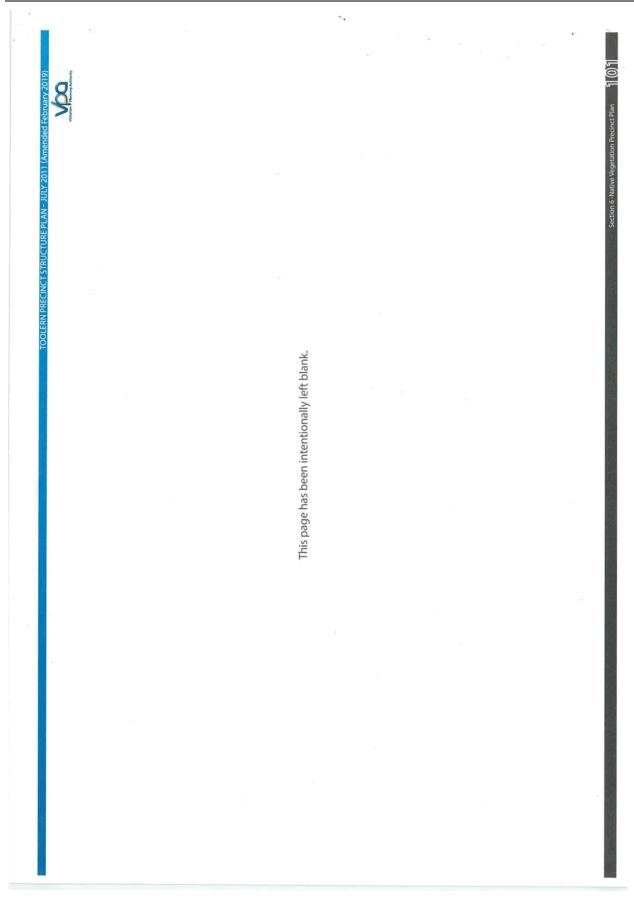








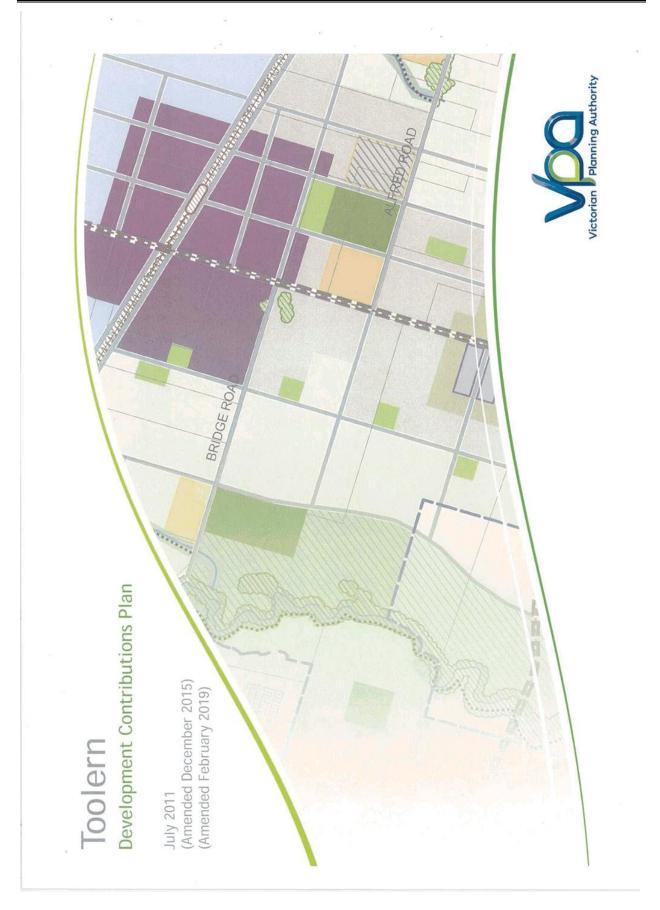


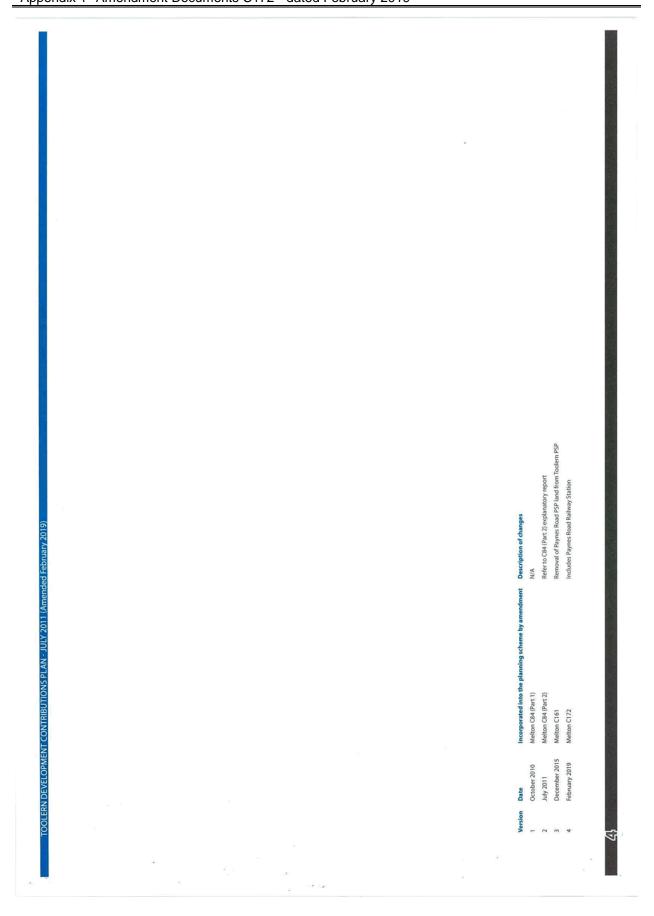




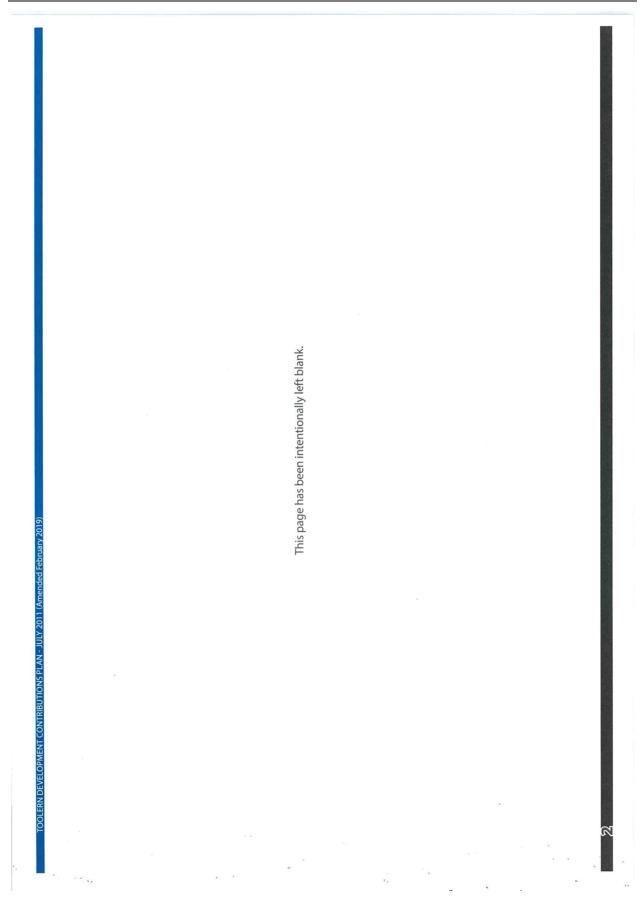
Toolern Precinct Structure Plan - (including Toolern Native Vegetation Precinct Plan) July 2011 (Amended December 2015, Amended February 2019)







			No.
CONTENTS	3 PLANS		
DEVELOPMENT CONTRIBUTIONS PLAN STRUCTURE 1.0 STRATEGICBASIS		4 νο α	
PLANNING AND ENVIRONMENT ACT 1987 PRECINCT STRUCTURE PLAN THE AREA TO WHICH THE DCP APPLIES INFRASTRUCTURE PROJECT JUSTIFICATION		10 12 14 16 20	
2.0 CALCULATION OF CONTRIBUTIONS 2.1 CALCULATION OF NET DEVELOPABLE AREA & DEMAND UNITS 2.2 CALCULATION OF CONTRIBUTION CHARGES 3.0 ADMINISTRATION AND IMPLEMENTATION	21 TABLES 21 Table 1: Summary land use budget 21 Table 2: Property Specific land use budgets 49 Table 3: Strategic Justification	23 24 28	
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Appendix 1 Amendment Documents C172 - dated February 2019



INTRODUCTION

to be used that the future community of Toolem which is generally covered by the Toolem Precint Structure Plan in the Melton-Caroline Springs forward have lefter to Plan I for focation). The Toolem Precint Structure Plan area will require a range of physical and social infrastructure as part of the development of the area. Not all of this infrastructure will be The Toolern Development Contributions Plan (DCP) has been developed to support the provision of certain specified works, services and facilities funded through this DCP.

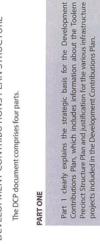
This infrastructure is provided through a number of mechanisms including:

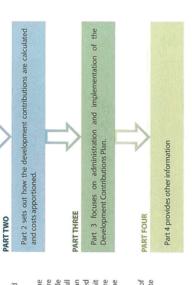
- Subdivision construction works by developers;
- Development contributions (community infrastructure levy and development infrastructure levy);
 - Utility service provider contributions; and
- Capital works projects by Council, state government agencies and

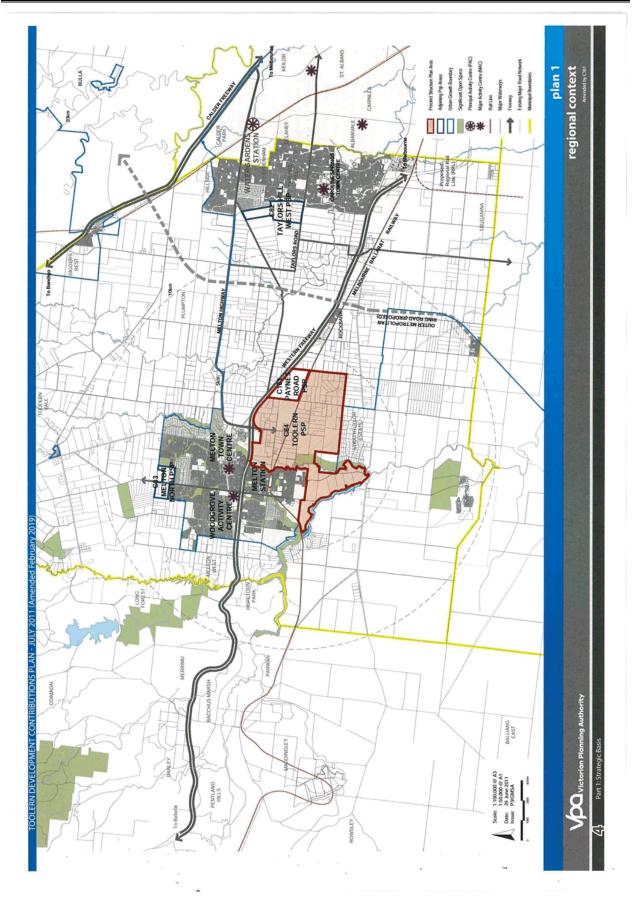
community groups.

This DCP will require the payment of levies to ensure that the infrastructure specified in this plan is funded to enable Melton Shire Countries to provide the infrastructure. However, this DCP is not the sole source of funding for all infrastructure in the Toolem Precinct. The full range of infrastructure identified in the Toolern Precinct Structure Plan will only be delivered if the lower order infrastructure items are provided by those developing the land through the imposition of planning permit conditions. Decisions have been made about the type of infrastructure which will be funded by this DCP. These decisions are in line with the This DCP has been developed in accordance with the provisions of Part 3B of the Planning and Environment Act and the Victorian State Government Development Contributions Guidelines (2003).

DEVELOPMENT CONTRIBUTIONS PLAN STRUCTURE







Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019



1.0 STRATEGIC BASIS

The strategic basis for this DCP Plan is established by the State and Local Planning Policy Framework of the Melton Planning Scheme. Key documents are Melbourne 2030, the Growth Area Framework Plans, the Municipal Strategic Statement, and the Toolen Precinct Structure Plan (and supporting documents), which set out a broad, long term vision for the sustainable development of the DCP Plan area.

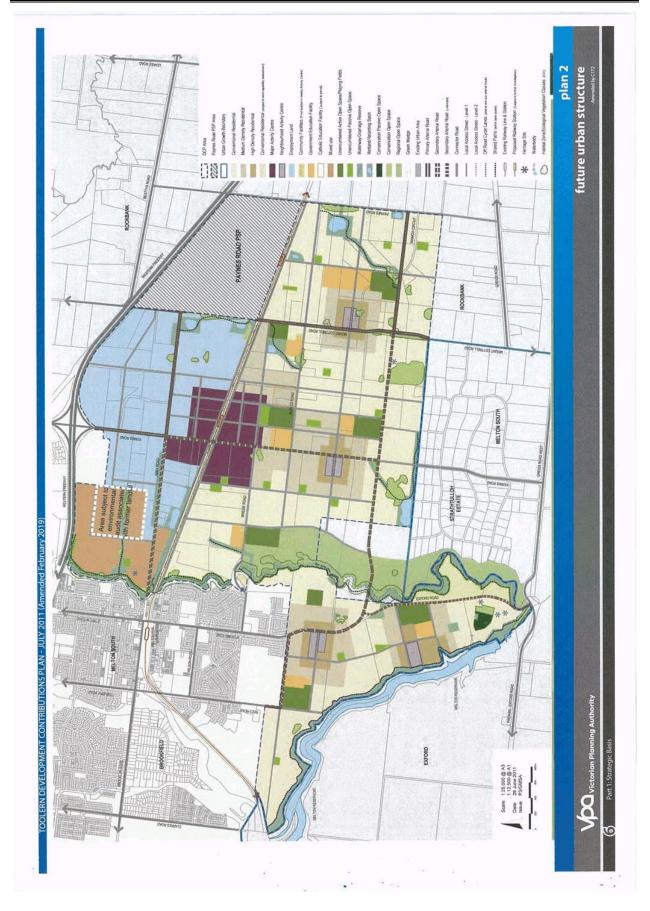
The Growth Area Framework Plans (September 2006), have been incorporated into the Victoria Planning Provisions and illustrate the planned extent of residential, employment, and other development, as well as the location of larger activity centres for each growth area. They also include key elements of infrastructure and services including the regional open space network, the location of public transport network, freeways and arterial roads.

The Toolern Precinct Structure Plan has been developed following a comprehensive planning process and provides a greater level of detail to guide the development of the DCP area.

1.1 PLANNING AND ENVIRONMENT ACT 1987

This DCP has been prepared in accordance with Part 38 of the Planning and Environment Act 1987 ('He Act') and has been developed in line with the State and Local Planning Policy Farmwork of the Melton Planning Scheme as well as Victorian Government Guidelines.

The DCP provides for the charging of a development infrastructure levy pursuant to section 46/la) of the Act towards works, services or facilities. It also provides for the charging of a 'community infrastructure levy pursuant to section 46/lb) of the Act, as some items are classified as community infrastructure under the Act. This DCP forms part of the Melton Planning Scheme pursuant to section 461 of the Act and is an incorporated document under Clause 81 of the Melton Planning Scheme.





PRECINCT STRUCTURE PLAN 1.2

The area of the Toolern Precinct Structure Plan is located to the south and east of the existing Melton Township.

- The Toolern Precinct Structure Plan area is expected to:
- Generate up to 25,000 jobs in land uses in the Precinct Structure Plan area. Grow by up to 55,000 people, accommodated in approximately 24,000 households; and,

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

The need for the infrastructure has been determined according to the anticipated development scenario for Toolern as described in the Structure Plan, as the Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the DAC accordingly, the DCP is an implementation-based planning tool which identifies the infrastructure items required by the new community and apportions the cost of this infrastructure in an equitable manner Toolern Precinct Structure Plan, The DCP emanates from the Precinct

1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

In accordance with section 46K(1)(a) of the Planning and Environment Act 1987, the Toolern DCP applies to land shown in Plan 3. The area is also clearly indicated in the relevant DCP Overlay in the Melton Planning

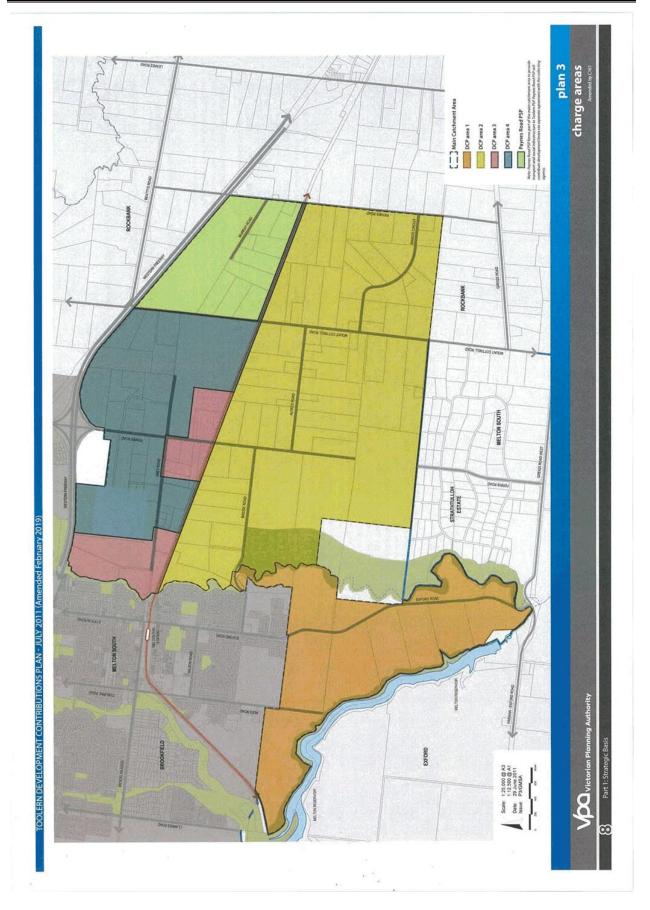
The Precinct Structure Plan applies to approximately 2,200 hectares of land as shown in Plan 3.

The DCP area is divided into four areas:

- · Area 1
- Area 2
- Area 3 · Area 4

The Toolern Precinct Structure Plan clearly sets out that the plan area comprises four areas as shown in Plan 3. These four areas also define the main catchment areas (MCA) for the various infrastructure projects. The MCA is the geographic area from which a given item of infrastructure MCA is the geographic area from which a given item of infrastructure. will draw most of its use.

requirement of the Toolern Precinct Structure Plan, an existing local development contributions plan, an agreement under section 173 of items of local infrastructure which are normally funded by developers as part of the normal subdivisions process is not funded under this DCP. In selecting items to be funded under this DCP, consideration has been given to ensure they are not already wholly funded through another contribution mechanism, such as a mandatory infrastructure construction the Act, or as a condition on an existing planning permit. Furthermore, This includes for example, items such as subdivisional drainage and local roads and higher order roads. These items must continue to be required by planning permit conditions as they are not funded by this DCP.





1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

The need for infrastructure has been determined according to the anticipated development scenario for Toolern as described in the Toolern Precinct Structure Plan and its supporting documents.

by the future community of an area. New development does not have to trigger the need for the new infrastructure in its own right. The development is charged in line with its projected share of use. An item can be included in a DCP regardless of whether it is within or outside the DCP area. Items have been included in this DCP if they will be used to some extent

Before inclusion in this DCP, all items have been assessed to ensure they have a relationship or nexus to proposed development in the Toolern Precinct Structure Plan area. The cost apportionment methodology is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and individual item use catchments are adopted in this DCP relies on the nexus principle. A new development identified in Table 4.

The items that have been included in the DCP all have the following characteristics:

- They are essential to the health, safety and well-being of the
- They reflect the vision and strategic aspirations as expressed in the They will be used by a broad cross-section of the community;
- They involve capital expenditure not recurrent expenditure

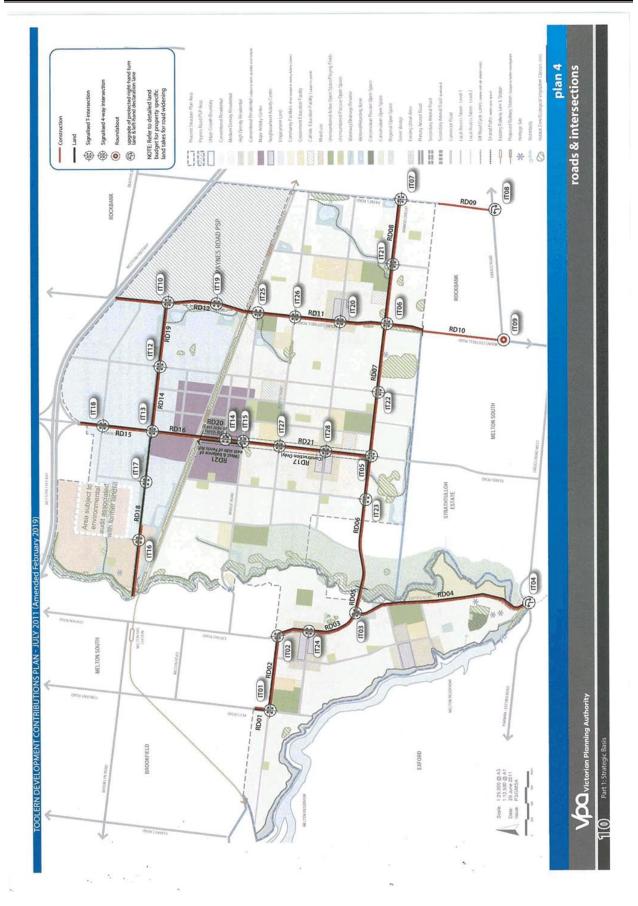
1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS

The items listed below are not included in the DCP, as they are not considered to be higher order items. They must be provided by developers as a matter of course usually by the imposition of planning permit conditions:

- All internal streets and connector streets, and associated traffic management measures (including streets on the edge of the Toolern Precinct Structure Plan);
 - Flood mitigation works;
- Local drainage systems;
- Intersections connecting the development to the existing road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas, telecommunications
 - Local pathways and connections to the regional and/or district services;
 - pathway network;
- Passive public open space reserve masterplans and any agreed Basic levelling, water tapping and landscaping of open space;
- Council's plan checking and supervision costs; and

Table 3, Strategic Justification, provides an explanation of all projects in

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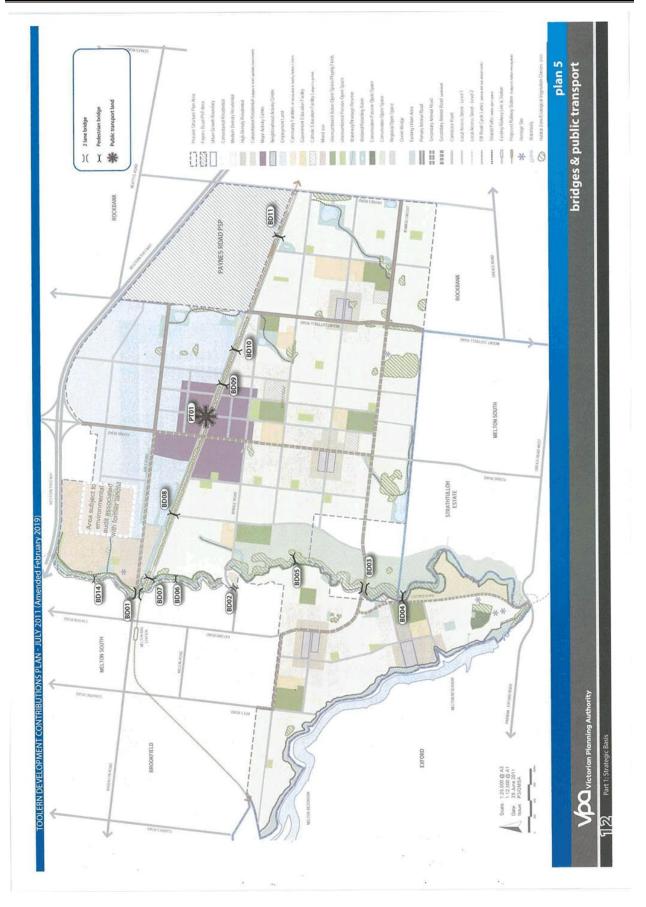


Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station Appendix 1 Amendment Documents C172 - dated February 2019



INFRASTRUCTURE PROJECTS 1.4.3 TRANSPORT

_																								
PROJECT DESCRIPTION	East West Arterial and Ferris Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Purchase of 0,304 hectains of additional required land.	East West Arterial and Mount Cottrell Road: Intersection. "Interim layout" Contruction of Signalised 4-way intersection and slip lanes.	diction of Control of Society of Society in the Control of Control	cast west Arterial and Payres road: intersection. "Interm layout" construction of signalised 4-way intersection and slip lanes.	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.	Mount Cottrell Road and Greigs Road: Intersection. Intersection upgrade- construction of roundabout.	Mount Cottrell Road and Shogaki Drive: Intersection. "Interim layout" Construction of Spinalised - Way intersection and slip lanes. Purchaso of not her among of additional received land.	Stogaki Drive and Collector Street Intersection. *Interim layout* Construction of Signalised 4-way intersection and stip lanes.	Ferris Road and Shogaki Drive: Intersection. "Interim layout". Construction of Symbolsed 4-way intersection and slip land. Interim and such such social control of the state of additional control of the state of t	Ferris Road and MAC Northern Collector Road Intersection. "Interim layout" Construction of signalized "Intersection and stip lanes.	Ferris Road and Bridge Road: Intersection. "Interim layout" Construction of signalized 4-way intersection and clin lanes.	Abey Road and Industrial Connector Road: Intersection. "Interim layout" Construction of a signalised T-intersection and slip lanes.	Abey Road and Bundy Drive: Intersection. "Interim layout" Construction of signalised Fintersection and signalises.	Ferris Road and Shakamaker Drive: Intersection.**Ultimate layout** Construction of signalised 4-way intersection and slip lanes.	Mount Cottrell Road and Murray Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	Mount Cottrell Road and Southern Connector Road: Intersection, "Interim layout". Construction of signalised 4-way intersection and slip lanes.	East West Arterial and Eastern North-South Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	East West Arterial and Central North-South Connector Road: Intersection. "Interim Jayout" Construction of signalised 4-way intersection and slip lanes.	East West Arterial and Western North-South Connector Road: Intersection. "Interim Jayout" Construction of stanslised Trinessection and slip lanes.	Exford Road and Connector Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	Mount Cottrell Road and Bridge Road: Intersection. "Interim layout" Construction of signalised Tartersection and slip lanes.	Mount Cottrell Road and Affred Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	Ferris Road and Southern Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip Janes.
PROJECT NUMBER	ТО5	1106		Т07	Т08	100	H10	IT12	TH3	H14	IT15	MT16	T17	T18	1Т19	1120	1121	П22	IT23	H24	IT25	1126	17271	H728
BOCP PROJECT PROJECT DESCRIPTION	Mount Cetroli Road, Melbourne Ballant Rail Line to East West, Arterial to UGB southern boundary, Upgade existing Jahren mandaried Tool do provide Jahren Sontiderway of primary airetal road 65 metre toad reserve, length 2,190 metres).	"Information: "Information as the vegetation re-alignment to increase reserve width from 20m to 45m for 2,190 metres (ultimate).	Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade	of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial RD12 road (45 metre road reserve, length 1,690 metres). *Interim layout*	Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate).	Shogaki Drive Ferris Road to Mount Cottrell Road (Western Half). Upgrade skisting 24arts & Bader Toad to provide 2-lane carriagoway of primary arterial road RD14. 455 meter mod resons. Inorth 800 meters. "Interim busut".		Ferris Road Western Freeway to Shogail Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane RD15 divided arterial road (45 meter road reserve, length 940 meters).	rutriase land to increase reserve width from 54m to 45m tot 940 metres fulfilmate). Earlie Road-Mais Boad for Malbourne Ralliant Ball Line Thorondo of exterior	2-lane sealed/uneasled road to provide 2-lane carriageway of divided secondary RD16 arterial road 838 netre road reserve, length 620 meters/ Internal alyout Purchase land to increase reserve width from 34m to 83m for 620 meters.	(ultimate). Foods Mathematic Daill foot to Essettion Americal Household	RD17 retus most, memorate man from Line, door an advance of existing 2 Jane sealed, unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160 metres) *Interim	Abey Road: Toolem Creek to Ferris Road. Upgrade of existing 2-lane sealed/	RD18 proposed to the Optioner Same can agreemy of united secondary arena house on metre mad reserve, length 2,160 metres) "Interim layout". Purchase land to increase reserve with from 19m to 38m for 270 metres east of	Shogaki Drive Ferris Road to Mount Cottrell Road (Eastern Half). Construct new	RD19 Z-lanc carrageway or primary arterial road (45 metre road reserve, length 800 metre). Furterin layout* Purchase land to increase reserve width from 0m to 45m for 800 metres (ultimate).	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land RD20 to increase reserve width from 20m to 38m, for road section on Property 30 only.	and the same	RD21 increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).	Rees Road and East West Arterial: Intersection. *Interim layout* Construction of Signalised Away Interesection and Sip lanes. Additional contingency fee of 30%, added to construction cost.		T02 East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	TO3 East West Arterial and Exford Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and individual control in the control of the control
The key transport-related projects in the DCP are based on the transport received repeted in Plant a Which is based on the Veitch Lister Modelling 188 PSP, April 2009, and have been costed by Meinhardt Infrastructure & Industria		ine dansport projects comprise or unee categories. Road construction and duplication including land requirements;	Construction of major controlled intersections; and		The road, intersection, and bridge projects funded by the DCP include:	4	PROJECT DESCRIPTION	st Arterial. Re-construct existing 2-lane road ondary arterial road (38 metre road reserve.	Purglat no freedery mission spoot. Purglat no freedery mission spoot. (ultimate).	eway es)	Purchase of land to increase reserve width from 0m to 38m for 970 metres (ultimate).	East West Arterial: Exford Road Section, Re-construct existing 2-lane road to provide 2-lane cambageway of thrided secondary attenta road (38 metre road provide all the second leventy of the second leventy of the second	100	Exford Road: East West Arterial to Greigs Road. Re-construct existing pawement RD to provide 2-lane carriageway of undivided secondary arterial road (31 metre road to provide 2) and the condition of the conditi	reserve, length (2.) o mettes), mentitudous. Purchas, length (2.) o metres (ultimate).	East West Arterial: Exford Road to Toolem Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 400	metres; "interm layout" Purchase land to increase reserve width from 0m to 38m for 400 metres (ultimate).	East West Arterial: Toolem Creek to Feris Road. Construct new 2-lane cantiageway of divided secondary arterial road. (38 metre road reserve, length 1.560 metres). *Interim Javour**	ve from 0m to 38m for 1,680 metres (ultimate).	cast was credial return to the control to make considering a carriageway of divided secondary arterial road. The meter control to the control to carriageway of interim prought and the control to carriage and the form from the carriage and the control to carriage and the form from the carriage and the carriage an			Purchase Jano to increase reserve water to own to 45m for 1,050 metres futumate). Paynes Road-Toolem Boundary to Greigs Road. Upgrade existing 2-lane	unsealed rural road to provide 2-faine carnageway (length 7.25 metres). Mount Cottrol Road: Toolern Boundary to Greigs Road. Upgrade existing 2-faine
			•	•	_		PROJECT NUMBER	000	3	RD02		BD03		2000	3	RD05		RD06		RD07		RD08	RD09	RD10





1.4.4 PUBLIC TRANSPORT

The Melbourne-Ballarat rail line traverses through the Toolern Precinct Structure Plan area with the nearest station located in Melton Township. The Victorian Transport Plan (State of Victoria, 2008) states that the services on the Melton line will be doubled following completion of the Regional Rail Link and electrification of the line to Sunbury. The Victorian Transport Plan also notes that other stations will be built as development progresses and patronage rises thus there is a need to identify land required to establish a station including parking and a bus interchange at Toolern. This will be undertaken as part of the Urban Traz. Design Framework for the Major Activity Centre, and a bus interchange

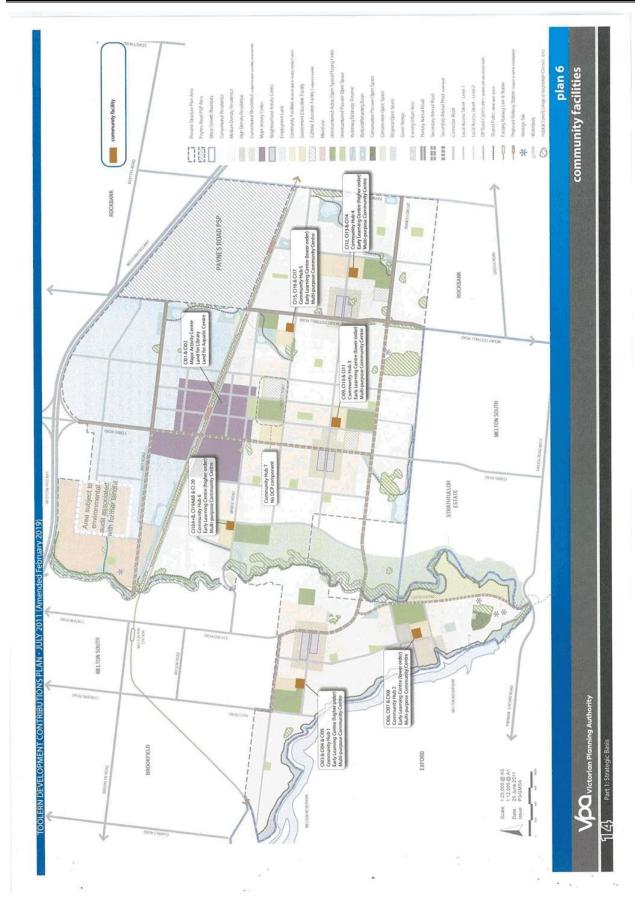
Shared Use Pedestrian Bridge (No. 1). Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres

BD05

Abey Road Bridge. 2-lane bridge over Toolern Creek, incorporating abuti and street lighting (12 metre wide concrete structure, deck length 61 me

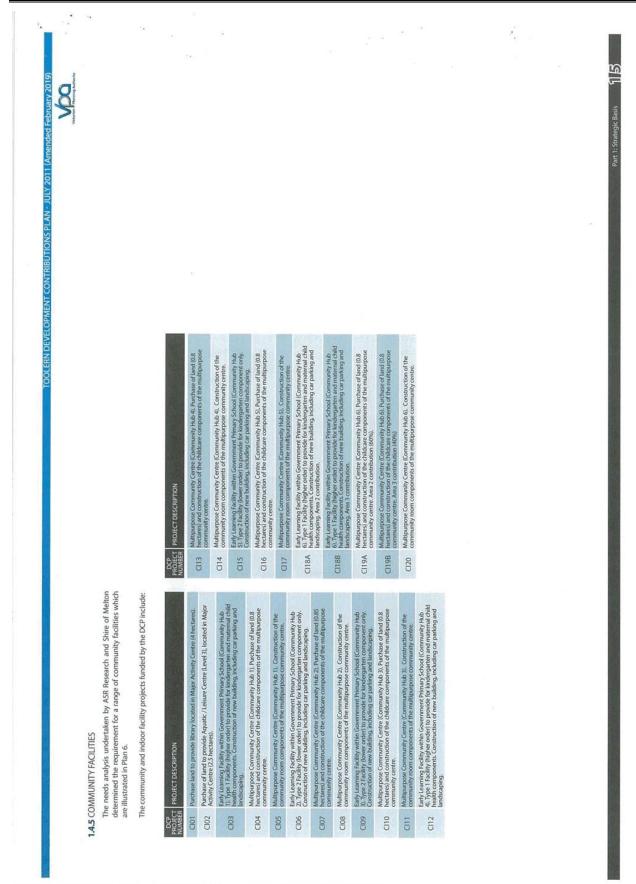
BD01

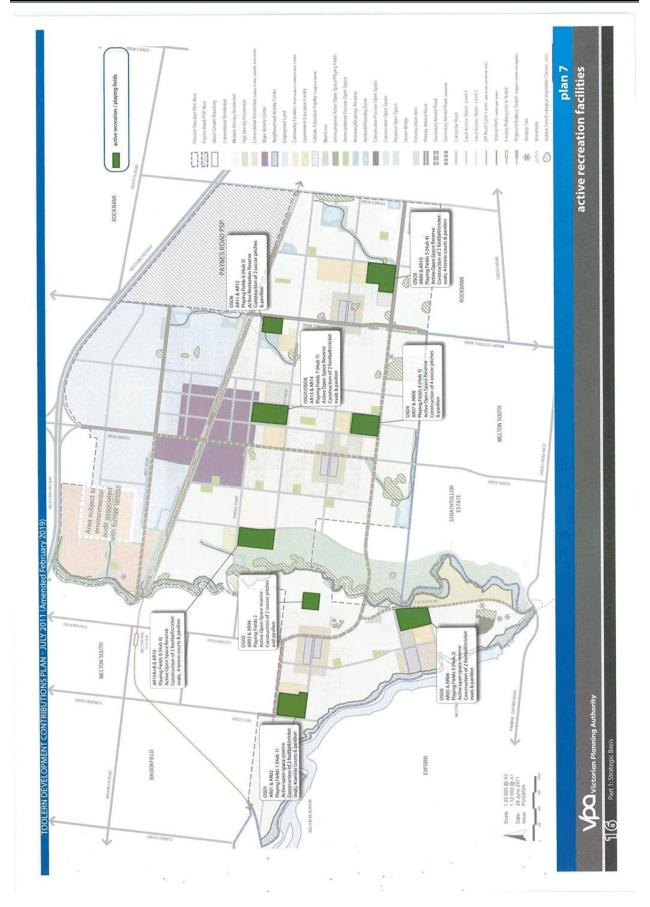
Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).



Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019





Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019



1.4.6 ACTIVE RECREATION

The analysis undertaken by ASR Research and Shire of Melton determined a number of facilities required to be built on the various active open space areas to meet the needs of the future community, as illustrated in Pan 7.

The active recreation projects funded by the DCP include:

ER C	PROJECT DESCRIPTION IGER	PROJECT	PROJECT PROJECT DESCRIPTION NUMBER
10	Playing Fleids 1 (Hub 1), Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts.	AR15A	Playing Fields 8 (Hub 6). Act cricket ovals and 4 tennis co
0.5	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.	AR15B	Playing Fields 8 (Hub 6). Act
03	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.		CTICKET OVAIS AND 4 TENNIS CO
90	Pavillon 2. Construction of pavillon to serve Playing Fields 2.	AR16	Pavilion 8 (Hub 6), Construc
50	Playing Fields 3 (Hub 2), Active open space reserve. Construction of 2 football/ oricket ovals.	0501	Purchase of 9.83 hectares of AR02.
90	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.	0205	Purchase of 4.00 hectares of ARO4.
200	Playing Fields 4 (Hub 3), Active open space reserve. Construction of 4 soccer pitches.	0203	Purchase of 9,16 hectares of AR06.
80	Pavillon 4 (Hub 3). Construction of pavillon to serve Playing Fields 4.	0504	Purchase of 8.45 hectares of
60	Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/ cricket ovals and 4 tennis courts.	0505	Purchase of 8.48 hectares of
10	Pavilion 5 (Hub 4), Construction of pavilion to serve Playing Fields 5.	1	Purhasa of 4 56 hactares of
11	Playing Fields 6 (Hub 5). Active open space reserve. Construction of 2 soccer-	9050	AR12.
12	priories. Pavilion 6 (Hub S), Construction of pavilion to serve Playing Fields 6.	0200	Purchase of 7.90 hectares of AR14. Area 2 contribution (6
113	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/ order ovals.	8050	Purchase of 7.90 hectares of AR14, Area 3 contribution (4
	1	0000	OCOO Bushand Cland Colors for

nd for active open space required for AR05 and nd for active open space required for AR07 and

Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.

1.4.9 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE Funding for the preparation of the Precinct Structure Plan and DCP was made available up front by the Council. This funding, totalling \$1.125 million, has been included in the DCP so that the burden of providing advance funding is shared equitably ower the area benefiting from the project which is covered by this DCP.

1.4.7 STRATEGIC PLANNING

In accordance with the Planning and Environment Act 1987 and the Ministerial Direction on Development Contributions (May 2004), the DCP makes a distinction between development and community infrastructure. The timing of payment of contributions is linked to the type of infrastructure in question. For community infrastructure, contributions are to be made by the home-buyer at the time of building approval. Contributions relating to community infrastructure will be paid for at a per dwelling. The Planning and Erwironment Act 1987 stipulates that the amount that may be contributed under a community infrastructure levy is no more than \$900 per dwelling. If the cap is ever increased and the increased amount is equal to or less than the amount required by the DCP to fund the community infrastructure, this higher amount will be collected from the date it is introduced.

Each item of infrastructure funded by the DCP has an assumed indicative provision trigger specified in Table 3. The timing for the provision of the items in this DCP is consistent with information available at the time that

1.4.8 PROJECT TIMING

the DCP was prepared. The Development Agency will monitor and assess the required timing for individual items and may seek an amendment to the Melton Planning Scheme to adjust indicative provision triggers as

part of the 5-year review.

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

The following infrastructure projects are community infrastructure:

made by developers generally at the time of subdivision or as otherwise specified in this DCP. If subdivision is not applicable payments must be All other infrastructure projects are in the development infrastructure category. Contributions relating to development infrastructure are to be made prior to construction of buildings and works.

PROJECT DESCRIPTION

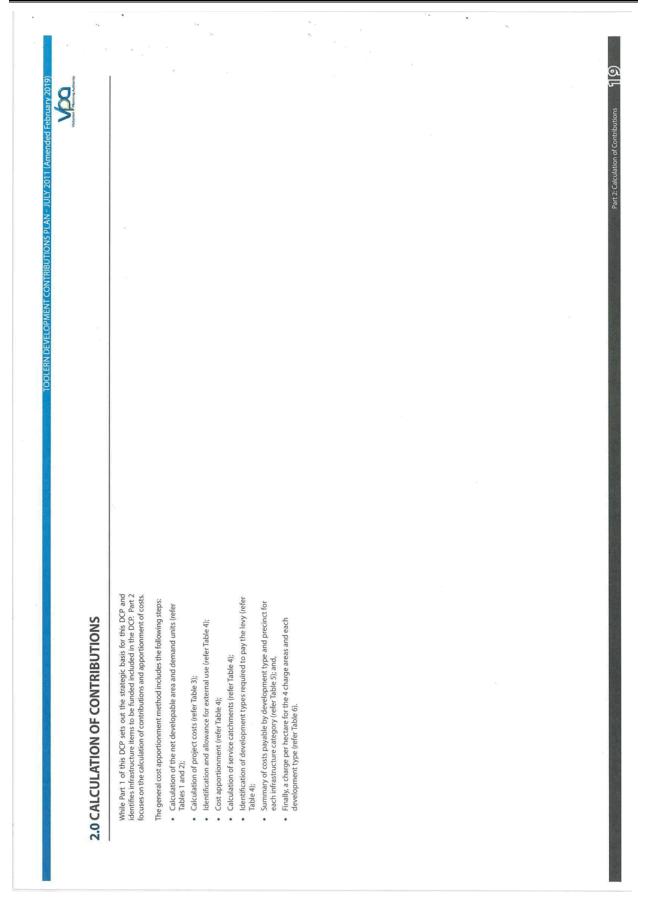
Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre. Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre. Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre. Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre. Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre. Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre. AR02 CI08 CI20

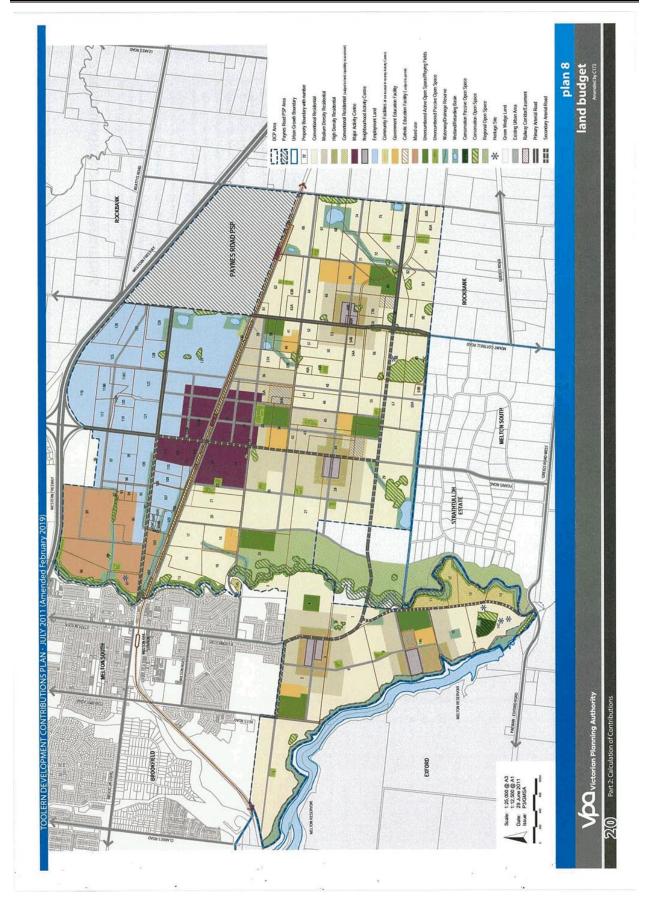
Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4. Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6. Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3. Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5. Pavilion 2. Construction of pavilion to serve Playing Fields 2. AR06 AR12 AR04

AR08

Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.

Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station Appendix 1 Amendment Documents C172 - dated February 2019







1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

Contributions are payable on each hectare of the Net Developable Area. The following section sets out how Net Developable Area is calculated, and provides a detailed land budget for every property within the Toolem Precinct Structure Plan.

2.1.2 NET DEVELOPABLE AREA

In this DCP, all development infrastructure contributions are payable on the net developable land on any given development site.

For the purposes of this DCP Net Developable Area is defined as the total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, and local and connector streets. Put simply, it is the total precinct area, minus the area of community ideilities, schools and educational facilities, open space, encumbered land and arterial roads. Small local parks to be identified at the subdivision stage are included in Net Developable Area.

The net developable area for the DCP has been calculated in the Tables 1 and 2 to ensure these levies are properly apportioned.

2.1.3 LAND BUDGET AND DEMAND UNITS

Tables 1 and 2 provide a detailed land budget for the entire Toolem Percint Structure Plan. The land budget is calculated for the precint and then broken down further again for each land holding within the Precinct Structure Plan area, as illustrated in Plan 5. Table 2 sets out the amount of Net Developable Area available and the land required for a public purpose in accordance with the DCP, for each land holding. The resulting Net Developable Hectares is the area comprising the 'demand units' and therefore the basis upon which the development contribution levies are calculated and payable. One Net Developable Hectare equals one Demand Unit.

2.2 CALCULATION OF CONTRIBUTION CHARGES

2.2.1 CALCULATION OF COSTS

Each project has been assigned a land and/or construction cost. These costs are listed in Table 3. The costs are expressed in 1 September 2009 doublars and will be adjusted annually in accordance with the indexation method specified in Section 3.1.6. A summary of the total costs for each charge area by infrastructure category is provided in Table 6.

VALUATION OF LAND

The cost of each land project was determined (that is to say estimated) by a land valuer appointed by Melton Shire Council and GAA based on both compensation-based valuation principles and a broadhectare rate to determine the current market value of the land required in accordance with the Precinct Structure Plan and DCP.

CALCULATION OF CONSTRUCTION COSTS

Road, intersection, and shared path construction costs have been estimated by Meinhardt Infrastructure & Environment and Melton Shire Council (detailed project cost sheets can be obtained from the Melton Shire Council).

All sports field and community building construction costs have been estimated by ASR Research in consultation with Melton Shire Council.

2.2.2 EXTERNAL USE

The strategic planning undertaken has determined an allowance for other use external to the Main Catchment Area for specific projects-that is use that does not emanate from the Toolem Precinct Structure Plan area. Table 4 quantifies any external demand last a percentage) for each infrastructure project. Where this is the case, a percentage discount has been made to the dollar amount that will be recovered (refer to column 5 Table 4).

2.2.3 COST APPORTIONMENT

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

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

This DCP calculates what each new development should pay towards

This DCP calculates what each new development should pay towards provision of the identified infrastructure item, but simply, this is the total cost of the item (after deducting other funding sources and making allowance for any external demand), divided by total development units (existing and proposed) within its catchment, and then aggregated for all items used by a new development.

to support this approach, a main catchment area has been determined for each item.

does not pay towards the cost of that item. The balance of the cost of the items not recovered under this DCP will be funded from alternative

2.2.4 MAIN CATCHMENT AREAS

The Main Catchment Area (MCA) is the geographic area from which a given item of infrastructure will draw most of its use. The DCP MCA has been divided into four areas. These areas form logical charge areas to which the usage of local infrastructure has been apportioned.

each infrastructure project, the areas that make up the MCA have been nominated.

they ensure new development pays an appropriate share towards the The charges for new development are different in each of these areas as tems it will use. It is important to note that the number of net developable hectares (that is the demand units) in each area is based on the land budgets in Tables

amended to respond to minor changes to land budgets that may result from the subdivision process. In other words, the DCP is permanently linked to the calculation of Net Developable area set out in the detailed The 'per net developable hectare' contributions will not and must not be Land Budget in Table 2.

and Detailed Land Budget and associated tables. Table 2 should be used to determine the number of developable hectares (for DCP purposes) For the purposes of the DCP, the number of developable hectares will only change if the Collecting Agency agrees to a variation to the Precinct on individual parcels.

The DCP contains four charge areas. Charge Areas 1,2 and 3 apply to land where residential development is to be located under the Future Urban Structure (refer Plan 2). This includes the Major and Neighbourhood Activity Centres and Mixed Use-zoned (applied) land in Charge Area 3. Charge Area 4 applies to land designated for employment use and includes Mixed Use-zoned (applied) land to the west of Ferris Road (north of Abey Road).

The variation between the residential and employment charge area rates reflects the fact that employment land does not contribute towards

For each infrastructure project, the charge area that is to make the contribution is specified (refer Table 5).

NON-GOVERNMENT SCHOOLS

The Toolern Precinct Structure Plan Development Contributions Plan Land Budget (refer to Tables 1 and 2) specifies a quantum of land (17 preferred locations for non-government schools. The preferred locations are specified within the Future Urban Structure (refer Plan 2) and are nectares in total) to be used for non-government schools and identifies

designated as 'Catholic Education Facility (subject to permit).

contribution specified below is to be applied to the area of land containing the use irrespective of the Charge Area within which it is located. This also applies to alternative non-government school sites provision to preferred and/or alternative sites is limited to the quantum of land specified within the Toolem Precinct Structure Plan for non-government school use being a total of 17 hectares unless otherwise If a preferred site designated within the Future Urban Structure for a non-government school is to be used for this purpose, the development not specified within the Future Urban Structure. The application of this agreed to by the Collecting Agency. In the event that designated non-government school sites are not to be used for education purposes, the full charge rate for the Charge Area which the land is located within applies.

Development Contributions Charge Rate for Non-Government Schools:

intersections, all bridges, public transport and structure planning A per Net Developable Hectare contribution of 25% of the cost of the following development contribution items: all roads; all

The non-government school rate specified above does not include contributions towards community and active recreation items, as per Charge Area 4 (employment). Therefore, the per Net Developable Hectare Charge Rate for non-government schools equates to 25% of the Charge Area 4 (employment) rate.

specifies a particular land-take for non-government school use on these properties. The land-take figures have been calculated through the school site is located within a residential Charge Area. As detailed below, the equivalency ratio for a non-government school located in Charge Area 1 is calculated by dividing the non-government school DCP Charge Rate into the full residential DCP Charge Area 1 Rate. The Land Budget (refer to Tables 1 and 2) contains an 'Identified Non-Government School' column which sets out the properties containing all or part of a preferred non-government school site. The column use of an equivalency ratio which converts a non-government school hectare into an equivalent residential hectare where a non-government

Equivalency ratio calculation for Charge Area 1:

Charge Charge Rate = 25% of Employment Rate (\$84,016). School

\$4,016 x 0.25 = \$21,026.50

Charge Area 1 development contribution rate is \$145,059 per NDH.

\$21,007.50 / \$145,059 = 0.15 (rounded up from 14.5)

Therefore, 0.15 non-government school hectares is equal to 1 residential nectare within Charge Area 1 in terms of the required development

primary school within Charge Area 1 is therefore equivalent to the The development contribution payable for a 3 hectare non-gover

School' column within the detailed and overall Land Budget tables reflect the actual required land-take for the schools (eg. 3 ha) minus the equivalent land-take figures calculated under the equivalency ratio (eg. 0.45ha). For example, a 3 hectare non-government school site is The land area figures contained within the 'Identified Non-Gover represented as 2.55 hectares (3 ha-0.45 ha = 2.55ha).

The above equivalency ratio has been applied in the land budget to non-government schools in Charge Area 2.

2.2.6 TOTAL CONTRIBUTIONS PAYABLE BY MCA AND DEVELOPMENT

The final column in Table 4 provides the dollar contribution per Net Developable Hectare for the respective infrastructure items. 2.2.7 SCHEDULE OF COSTS

Table 5 calculates the amount of contributions payable by each charge area for each infrastructure category.

2.2.8 SUMMARY OF CHARGES PER HECTARE

Table 6 shows the quantum of funds to be contributed by each Charge Area towards each infrastructure project. This adds up to the total amount of funds recoverable under the DCP. Table 6 sets out a summary of costs for each charge area

CONTRIBUTIONS PLANS TO THE PAYNES ROAD PSP 2.2.9 RELATIONSHIP OF THE TOOLERN DEVELOPMENT

the precincts. The Paynes Road PSP will ultimately contribute towards the Toolern DCP as part of a planned review of the DCP that will be updated to acknowledge the residential land use of the Paynes Road Development in the Toolern PSP area is linked to the Paynes Road PSP due to a shared need for the provision of transport and social infrastructure across both precincts. The Toolern Development Contributions Plan ("the DCP") sets out the requirements for infrastructure funding across

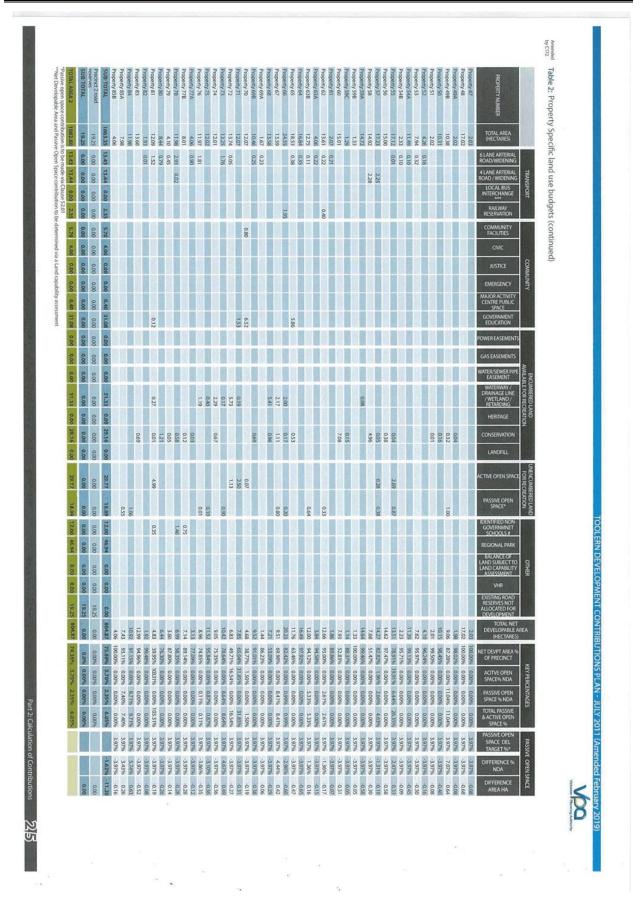
In the interim, the Paynes Road PSP area will be removed from the DCP until the DCP is revised. The remaining Toolern PSP area will continue the Melton Planning Scheme and implemented through a Development Contributions Plan Overlay (DCPO3). The contribution rates will not be to provide development contributions as incorporated into affected by the removal of the Paynes Road PSP area.

Development proponents in the PSP wishing to commence works prior to incorporation of the revised DCP can enter into agreements with Melton City Council under Section 173 of the Planning and Environment Act 1987 to expedite development of land.

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended February 2019)	% gf Total % of NDA	100.096	Section 1		0.06%	1.52%		0,47%		0.13%			TO BEAUTY		2.46%		0.00%			8.84%			12.82%	3,41%		81	ш	3.04%	ш	0.00%			34.5%	
> September 1	2	Co. water			1,14%	1.12%		0,32%		0.1096			1000		1.82%		96000			6,54%			9,49%	2.52%		4	Ц	2,25%	1	0.50%		3,71%	1,546.33 73.96%	
II (Amen	Hectares	2,090.69			1.00	23.49		7.30	4,00	200	1.00	14.70		38.08	38.08		000	0.00	000	136.71	38.72	21.82	198.31	52.76	48.29	101.05	40.94	46.94	57.63	10.46	14.55			
JULY ZO	OYMENT AREA	22.1%			0.00%	3.84%		96000		96000					0.00%		0.00%			6.74%			14.57%	96000				0.00%	ı	0.00%			18.2%	
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	EMF	422.07		5,94	0.00	13.09		000	00'0	0.00	000	000		00'0	0.00		000	000	000	000	4.90	21.82	49.69	00.00	00.00	0.00	000	0.00	00.01	000	000	12.29	341.02	
	PRECINCT % of NDA	77.9%			0.08%	0.86%		96090			0.08%		San San		3,15%		п	0.00%		9,44%			12,33%	4.38%			п	3.88%	20700	1046.00%	1,21%	5.42%	38.4%	
	TOTAL RESIDENTIAL PRECINCT Hectares % of Total % of NDA	1,668.62 79.8% 77.9%			0.06%	0.62%		0.44%			0.06%		8		2.28%		0.00%			0.05%			8.91%	ı				2.8%	п	10.46 1046.00% 1046.00%	0.87%	3.92%	1,205.31 72.23%	
	TOTAL RE	1,668.62		13.43	1.00	10.40		7.30	4.00	2.00	1.00	14.70	Harden .	38.08	38.08		000	000	00.0	113.74	33.82	00'0	148.62	52.76	48.29	101.05	46.94	46.94	40.33	10,46	14.55	65.33	1,205.31	
	* Precial % of NDA	5.7%			1.02%	9.09%		96000		2.26%		3,39%			0.00%		0.00%			15,01%	1,41%	0.000%	17.62%	9600:0			п	0.000%		0.00%			48.5%	
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	ENTIAL AREA 2	52.1%		1,66%		3.63%		0,71%		0.00%			ALL DIS	Ш	3.85%		0.00%			6,38%			10.00%	3.70%	100		8 (5.83%	п	0.00%			34.5%	
		51.8%		1,24%		0.22%		0,53%		0.00%			No.		2.87%		0.00%			4.74%			7.43%	2.7%				4.3%		0.00%		2,89%	804.87 74.35%	
	RESI	1,082.60		13,43	13.44	29.22		5.70	4,00	0.00	000	10.10		31,08	31.08		000	000	0.00	51,33	29.16	00'0	80.49	77.62	18.89	48.66	40.94	46.94	2001	0.00	12.00	31,25	804.87	
	SEA 1	20.2%		9600'0		3.02%		0.51%		96000			L. Carrie		2.24%	ALESSAN.	0.00%			15,75%			16.84%	7.37%				0.00%	25.40	3,35%	0.82%		45.7%	
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	RESI	454.55		000	0.00	0.00		1.60	0000	000	0.00	1.60	S. Salar	7.00	7.00		000	000	000	49.12	3.41	000	52.53	22.99	25.07	48.06	000	0.00	11.03	10.46	255	24.04	311.89	
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mary lanc		NCT AREA		Roads	Roads	Railway Corridors / Easements SUB-TOTAL	FACILITIES	Community Services Facilities		Justice Major Activity Control Dublic Conce	Cellife run	The state of the s	GOVERNMENT EDUCATION	chools			LAND AVA	2 3	Water / Sewer Pipe Easement	ainage Line		THE OWNER OF		REDLAND	Space	PEN SPACE	al Park	SUBTOTAL REGIONAL OPEN SPACE		subject to la	Governme		PABLEAF	
le 1: Sumi	DESCRIPTION	TOTAL PRECIN	TRANSPORT	6 Lane Arterial Roads	4 Lane Arterial Roads Local Bus Interchange	Railway Corrid	COMMUNITY FACILITIES	mmunity Se	Civic	Justice Malor Activity	Emergency	SUBTOTAL	VERNMENT	Government Schools	SUBTOTAL	OPEN SPACE	Power pasements	Gas Easements	ter / Sewer	Waterway / Dra	Conservation	Landfill	SUB-TOTAL	ONENCOMBERED Active Open Space	Passive Open Space	SUBTOTAL OPEN SPACE	Other - Regional Park	BTOTALR	OTHER	Existing Road Reserves Balance of Land subject to	ntified Non	SUBTOTAL	T DEVELO	

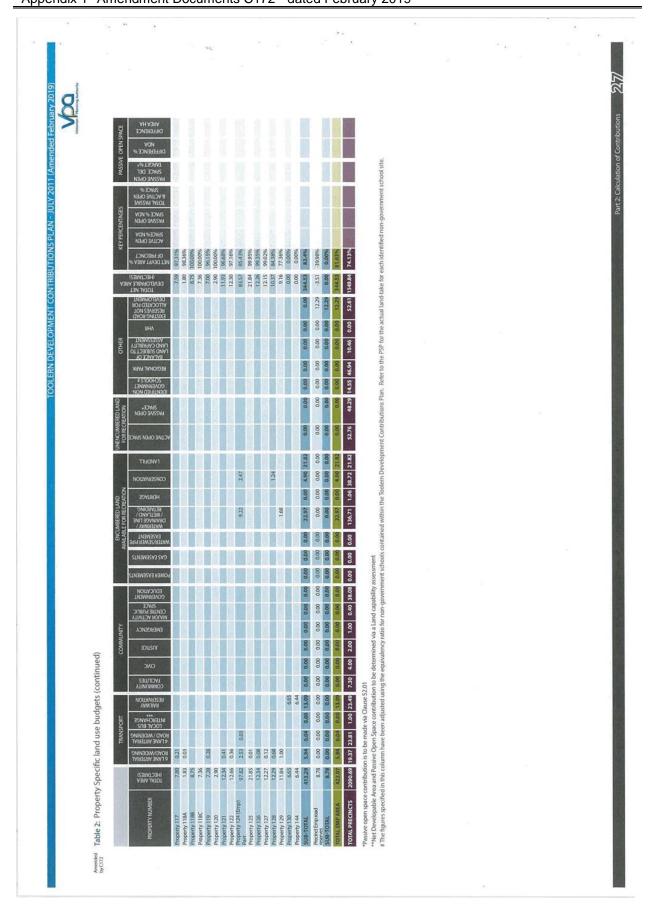
This 2 Property Specific land use buildings Propert	TARGET NE. SANCE DEE SANCE DEE SANCE DEE SANCE OFFE SANCE NOD SANCE NOD	80.20% 0.00% 4.38% 4.38% 67.04% 25.83% 0.08% 25.91% 48.31% 0.00% 24.72% 24.72%	10.45% 3.87% 14.32% 0.00% 0.00% 3.68% 3.68% 0.02% 0.02%	8448% 0.00% 5.07% 5.07 0.00% 0.00% 0.00% 0.00 92.37% 0.00% 1.87% 1.87	## ## \$6000 ## \$6000 ##	44.56% 59.21% 3.88% 63.09% 65.19% 0.00% 21.88% 21.88%	0.00% 0.00% 0.00%	311.89 68.62% 737% 8.64% 15.41%	907 50.44% 0.00% 20.29% 20.29% 3.97%	96.76% 0.00% 0.00%	0.74% 0.74%	100.00% 0.00% 0.00% 0.00%	84.00% 0.00% 19.04% 19.04%	98.40% 0.00% 0.00%	95.57% 0.00% 1.67% 1.67%	64.40% 0,00% 3,66% 3,66% 95,88% 0,00% 3,84% 3,84%	67.45 67.33% 6.35% 0.27% 6.61% 3.97% 13.75 93.64% 0.00% 0.00% 9.90% 3.97%	44.86% 0.00% 4.99% 4.99%	43.51% 51.03% 49.16% 100.19%	74 BBS 0 000% 0.00% 370.00%	9000 9000	97.42% 0.00% 0.00% 0.00%	1.66 57.84% 0.00% 0.00% 0.00% 3.97% 6.34 70.92% 11.51% 0.00% 11.51% 3.97%
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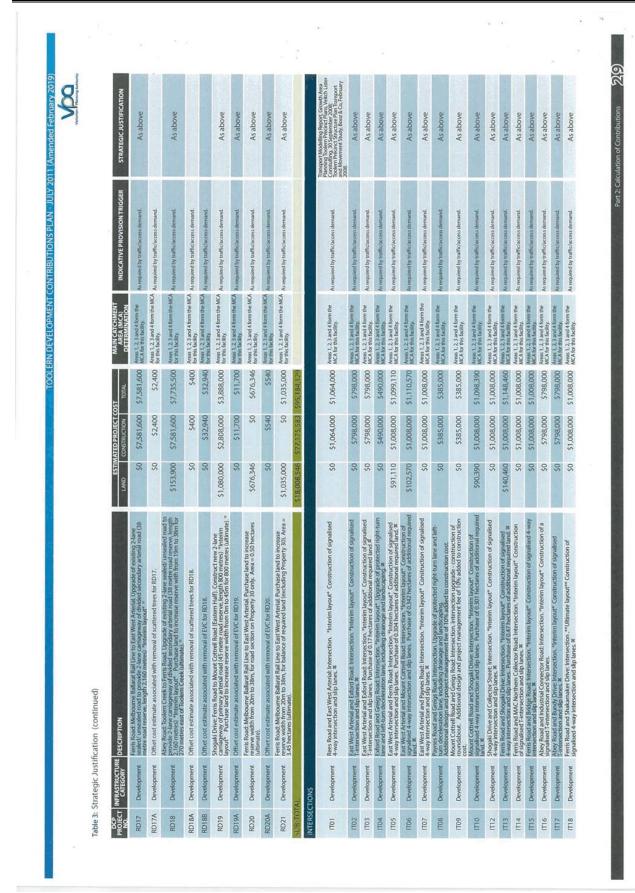
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Item 12.3 Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station Appendix 1 Amendment Documents C172 - dated February 2019



PCP ROJECT NO.	INFRASTRUCTURE DESCRIPTION CATEGORY	DESCRIPTION	ESTIM	ESTIMATED PROJECT COST CONSTRUCTION	JST TOTAL	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
ROADS								
RD01	Development	Rees Road: Coburns Road to East West Arterial, Re-construct existing 2-lane mad to provide 2-lane carriageway of secondary atterial noad 138 meter road nearwa, length 188 meters) "Interim spouts" Parchase of land to increase reserve width from 20m to 38m for 180 meters ultimate).	\$97,200	\$631,800	\$729,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Transport Modelling Report, Growth Area Planning Toolen Precinct Plans, Vertich Lister Constulling, 30 September 2008. Toolen Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
RD01A	Development	Offset cost estimate associated with removal of scattered trees for RD01.	\$0	\$11,700	\$11,700	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD02	Development	East West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway of divided secondary arterial road 18 a meter coard reserve, leadth 970 meters", interni alyout". Purchase of land to increase reserve width from Om to 38m for 970 meters (ultimate). "	\$1,105,800	\$3,404,700	\$4,510,500	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD03	Development	Ess West Arteils Eford Roads Section. Re-construct esisting 2-thre cadd ropovide 2-there cad carriageway of divided secondary attent layou? Furchase land to increase reserve width from 20m to 36m for 900 metres (ultimate).	\$2,061,000	\$3,159,000	\$5,220,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD03A	Development	Offset cost estimate associated with removal of scattered trees for RD03.	\$0	\$6,000	\$6,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD04	Development	Exford Read East West Attental 10 cengis Road, dis-constituted existing pawerment to provide the cartalognessy of undivided secondary attental road 131 meter road reserve, length 2,310 metters). Internal layout.	\$792,000	\$8,108,100	\$8,900,100	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD04A	Development	Offset cost estimate associated with removal of scattered trees for RD04.	80	\$73,200	\$73,200	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD05	Development	East West Arterial: Exford Road to Toolem Creek. Construct new 2-lane carriageway of divided secondary arterial road (38 water road erever, leight) Aftor meters, Inform layout* Durchase land to increase reserve width from Om to 38m for 400 meters (ultimatle,).	\$456,000	\$1,404,000	\$1,860,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RDOSA	Development	Offset cost estimate associated with removal of EVC for RD05.	80	\$109,080	\$109,080	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD06	Development	East West Arterial: Toolem Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road 18 ametre road reserve, length 1,800 metres? Internit layout* burchase land to increase reserve from Om to 38m for 1,680 metres (ultimate).	\$1,915,200	\$5,896,800	\$7,812,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD06A	Development	Offset cost estimate associated with removal of scattered trees for RD06.	80	\$2,400	\$2,400	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD07	Development	East West Article Ferris Roda to Mount Cattle Road, Counturt new 2 Laber carriageway of deficient scendary attention and 138 meter road reserve, length 1,500 meters of "Interin Jayout" Purchase land to increase reserve width from On 10 38m for 1,600 meters (ultimate). "	\$1,824,000	\$5,616,000	\$7,440,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD07A	Development	Offset cost estimate associated with removal of EVC for RD07.	\$0	\$19,200	\$19,200	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD08	Development	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carniageway of primary arterial road. 45 neter cond reserve, leadth 1,550 neters, Intentin layout Purchase land to increase reserve width to Om to 45n for 1,650 neters (ultimate).	\$2,227,500	\$5,791,500	\$8,019,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD08A	Development	Offset cost estimate associated with removal of EVC for RD08.	\$0	\$55,260	\$55,260	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD09	Development	Paynes Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres).	\$0	\$1,371,910	\$1,371,910	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD10	Development	Mount Cottrell Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed number may be provided 2-lane camanescon floreth 1 Ods. metroci.	\$0	\$1,977,443	\$1,977,443	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD11	Development	Mount Cottell Road: Melbourne Ballarat Ral Line to East West Arterial to UGB southern boundary, Uppade enting 2-lane unabled road to principe and reserved road to principe and reserved road for principe and reserved reserved in the Conference of	\$2,114,250	57,686,900	\$9,801,150	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD11A	Development	Offset cost estimate associated with removal of scattered trees for RD11.	80	\$13,650	\$13,650	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD11B	Development	Offset cost estimate associated with removal of EVC for RD11.	\$0	\$3,960	\$3,960	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD12	Development	Mount Catrell Road Wetern Freeway to Melbourne Ballant Rail Line, Upgade of existing 2-lane unseided road by provide Jane Carriageway of primary arterial road (5) meter coad reserve, length 1,680 meters). Thetern Jayout. Provide Road Road Road Road Purchase land finculous pathle weekstation re-alignment to increase reserve width from 20m to Agn Act 1,680 meters (Lillinger).	\$1,965,750	\$5,896,800	\$7,862,550	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above.
RD14	Development	Shogaki Orne Ferrig Rad to Mourt, Cottrol Rad Rad (Western Half), Usgrade existing 2-lane sead road to provide 2-lane carriageway of primary atrivial road (54 more road reserve, length 800 meters). Therefore his layout	\$120,000	\$2,808,000	\$2,928,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD15	Development	Ferris Road Western Freeway to Stogald Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (45 metres).	\$310,200	\$2,932,800	\$3,243,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD16	Development	Fortische Jahr der Institute der State in de	\$74,400	\$2,176,200	\$2,250,600	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above

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	CATEGORY	DESCRIPTION	LAND CONSTRUCTION	CONSTRUCTION	TOTAL	DETERMINATION	Washington and The Control of the Co	
6LU	Development	Mount Cottrell Road and Murray Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes. #	\$0	\$798,000	\$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Asabove
1120	Development	Mount Cottrell Road and Southern Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. **	80	\$1,008,000	\$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
11211	Development		80	\$1,008,000	\$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
T22	Development	East West Arterial and Central North-South Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. **	0\$	\$1,008,000	\$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT23	Development	East West Arterial and Western North-South Connector Road: intersection. "Interim layout" Construction of signalised Tintersection and Slip lanes. W	80	\$798,000	\$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT24	Development	Exford Road and Connector Road: Intersection. "Interim layout" Construction of signalised Fundamental and signal and sig	\$0	\$798,000	\$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
1725	Development	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised Tentersection and sito lames. *X	0\$	\$798,000	\$798,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
1726	Development	Mount Cottrell Road and Affred Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. **	\$0	\$1,008,000	\$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
TT27	Development	Ferris Road and Alfred Road: Intersection. *Interim layout* Construction of signalised 4-way	0\$	\$1,008,000	\$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Asabove
TZ8	Development	intersection and any connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. **	\$0	6.23	\$1,008,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
SUB-TOTAL	AL		\$424,530	823,828,000	\$24,252,530			
BRIDGES								
BD01	Development	Abey Road Bridge. 2-lane bridge over Toolem Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres). \times	\$0	\$3,675,000	\$3,675,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Velch Lister Constulling, 30 September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
8D02	Development	Bridge Road Bridge. 2-lane bridge over Toolem Creek, incorporating abutments and street lighting (12-matre wide concrete structure deck length 91-5 metres).	\$0	\$5,243,000	\$5,243,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD03	Development	East West Arterial Bridge. 2-lane bridge over Toolern Creek, incorporating abutments and street lighting 17-metre wide concrete structure deck length 91.5 metres). X	\$0	\$5,243,000	\$5,243,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD04	Development	Shared Use Pedestrian Bridge (No. 1), Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide fumber structure, deck length 30 metres). #	\$0	\$385,000	\$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
8008	Development	Shared Use Pedestran Bridge (No.2). Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	0\$	\$385,000	\$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
8D06	Development	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolem Creek, incorporating abutments and lichthing 13-metre wide timber structure, deck length 30 metres.	0\$	\$385,000	\$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
8D07	Development	Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. **	0\$	\$868,000	\$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
8008	Development	Pedestrian Underpass 2: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. **	80	\$868,000	\$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
8D09	Development	Pedestrian Underpass 3: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. **	80	\$868,000	\$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD10	Development	Pedestrian Underpass 4: Melbourne Ballarat Railway, Construction, including 3-metre wide, 50-metre long box culverts, endwalfs, concrete path, drainage and lighting. M	0\$	\$868,000	\$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD11	Development	Pedestrian Underpass 5: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting. **	0\$	\$868,000	\$868,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD12	Development	Shared Use Pedestrian Bridge (No. 4), Bridge over Toolern Creek, incorporating abutments and liohting Geneteewide finisher structure, deck length 30 metres, #	\$0	\$385,000	\$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD13	Development	Shared Use Pedestrian Bridge (No. 5). Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).	\$0	\$385,000	\$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
BD14	Development	Shared Use Pedestrian Bridge (No. 6), Bridge over Toolem Creek, incorporating abutments and lighting i3-metre wide timber structure, dock length 30 metres). **	\$0	\$385,000	\$385,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
SUB-TOT.	AL		0\$	\$20,811,000	\$20,811,000			
PUBLIC TH	PUBLIC TRANSPORT	一日本の大学 一人						
PT01	Development	Development Purchase land to provide for Local Bus Interchange (1 hectare).	\$1,500,000	90	\$1,500,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Transport Modelling Report, Growth Area Planning Toolem Precinct Plans, Veitch Lister Constulling, 30 September 2008. Toolem Precinct Structure Plan Tansport and Movement Study, Booz & Co, February
CITO TOTAL					The Real Property lies and the least of the			7006

Table 3: S	Strategic Justification (cor	fable 3: Strategic Justification (continued)	ESTIM	ESTIMATED PROJECT COST	10	MAIN CATCHMENT		
Ş	CATEGORY MBERED LOCAL	NO. CATEGORY DESCRIPTION UNENCUMBERED LOCAL ACTIVE OPEN SPACE	LAND	CONSTRUCTION	TOTAL	AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGICJUSTIFICATION
-	OS01 Development	Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.	\$4,190,000	\$0	\$4,190,000	Areas 1 and 2 form the MCA for this facility	At time of subdivision.	Toolem Growth Area Social Infrastructure
0505	Development	Purchase of 4.00 hectares of land for active open space required for AR03 and AR04.	\$1,970,000	\$0	\$1,970,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
0503	Development	Purchase of 9.16 hectares of land for active open space required for AR05 and AR06.	\$4,640,000	05	\$4,640,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
0504	Development	Purchase of 8.62 hectares of land for active open space required for AR07 and AR08.	\$4,770,000	\$0	\$4,770,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
9050	Development	Purchase of 8.69 hectares of land for active open space required for AR09 and AR10.	\$4,340,000	05	\$4,340,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
9050	Development	Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.	\$2,650,000	\$0	\$2,650,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
0200	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 2 contribution (60%).	\$2,538,000	05	\$2,538,000	Area 3 forms the MCA for this facility	At time of subdivision.	As above
9050	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 3 contribution (40%).	\$1,692,000	\$0	\$1,692,000	Area 2 forms the MCA for this facility.	At time of subdivision.	As above
6050	Development	Purchase of land (1.0ha) for Major Activity Centre Public Open Space	\$1,500,000	05	\$1,500,000	Areas 1, 2,3 and 4 form the MCA for this facility	At time of subdivision.	
101	AL	THE RESIDENCE OF THE PERSON OF	\$28,290,000	\$ 05	28,290,000			
NO.	NITY & INDOOR	COMMUNITY & INDOOR RECREATION FACILITIES			ST. ST.	THE PERSON NAMED IN		The second second
CIOI	Development		\$3,600,000	\$0	\$3,600,000	Areas 1, 2 and 3 form the MCA for this facility	At time of subdivision.	Toolem Growth Area Social Infrastructure
Cloz	Development		\$2,250,000		\$2,250,000	Areas 1, 2 and 3 form the MCA.		As above
C003	Development	Early Learning Facility within Government Primary School (Community Hub 1). Type 1 Facility thigher order) to provide for kindergarten and maternal child health components.	0\$	\$1,431,250	\$1,431,250	Area 1 forms the MCA for this facility	No later than 800 occupied dwellings within its adventised 1,000 dwelling catchment	As above
C104	Development	Construction of the children components of the multiportees community centre (Community Hub 1). Purchase of Jand (0.8 hectares) and construction of the children components of the multiporteese community centre?	\$240,000	\$2,162,813	\$2,402,813	Area I forms the MCA for this facility	No later than 800 occupied dwellings within its identified 3,000 dwelling catchenest	As above
CIOS	Community	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre.	05	\$1,441,875	\$1,441,875	Area 1 forms the MCA for this facility.	No later than 800 excupied dwellings within its identified 3,000 dwelling catchment.	As above
9010	Development	Early Learning Facility within Government Primary School (Community Hub 2). Type 2 Safilly (Jowest order) to provide for kindergarten component only. Construction of new building an arbition and landscaping.	\$0	\$1,143,750	\$1,143,750	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
C107	Development	Multipurpose Community Centre (Community Hub 2). Purchase of land (0.85 hectares) and construction of the childcare components of the multipurpose community centre."	\$255,000	\$2,162,813	\$2,417,813	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI08	Community	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre."	\$0	\$1,441,875	\$1,441,875	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
60ID	Development	Early Learning Facility within Government Primary School (Community Hub 3). Type 2. Reclify (lower order) to provide for kindengalene component only. Construction of new histories net union and market and hardeconing.	\$0	\$1,143,750	\$1,143,750	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its scherified 3,000 dwelling catcherent.	As above
C110	Development	Multipurpose Community Centre (Community Hub 3). Purchase of land (0.8 hectares) and construction of the childrane components of the multipurpose community centre.*	\$240,000	\$2,162,813	\$2,402,813	Area 2 forms the MCA for this facility.	A E	As above
CIII	Community	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre. ⁸	05	\$1,441,875	\$1,441,875	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CIIZ	Development	Early Learning Facility within Government Primary School (Community Hub 4). Type 1 Soulity (higher order) to provide for Manedgarten and maternal child realth components. Construction of new building, including carparism and jandscaping.	\$0	\$1,431,250	\$1,431,250	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI13	Development	Multipurpose Community Centre (Community Hub 4). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre."	\$240,000	\$2,162,813	\$2,402,813	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI14	Community	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre."	\$0	\$1,441,875	\$1,441,875	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CITS	Development	Early Learning Facility within Government Primary School (Community Hub S). Type 2 Facility (Lower order) to provide for kindergather component only. Construction of new histories including an earlying and landscaning.	80	\$1,143,750	\$1,143,750	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
O116	Development	Multipurpose Community Centre (Community Hub 5). Purchase of land (0.8 hectares) and construction of the childcase components of the multipurpose community centre."	\$240,000	\$2,162,813	\$2,402,813	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
C117	Community	Multipurpose Community Centre (Community Hub 5). Construction of the community room components of the multipurpose community centre.	05		\$1,441,875	Area 2 forms the MCA for this facility.	70 E	As above
CH8A	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility (Injoiter order) to provide for Kindergarten and maternal Carld Feath for components. Construction of new building, including our parking and landscaping. Area 2 contribution?	\$0	\$955,875	\$955,875	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI18B	Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Active Unique corder to provide for kindegarten and material clinid health components. Control Flow of new Profesion in children are residue and Landscaning Asia 2 contribution.	\$0	\$475,375	\$475,375	Area 3 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	Asabove
CI19A	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 2	\$144,000	\$1,297,688	\$1,441,688	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above

Table 3: Strategic Justification (continued)

ROJECT	INFRASTRUCTURE CATEGORY	DESCRIPTION	DNY	CONSTRUCTION	TOTAL	AREA (MCA)	INDICATIVE PROVISION I RIGGER	A STATE OF THE STA
CI19B	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Area 3	\$96,000	\$865,125	\$961,125	Area 3 forms the MCA for this	No later than 800 occupied dwellings within its	As above
Account to	STATE OF THE PARTY	contribution (40%)*				and the second		
C120	Community	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.*	\$0	\$1,441,875	\$1,441,875	Areas 2 and 3 form the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
UB-TOT	AL		\$7,305,000	\$29,353,128	\$36,658,128			
оптрос	OUTDOOR ACTIVE RECREATION	ATION					一大 一 一 大大 一 大 一 一 一 一 一 一 一 一 一 一 一 一 一	
ARO1	Development	Playing Fleds 1 (Hub 1). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.*	05	\$2,850,480	\$2,850,480	Areas 1 and 2 form the MCA for this facility.		Toolem Growth Area Social Infrastructure Estimates, ASR Research (Jan 2009).
AROZ	Community	Pavilion 1 (Hub 1), Construction of pavilion to serve Playing Fields 1.X	05	\$1,200,000	\$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR03	Development	Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.**	0\$	\$2,430,000	\$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR04	Community	Pavilion 2. Construction of pavilion to serve Playing Fields 2.*	0\$	\$1,200,000	\$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AROS	Development	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/cricket ovals.**	0\$	\$2,430,000	\$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR06	Community	Pavilion 3 (Hub 2), Construction of pavilion to serve Playing Fields 3,**	0\$	\$1,200,000	\$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR07	Development	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.X	\$0	\$4,350,000	\$4,350,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR08	Community	Pavilion 4 (Hub 3), Construction of pavilion to serve Playing Fields 4,**	0\$	\$1,800,000	\$1,800,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR09	Development	Playing Fleids 5 (Hub.4). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts \aleph	0\$	\$2,850,480	\$2,850,480	Areas 1 and 2 form the MCA for this facility.	Playing Fields: at time of subdivision; Tennis Courts: no later than 3,000 occupied dwellings within the designated tennis facility catcherent.	As above
AR10	Community	Pavilion 5 (Hub 4), Construction of pavilion to serve Playing Fields 5.*	0\$	\$1,200,000	\$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR11	Development	Playing Fields 6 (Hub 5), Active open space reserve. Construction of 2 soccer pitches.**	0\$	\$2,430,000	\$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR12	Community	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.*	0\$	\$1,200,000	\$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR13	Development	Playing Helds 7 (Hub 7). Active open space reserve. Construction of 2 football/cricket ovals.**	\$0	\$2,430,000	\$2,430,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR14	Community	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.×	0\$	\$1,200,000	\$1,200,000	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	As above
AR15A	Development	Playing Fleids 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 2 contribution (60%).**	80	\$1,710,288	\$1,710,288	Area 2 forms the MCA for this facility.		As above
AR158	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 3 contribution (40%).**	80	\$1,140,192	\$1,140,192	Area 3 forms the MCA for this facility.	Playing Fields: at time of subdivision; Tennis Courts: no later than 3,000 occupied dwellings within the designated tennis facility catchment.	As above
AR16	Community	Pavillon 8 (Hub 6). Construction of pavillon to serve active playing fields 8.80	0\$	\$1,200,000	\$1,200,000	Areas 2 and 3 form the MCA for this facility.		As above
UB-TO	TAL		80	\$32,821,440	\$32,821,440			
OFF-ROA	OFF-ROAD PEDESTRIAN & CYCLE TRAILS	CYCLE TRAILS						
TR01	Development	Concrete Shared Path Including pavement, drainage and landscaping (3 metres wide, length 3,250 metres; Regional Park linkages.	0\$	\$682,500	\$682,500	Areas 1, 2, and 3 form the MCA for this facility.	As required by access demand.	Transport Modelling Report, Growth Area Planning Todem Precinct Plans, Veltch Lister Constulting, 30 September 2008; Toolen Precinct Structure Plan Transport and Monement Study, Boox & Co. February, 2008.
SUB-TOTA	AL		05	\$682,500	\$682,500			
STRUCT	STRUCTURE PLANNING							
PL01	Development	Preparation of Precinct Structure Plan and Development Contributions Plan.	0\$	0\$	\$1,250,000	Areas 1, 2, 3 and 4 form the MCA for this facility.		
SUB-TOTA	CAL		80	50	\$1,250,000			
TOTAL		The state of the s	TCT 0AN 1869 639 664 6344 AAD 777			The second secon	THE RESIDENCE OF THE PARTY OF T	

"a Includes contingency fee of 20% within construction cost. Includes design and project management fee of 10% within construction cost.

** Includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost.



Table 4: Calculation of Costs

O.E.C.T	INFRASTRUCTURE DESCRIPTION CATEGORY	E DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	ATTRIBUTABLETO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
DS				THE PERSON			STATE AND PERSONS				***
100	Development	Rees Road: Coburns Road to East West Arterial. Re-construct existing 2-lane road to novinche 2-lane roadspewp of secondary arterial road 138 metre road reserve, length 180 metres, Internal Joyd. 20 metres, Internal Joyd. 20 metres, Internal Joyd. 20 metres (ultimate).	\$97,200	\$631,800	\$729,000	%0	\$729,000	Areas 1,2,3 and 4	Res. and Employ.	1719.88	\$423.87
ATO	Development	Offset cost estimate associated with removal of scattered trees for RD01.	\$0\$	\$11,700	\$11,700	960	\$11,700	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$6.80
05	Development	East West Arterials Rees Boad to Exford Road. Construct new 2-lane carriagnessy of divided secondary atterial road (38 meter road reserve, length 970 meters). *Interem Propul ** (1990 meters) *	\$1,105,800	\$3,404,700	\$4,510,500	960	\$4,510,500	Areas 1,2,3 and 4	Res. and Employ.	1719.88	\$2,622.57
03	Development	Landars of said to find dess regions what institute destinates buildings. East West A ferrial: Edoid Road Section. Re-construct existing 2-lane road to provide 2-lane carriagoway of divided secondary arterial road (38 metre road reserve, length 900 metres). *Interim layout* Purchase land to increase reserve width from 20m to 38m for 900 metres (ultimate).*	\$2,061,000	\$3,159,000	\$5,220,000	960	\$5,220,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$3,035.10
D3A	Development	Offset cost estimate associated with removal of scattered trees for RD03.	\$0	\$6,000	86,000	%0	\$6,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$3.49
904	Development	Exford Road: East West Arterial to Greigs Road. Re-construct existing pavement to provide 2-laine carriagoway of undivided secondary arterial road (31 metre road reserve, length 2,310 metres) "Interim layout" burchase land to increase reserve width from 20m to 31m for 2,310 metres (ultimate).	\$792,000	\$8,108,100	\$8,900,100	960	\$8,900,100	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$5,174.84
APC O4A	Development	Offset cost estimate associated with removal of scattered trees for RD04.	80	\$73,200	\$73,200	960	\$73,200	Areas 1, 2, 3	Res. and Employ.	1719,88	\$42.56
500	Development	East West Artenal: Exford Road to Toolem Creek. Construct new 2-lane carnageway of divided secondary arterial road (38 metre road reserve, length 400 metres). "Interim layout" burchase land to increase reserve width from Om to 38m for 400 metres (ultimate)."	\$456,000	\$1,404,000	\$1,860,000	960	\$1,860,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$1,081.47
D5A	Development	Offset cost estimate associated with removal of EVC for RD05.	\$0	\$109,080	\$109,080	%0	\$109,080	Areas 1, 2, 3	Res. and Employ.	1719.88	\$63.42
80	Development	East West Artenal: Toolem Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 1,680 metres) "Interim layout" burchase land to increase reserve from Om to 38m for 1,680 metres (ultimate)."	\$1,915,200	\$5,896,800	\$7,812,000	960	\$7,812,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$4,542.18
P90	Development	Offset cost estimate associated with removal of scattered trees for RD06.	80	\$2,400	\$2,400	960	\$2,400	Areas 1, 2, 3	Res. and Employ.	1719.88	\$1.40
200	Development	East West Artenal: Ferris Road to Mount Cottrell Road. Construct new 2-lane carnagoway of divided secondary artenal road. (38 metre road reserve, length 1,600 metre?) "Interim layout". Interim layout "but have bruchase land to increase reserve width from Om to 38m for 1,600 metres (ultimate)."	\$1,824,000	\$5,616,000	\$7,440,000	960	\$7,440,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$4,325.88
07A	Development	Offset cost estimate associated with removal of EVC for RD07.	80	\$19,200	\$19,200	960	\$19,200	Areas 1, 2, 3	Res. and Employ.	1719.88	\$11.16
80	Development	East West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriagoway of primary arterial road. (45 metre road reserve, length 1,650 metres) "Interim layout" Purchase land to increase reserve width to Om to 45m for 1,650 metres (ultimate)."	\$2,227,500	\$5,791,500	\$8,019,000	%0	\$8,019,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$4,662.53
38A	Development	Offset cost estimate associated with removal of EVC for RD08.	\$0	\$55,260	\$55,260	960	\$55,260	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$32.13
66	Development	Paynes Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriacteway (length 725 metres).	\$0	\$1,371,910	\$1,371,910	960	\$1,371,910	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$797.68
10	Development	Mount Cottrell Road: Toolern Boundary to Greigs Road. Upgrade existing 2-lane unessled rural road to provide 2-lane carriagoway (length 1.045 metres).	80	\$1,977,443	\$1,977,443	960	\$1,977,443	Areas 1,2,3	Res. and Employ.	1719.88	\$1,149.76
=	Development	Autori Careffe Round, Careffe State Real Lines East West Arterial to UGB southern boundary Upgrade estating 2-lane unreader roundary. Upgrade estating 2-lane unreader road to provide 2-lane) "Interim layout primary attential road (45 metre road reserve, length 2,190 metres) "Interim layout primary attential road (45 metre road reserve, length 2,190 metres) "Interim layout primary provided practice regestation re-alignment) to increase reserve width from 20m to 45m for 2,190 metres (ultimate).	\$2,114,250	\$7,686,900	\$9,801,150	%0	\$9,801,150	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$5,698.74
AL.	Development	Offset cost estimate associated with removal of scattered trees for RD11.	\$0	\$13,650	\$13,650	960	\$13,650	Areas 1,2,3 and 4	Res. and Employ.	1719.88	\$7.94
118	Development	Offset cost estimate associated with removal of EVC for RD11.	80	\$3,960	\$3,960	960	\$3,960	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$2.30
112	Development	Mocart Cottell Road-Western Frency in Melocure Ballans Ball Line, Upgnode of existing 2-lane unseaked road to provide 2-lane carriageway of primary arterial road 45 meter and receve, Bengh 1,580 meters of "Interim Jayout" of Turkeys and (Incheding native expession of Supersistence and Provident parties requisition read-granted to increase reserve width from 20m to 45m for 1,680 meters (Julianale).	\$1,965,750	\$5,896,800	\$7,862,550	0%0	\$7,862,550	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$4,571.57
I											

PROJECT NO.	DCP ROJECT CATEGORY NO.	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	EXTERNAL USAGE %	ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	DEVELOPABLE HECTARES IN MCA	PER NET DEVELOPABLE HECTARE
RD14	Development	Shogaki Driver Ferris Road to Mount Cottell Road (Western Half). Upgrade existing 2-bine sealed road to provide 2-bane carriageway of primary arterial load (45 metre conditioners, length 800 metres). "Tritic fin layout"	\$120,000	\$2,808,000	\$2,928,000	%0	\$2,928,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$1,702.44
RD15	Development		\$310,200	\$2,932,800	\$3,243,000	%0	\$3,243,000	Areas 1,2,3 and 4	Res. and Employ.	1719.88	\$1,885.60
RD16	Development	Tricking send to increase Energe within the history and an article should be increased the increase function the sealed, unreaded road to provide 2-lane sealed, unreaded road to provide 2-lane carriageway of divided secondary arterial road (38 metre road reace, leight 50 metre). Trickini layout Purchase all and to increase receiver when 10 metre).	\$74,400	\$2,176,200	\$2,250,600	960	\$2,250,600	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$1,308.58
RD17	Development		05	\$7,581,600	\$7,581,600	960	\$7,581,600	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$4,408.21
RD17A	Development	Offset cost extimate associated with removal of scattered trees for RD17.	\$0	\$2,400	\$2,400	960	\$2,400	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$1.40
RD18	Development	Abey Road: Dolem Creek to Ferils Road, Upgrade of existing 2-lane scaled. Unselled and provide Jahra canageway of fished secondary arterial road (38 metre road reserve, length 2,160 metres!) "Interim layout." The Court is also to increase reserve with from 19 m to 38m for 270 metres east of Toolem Creek Julianale."	\$153,900	\$7,581,600	\$7,735,500	960	\$7,735,500	Areas 1, 2, 3 and 4	Res. and Employ.	1719,88	\$4,497.70
RD18A	Development	Offset cost estimate associated with removal of scattered trees for RD18.	\$0	\$400	\$400	960	\$400	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$0.23
RD18B	Development	Offset cost estimate associated with removal of EVC for RD18.	0\$	\$32,940	\$32,940	960	\$32,940	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$19.15
RD19	Development	Shogaki Drive Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-bne carriageway of primary atterial road (45 metre road reserve, length 800 metres) "Interim Isyout" Purchase land to increase reserve width from Om to 45m for 800 metres (ultimate). ®	\$1,080,000	\$2,808,000	\$3,888,000	960	\$3,888,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$2,260.62
RD19A	Development	Offset cost estimate associated with removal of EVC for RD19.	0\$	\$11,700	\$11,700	960	\$11,700	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$6.80
RD20	Development	Ferris Road. Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.50 heactes (ultimate).	\$676,346	0\$	\$676,346	960	\$676,346	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$393.25
RD20A	Development	Offset cost estimate associated with removal of EVC for RD20.	\$0	\$540	\$540	960	\$540	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$0,31
RD21	Development	Ferris Road: Melbourne Ballarat Rail Une to East West Arterial. Purchase land to increase reserve width from Zon, for Dalance of required land (excluding Property 30, Ansa = 3.45 hectares (ultimate).	\$1,035,000	0\$	\$1,035,000	%0	\$1,035,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$601.79
SUB-TOTAL	STAL		\$18,008,546	\$77,175,583	\$95,184,129		\$95,184,129				
INTERSE	INTERSECTIONS	The state of the s		The state of the s							1400
EE.	Development	Rees Road and East West Arterial: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. Additional contingency fee of 30% added to construction cost. Additional design and project management fee of 10% added to construction cost.	0\$	\$1,064,000	\$1,064,000	960	\$1,064,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$618.65
Т02	Development	East West Arterial and Exford Road; Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes. #	05	\$798,000	\$798,000	960	\$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$463.99
т03	Development	East West Arterial and Edoord Road: Intersection. "Interim layout" Construction of signalised T-intersection and sills lanes. Furchase of 0.17 hectares of additional required land.**	\$0	\$798,000	\$798,000	960	\$798,000	Areas 1, 2, 3 and 4		1719.88	\$463.99
1704	Development	Exford Road and Greigs Road: Intersection. "Interim layout" Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping. **	05	\$490,000	\$490,000	960	\$490,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$284.90
ITOS	Development	East West Arterial and Ferris Road: Intersection. "Interim layout" Construction of gignalised 4-way intersection and slip blue. Purchase of 0.304 hectares of additional required land. **	\$91,110	\$1,008,000	011'660'15	%0	\$1,099,110	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$639.06
1T06	Development	East West Arterial and Mount Cottrell Road: Intersection. "Interim layout" Construction of Signalised 4-way intersection and slip lanes. Purchase of 1042 hechars of additional required land. **	\$102,570	\$1,008,000	\$1,110,570	960	\$1,110,570	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$645.73
T07	Development	East West Arterial and Paynes Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. **	0\$	\$1,008,000	\$1,008,000	%0	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
108 108	Development	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration have including drainage and bandscaping. Additional decilion and prolect management fee of 10% added to construction cost.	0\$	\$385,000	\$385,000	960	\$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$223.85
ETT09	Development	Mount Cottnell Road and Greigs Road intersection. Intersection upgrade - construction of roundabout. Additional design and project management fee of 10% added to construction cost.	0\$	\$385,000	\$385,000	960	\$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$223.85

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le 4: C	alculation of	Table 4: Calculation of Costs (continued)									
PROJECT NO.	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT ABFA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN	CONTRIBUTION PER NET DEVELOPABLE HECTABE
0TTI	Development	Mount Cottrell Road and Shogaki Drive Intersection, "Interim layout". Construction of Signalized 4-way intersection and slip bland and signalized 4-way 70 intersection of specialization in order to burch so a 70 in 201 hardrane of specialization invarience land &	\$90,390	\$1,008,000	\$1,098,390	960	\$1,098,390	Areas 1, 2, 3 and 4	Res. and Employ.		\$638.64
III2	Development	Shogail Drive and Collector Street Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. **	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
П13	Development	Ferris Road and Shogaki Drive: Intersection. "Interim layout". Construction of signalized 4-way intersection and fall bines. December 25 the Action of Additional committed food #	\$140,460	\$1,008,000	\$1,148,460	960	\$1,148,460	Areas 1,2,3 and 4	Res. and Employ.	1719.88	\$667.76
TI14	Development	returns or one includes a continuous requires men. Ferris Road and MAC Northern Collector Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes. **	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
TITS	Development	Ferris Road and Bridge Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. #	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Fmolov	1719.88	\$586.09
TT16	Development	Abey Road and Industrial Connector Road: Intersection. "Interim layout" Construction of a signalised T-intersection and slip lanes.	\$0	\$798,000	\$798,000	%0	\$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$463.99
T17	Development	Abey Road and Bundy Drive: Intersection. "Interim layout". Construction of signalised T-intersection and sip lanes.	\$0	\$798,000	\$798,000	960	8798,000	Areas 1, 2, 3 and 4	Res, and Employ.	1719.88	\$463.99
8TTI	Development	Ferris Road and Shakamaker Drive: Intersection,""Ultimate layout"" Construction of signalised 4-way intersection and slip lanes.	0\$	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
6TTI	Development	Mount Cottrell Road and Murray Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	05	8798,000	\$798,000	960	\$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$463.99
IT20	Development	Mount Cottrell Road and Southern Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
1211	Development	East West Arterial and Eastern North-South Connector Road: Intersection. *Interim Jacour* Construction of signalised 4-way intersection and slip lanes.	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$586.09
IT22	Development	East West Arterial and Central North-South Connector Road: Intersection. "Interim Lavour" Construction of signalized 4-way intersection and slip lanes.	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
1123	Development	East West Arterial and Western North-South Connector Road: Intersection. "Interim Javour". Construction of signalized T-intersection and slip lanes.	\$0	\$798,000	\$798,000	960	\$798,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$463.99
IT24	Development	Exford Road and Connector Road: Intersection. "Interim layout". Construction of signalised T-intersection and slip lanes.	\$0	\$798,000	\$798,000	960	\$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$463.99
1725	Development	Mount Cottrell Road and Bridge Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	80	\$798,000	\$798,000	960	\$798,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$463.99
1726	Development	Mount Cottrell Road and Alfred Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
17271	Development	Ferris Road and Alfred Road. Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1,2,3 and 4	Res. and Employ.	1719.88	\$586.09
IT28	Development	Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes.	\$0	\$1,008,000	\$1,008,000	960	\$1,008,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$586.09
S-TOTAL	AL	(B)を水が下し、 はいこうなの スポーカ (音を) はこの (の)	\$424,530	\$23,828,000	\$24,252,530		\$24,252,530				
BRIDGES BD01	Development	Abey Road Bridge. 2-lane bridge over Toolem Creek, incorporating abutments and	\$0	\$3,675,000	\$3,675,000	960	\$3,675,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$2,136.78
8D02	Development	Bridge float Bridge 2-lane bridge over Toolem Creek, incorporating abutments and treat lightnot (12 more under concrete structure dark length of 5 mores).	80	\$5,243,000	\$5,243,000	960	\$5,243,000	Areas 1, 2,3	Res. and Employ.	1719.88	\$3,048.47
8003	Development	East West Arterial Bridge 2-lane bridge over Toolern Creek, incorporating abutments and steel lighting (12-metre wide concrete structure, deck length 91.5 metres). **	\$0	\$5,243,000	\$5,243,000	960	\$5,243,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$3,048.47
BD04	Development	Shared Use Pedestrian Bridge (No. 1). Bridge over Toolen Creek, incorporating shurmonts and lichtens. Samptes wide finds of purities deck length 30 matries X	\$0	\$385,000	\$385,000	960	\$385,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$223.85
8008	Development	Shared Use Pedestrian Bridge (No.2). Bridge over Toolern Creek, incorporating shutments and lichting 3-morte wide timber structure deck length 30 metres). X	05	\$385,000	\$385,000	960	\$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$223.85
8D06	Development	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolern Creek, incorporating hypothesis and linking farmers and linking farmers and linking farmers and linking farmers.	\$0	\$385,000	\$385,000	960	\$385,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$223.85
BD07	Development	Pedestrain Underpass 1: Melbourne Ballarat Railway, Construction, Including Pariette wide, 50-metre long box culvers, endwalls, concrete path, drainage and linhtion.	80	\$868,000	\$868,000	960	\$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$504.69
8008	Development	Pedestrian Underpass 2: Melbourne Ballarat Railway, Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and	80	\$868,000	\$868,000	960	\$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$504.69
8D09	Development	ingtung.** Pedestrian Underpass 3: Melbourne Ballarat Railway, Construction, including 3: ametre wide, 50-metre long box culverts, endwalls, concrete path, drainage and Instrino. x	80	\$868,000	\$868,000	960	\$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$504.69
0108	Development	Pedestrian Underpass 4: Melbourne Ballarat Railway, Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and	80	\$868,000	\$868,000	960	\$868,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$504.69

PROJECT II	INFRASTRUCTURE DESCRIPTION CATEGORY	DESCRIPTION	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
1108	Development	Pedestrian Underpass S: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverfs, endwalls, concrete path, drainage and	\$0	\$868,000	\$868,000	960	\$868,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$504.69
BD12	Development	Shared Use Pedestrian Bridge (No. 4). Bridge over Toolern Creek, incorporating shirmonts and lighting 3-metro wide timber structure deck length 30 metres.	\$0	\$385,000	\$385,000	960	\$385,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719,88	\$223.85
BD13	Development		\$0	\$385,000	\$385,000	960	\$385,000		Res. and Employ.	1719.88	\$223.85
BD14	Development		\$0	\$385,000	\$385,000	960	\$385,000	Areas 1, 2, 3	Res. and Employ.	1719,88	\$223.85
SUB-TOTA	AL		0\$	\$20,811,000	\$20,811,000		\$20,811,000				
PUBLICT	PUBLIC TRANSPORT			A STATE OF THE PARTY OF THE PAR		が大き	の一般など		RECEIVED TO	S. S	
PTOI	Development	Development Purchase land to provide for Local Bus Interchange (1 hectare).	\$1,500,000	0\$	\$1,500,000	960	\$1,500,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$872.15
SUB-TOTA	TAL		\$1,500,000	80	\$1,500,000		\$1,500,000				
UNENCU	MBERED LOCAL	UNENCUMBERED LOCAL ACTIVE OPEN SPACE							See Section		
1050	Development	Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.	\$4,190,000	80	\$4,190,000	30%	\$2,933,000	Areas 1 and 2	Res	1119,95	\$2,618.87
0205	Development	Purchase of 4,00 hectares of land for active open space required for AR03 and AR04.	\$1,970,000	80	\$1,970,000	960	Manage		Res.	1119,95	\$1,759.01
0503	Development	Purchase of 9.16 hectares of land for active open space required for AR05 and AR06.	\$4,640,000	2 2	\$4,640,000	960	\$4,640,000	Areas Land 2	Res.	1119.95	\$4,143,04
+000	Development	Purchase of 8.69 hortanes of land for active open space required for AR09 and AR10.	\$4,770,000	05	\$4340,000	960		955	Rek	111995	\$3.875.17
9050	Development	Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.	\$2,650,000	20.5	\$2,650,000	960	Section 1		Res.	1119.95	\$2,366.18
0507	Development	Purchase of 7.90 hectares of land for active open space required for AR13 and AR14.	\$2,538,000	80	\$2,538,000	960	\$2,538,000	Area 2	Res.	808.06	\$3,140.86
9050	Development	Purchase of 120 months of and for active open space required for AR13 and AR14. Area 3 contribution (40%).	\$1,692,000	\$0	\$1,692,000	960	\$1,692,000	Area 3	Res.	88.55	\$19,107.85
6050	Development	Purchase of land (1.0ha) for Major Activity Centre Public Open Space	\$1,500,000	0\$	\$1,500,000	%0	\$1,500,000	Areas 1, 2, 3	Res. and Employ.	1719.88	\$872.15
SUB-TOTAL	TAL		\$28,290,000	05	\$28,290,000		\$27,033,000				
COMMU	NITY & INDOOR	COMMUNITY & INDOOR RECREATION FACILITIES									音をきる
C1012	Development	Purchase land to provide library located in Major Activity Centre (4 hectares).	\$3,600,000	0\$	\$3,600,000	10%	\$3,240,000	Areas 1, 2 and 3	Res.	1208.50	\$2,681.01
C102	Development	Purchase of land to provide Aquatic / Leisure Centre (Level 3), located in Major Activity Centre (2.5 hectares).	\$2,250,000	0\$	\$2,250,000	960	\$2,250,000	Areas 1, 2 and 3	Res.	1208.50	\$1,861.81
CIO3	Development	Early Learning Facility within Government Primary School (Community Hub 1). Type if a Pacility (higher order) to provide for kindenganten and maternal child health components. Construction of new building including are parking and landscanner.	0\$	\$1,431,250	\$1,431,250	30%	\$1,001,875	Area 1	Res	311.89	\$3,212.27
CI04	Development		\$240,000	\$2,162,813	\$2,402,813	30%	\$1,681,969	Area 1	Res.	311.89	\$5,392.83
Clos	Community	Multipurpose Community Centre (Community Hub 1). Construction of the community room components of the multipurpose community centre. ⁸	80	\$1,441,875	\$1,441,875	30%	Funded via the CIL	Area 1	Res.	311.89	Funded via the
CI06	Development	Early Learning Facility within Government Primary School (Community Hub 2). Type P. Zeiliy (Jower order) to provide for kindergathen component only. Construction of new building including ora position and landscaning.	\$0	\$1,143,750	\$1,143,750	960	\$1,143,750	Area 1	Res.	311.89	\$3,667.16
CI07	Development	Multipurpose Community Centre (Community Hub 2). Purchase of land (0.85 hetares) and construction of the childcare components of the multipurpose community. Centre 3.	\$255,000	\$2,162,813	\$2,417,813	960	\$2,417,813	Area 1	Res.	311.89	\$7,752.13
CI08	Community	Multipurpose Community Centre (Community Hub 2). Construction of the community room components of the multipurpose community centre.*	80	\$1,441,875	\$1,441,875	960	Funded via the CIL	Area 1	Res.	311.89	Funded via the
60D	Development	Early Learning Facility within Government Primary School (Community Hub 3). Type 2 Facility (lower order) to provide for kindergaten component only, Construction of new building, including our parking and landscaping.	05	\$1,143,750	\$1,143,750	%0	\$1,143,750	Area 2	Res	808.06	\$1,415,43
C110	Development	Multipurpose Community Centre (Community Hub 3). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.*	\$240,000	\$2,162,813	\$2,402,813	%0	\$2,402,813	Area 2	Res.	808.06	\$2,973.56
UII	Community	Multipurpose Community Centre (Community Hub 3). Construction of the community room components of the multipurpose community centre.®	05	\$1,441,875	\$1,441,875	%0	Funded via the CIL	Area 2	Res.	808.06	Funded via the
CI12	Development	Early Learning Facility within Government Primary School (Community Hub 4). Type I Facility (Nigher order) to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping.*	\$0	\$1,431,250	\$1,431,250	%0	\$1,431,250	Area 2	Res.	808.06	\$1,771.22



\$2,162,813 \$2,402,813 O% Funded via the CIL Area 2 Res. \$1,441,875 \$1,441,875 \$1,441,875 \$1,441,875 Res. Res. \$1,143,750 \$1,143,750 \$96 \$1,143,750 Area 2 Res. \$2,162,813 \$2,402,813 \$96 \$1,143,750 Area 2 Res. \$1,143,750 \$1,143,750 \$96 \$1,143,750 Area 2 Res. \$1,441,875 \$1,441,875 \$95,875 Area 2 Res. \$1,297,688 \$1,441,875 \$96 \$475,375 Area 3 Res. \$1,297,688 \$1,441,875 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$96 \$1,441,688 \$1,441,688 \$1,441,688 \$1,441,688 \$1,441,688 \$1,441,688 \$1,441,687 <th></th> <th>CALEGORY</th> <th>LAND COST</th> <th>COST</th> <th>Salver September September</th> <th>USAGE %</th> <th>MAIN CATCHMENT</th> <th>AREA (MCA)</th> <th>CONTRIBUTION</th> <th>HECTARESIN</th> <th>DEVELOPABLE</th>		CALEGORY	LAND COST	COST	Salver September	USAGE %	MAIN CATCHMENT	AREA (MCA)	CONTRIBUTION	HECTARESIN	DEVELOPABLE
Part	Development	Multipurpose Community Centre (Community Hub 4). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.*	\$240,000	\$2,162,813	\$2,402,813	960	\$2,402,813		Res.	808.06	
Section Sect	Community	Multipurpose Community Centre (Community Hub 4). Construction of the community room components of the multipurpose community centre.*	\$0	\$1,441,875	\$1,441,875	960	Funded via the CIL	Area 2	Res.	808.06	Funded via the
Particular of the children's component's of the multipurpose community center 22,400,00 21,162,813 23,402,813 0% 52,402,813 Area 2 Res.	Development	Early Learning Facility within Government Primary School (Community Hub 5). Type 2 Facility (lower order) to provide for kindregaten component only. Construction of new building in cluding car onsking and bandschaine.	80	\$1,143,750	\$1,143,750	960	\$1,143,750	Area 2	Res.	808.06	\$1,415,43
Section Sect	Development	Multipurpose Community Centre (Community Hub S). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre.	\$240,000	\$2,162,813	\$2,402,813	960	\$2,402,813	Area 2	Res	808.06	\$2,973.56
Facility pictic vicility coverance in Principal Control Circle (Control Circle Control Circle Control Circle Circle Control Circle Ci	Community	Multipurpose Community Centre (Community Hub S). Construction of the community room components of the multipurpose community centre. *	05	\$1,441,875	\$1,441,875	960	Funded via the CIL	Area 2	Res.	908.06	Funded via the
Security with the coverage (Faller) (1994) Security (Development	Early Learning Facility within Government Primary School (Community Hub 6). Type 1 Facility fligher order to provide for kindergarten and maternal child health components. Construction of new building, including car parking and landscaping. Area 2 contribution.*	0\$	\$955,875	\$955,875	960	\$955,875	Area 2	Res	808.06	
Section Sect	Development	Early Learning Scality, which Covermone; Primary School (Community Hab G), Table 1 Facility Diplate order! To provide for kindegarten and maternal child health components. Construction of new building, including car parking and landscaping. Analy 2 contribution:	08	\$475,375	\$475,375	%0	\$475,375	Area 3	Res	88.55	\$5,368,44
### Spiritors of the collective community centre (community centre) ### Spiritors of the collective community centre (community centre) ### Spiritors of the collective community centre (community centre) ### Spiritors of the collective community centre (community centre) ### Spiritors of the collective community centre (community centre) ### Spiritors of the collective community centre (community centre) ### Spiritors centre (commu	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction of the childcare components of the multipurpose community centre. Ana. 2 contribution (60%).	\$144,000	\$1,297,688	\$1,441,688	960	\$1,441,688	Area 2	Res.	808.06	\$1,784.13
ST 305 000 ST 341,875 ST 341,875 ST 3441,875 ST	Development	Multipurpose Community Centre (Community Hub 6). Purchase of land (0.8 hectares) and construction or the childcare components of the multipurpose community centre. Area 3 combitation (40%).	\$96,000	\$865,125	\$961,125	960	\$961,125	Area 3	Res	88.55	\$10,854.04
Stage Stag	Community	Multipurpose Community Centre (Community Hub 6). Construction of the community room components of the multipurpose community centre.*	05	\$1,441,875	\$1,441,875	960	Funded via the CIL	Areas 2 and 3	Res.	19968	Funded via the
Fields 1 (Hub 1), Active open space reserve. Construction of 2 lootball/cricket So S2,850,480 S1,200,000 S1,200,		というというない 一日の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本の日本	\$7,305,000	\$29,353,128	-		\$26,496,659				
Paying Fields 3 (Hab 1), Active open space reserve. Construction of Zeocer pitches. 3 (1,200,000) (2,2850,480	CTIVE RECF	EATION	NAME OF STREET	No. of the			100				
Polying Fields 3. Active open space reserve. Construction of 2 soccer pitches.** \$0 \$1,200,000 \$1,200,000 \$2,430,000 Area 3 and 2 Res. Polying Fields 3. Active open space reserve. Construction of 2 soccer pitches.** \$0 \$1,200,000 \$2,430,000 \$0.86 \$2,430,000 Area 3 and 2 Res. \$1 Polying Fields 3. Active open space reserve. Construction of polying the seve Playing Fields 4. \$0 \$1,200,000 \$0.86 \$2,430,000 Area 3 and 2 Res. \$1 Polying Fields 3. Mab 2. Active open space reserve. Construction of 4 soccer pitches.** \$0 \$1,200,000 \$6 Funded via CII. Area 3 and 2 Res. \$1 Polying Fields 4. We bit 3. Construction of polyillon to serve Playing Fields 4. \$0 \$1,200,000 \$1,300,000 \$6 Funded via CII. Areas 1 and 2 Res. \$1 Polying Fields 5. We be a polyillon to serve Playing Fields 4. \$0 \$1,200,000 \$1,300,000 \$6 \$1,300,000 \$6 \$1,300,000 \$6 \$1,300,000 \$6 \$1,300,000 \$6 \$1,300,000 \$6 \$1,300,000 \$6 \$1,300,000 \$6 \$1,	Development	Playing Fields 1 (Hub 1). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.**	0\$	\$2,850,480	\$2,850,480	30%	\$1,995,336	Areas 1 and 2	Res.	1119.95	\$1,781.63
Psyling Fields 2. Active open space reserve. Construction of 2 soccer pitches.x \$0 \$2,430,000 \$2,430,000 \$0 \$2,430,000 Areas 1 and 2 Res. 1 Psyling Fields 2. Active open space reserve. Construction of powling to serve Playing Fields 3.x \$1,200,000 \$1,200,000 0% Funded Via Cl. Areas 1 and 2 Res. 1 Psyling Fields 3.x \$1,200,000 \$1,200,000 0% Funded Via Cl. Areas 1 and 2 Res. 1 Psyling Fields 3.x \$1,200,000 \$1,200,000 0% Funded Via Cl. Areas 1 and 2 Res. 1 Psyling Fields 4 Play 3.x \$1,200,000 \$1,200,000 0% Funded Via Cl. Areas 1 and 2 Res. 1 Psyling Fields 4 Play 3.x \$1,200,000 \$1,200,000 0% Funded Via Cl. Areas 1 and 2 Res. 1 Psyling Fields 4 Play 3.x \$1,200,000 \$1,200,000 0% Funded Via Cl. Areas 1 and 2 Res. 1 Psyling Fields 5 Play 3.x \$1,200,000 \$1,200,000 0% Funded Via Cl. Res. 1	Community	Pavilion 1 (Hub 1). Construction of pavilion to serve Playing Fields 1.%	\$0	\$1,200,000	\$1,200,000	30%	Funded via CIL	Areas 1 and 2	Res.	1119,95	Funded via CIL
Paying Fields 3 Hub 2). Active open space reserve. Construction of zeroe Playing Fields 2.** Paying Fields 3 Hub 2). Active open space reserve. Construction of 2 football/cricket Social 2 4350,000 Sy 2,430,000	Development	Playing Fields 2, Active open space reserve. Construction of 2 soccer pitches.™	\$0	\$2,430,000	\$2,430,000	960	\$2,430,000	Areas 1 and 2	Res.	1119,95	\$2,169.74
Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/cricket 50 \$1,200,000 \$1,200,0	Community	Pavilion 2. Construction of pavilion to serve Playing Fields 2.**	80	\$1,200,000	\$1,200,000	960	Funded via CIL	Areas Land 2	Res.	1119.95	Funded via CIL
Paying Fledd 4 (Hub 3). Construction of paying Fields 3.** \$0 \$1,200,000 \$1,200,000 OP6 Funded via CII. Areas 1 and 2 Res. 1 Playing Fledd 4 (Hub 3). Active open space reserve. Construction of paying fields 4.** \$6 \$4,350,000 \$1,800,000 0% \$5,350,000 Areas 1 and 2 Res. 7 Playing Fledd 4 (Hub 3). Active open space reserve. Construction of 2 construction of 3 construction of 3 construction of 2 construction of 3 const	Jevelopment	Playing Fields 3 (Hub 2). Active open space reserve. Construction of 2 football/cricket ovals.*	80	\$2,430,000	\$2,430,000	960	\$2,430,000	Areas 1 and 2	Res.	1119.95	\$2,169.74
Pulying Fields 4 (htb 3). Active open space reserve. Construction of 4 soccer placks, 4.8 50 \$1,800,000 \$4,350,000 \$6 \$4,350,000 \$7,850,000 \$6 \$4,350,000 \$7,850,	Community	Pavilion 3 (Hub 2). Construction of pavilion to serve Playing Fields 3.*	80	\$1,200,000	\$1,200,000	960	Funded via CIL	Areas 1 and 2	Res.	1119,95	Funded via CIL
Payling Holds (5 Hub Hub)3. Construction of payling Fields 4.8x Statistical Statistics Sta	Jevelopment	Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches.**	\$0	\$4,350,000	\$4,350,000	960	\$4,350,000	Areas 1 and 2	Res.	1119.95	
Playing Fields 5 (Hub A), Active open space reserve. Construction of 2 (botball/cricket) 50 \$1,280,0480 \$2,850,480 \$0.9% \$52,850,480 \$0.9% \$6,82,80,480 \$1,280,000 \$1	Community	Pavilion 4 (Hub 3), Construction of pavilion to serve Playing Reids 4,76	\$0	\$1,800,000	\$1,800,000	960	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
Paying Fields 5. W 50 \$1,200,000 \$1,200,000 O% Funded via CIL Areas 1 and 2 Res. 1 Paying Fields (Mub.). Active open space reserve. Construction of 2 socreptic these space reserve. Construction of 2 socreptic these spaces reserve. Construction of 2 socretific these spaces reserv	Nevelopment	Playing Fields 5 (Hub 4), Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts.*	\$0	\$2,850,480	\$2,850,480	960	\$2,850,480	Areas 1 and 2	Res.	1119.95	\$2,545.19
Pulying Fields 6 Hub 5), Active open space reserve. Construction of 2 soccee pitches.** Soccee pitches	Community	Pavilion 5 (Hub 4). Construction of pavilion to serve Playing Fields 5,*	80	\$1,200,000	\$1,200,000	960	Funded via CIL	Areas 1 and 2	Res.	1119,95	Funded via CIL
Povilitario (Hub.); Construction of pavilian to serve Playing Fields 6.8 50 51,200,0000 51,200,0000 61,200,0000 62,430,000 696 Funded Via CLL Aries 1 and 2 Res. 1 1	evelopment	Playing Fields 6 (Hub S). Active open space reserve. Construction of 2 soccer pitches.*	\$0	\$2,430,000	\$2,430,000	960	\$2,430,000	Areas 1 and 2	Res.	1119.95	\$2,169.74
Psymp Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/cricket 50 \$1,200,000 \$2,430,000 \$0% \$2,430,000 \$1,200	Community	Pavilion 6 (Hub 5). Construction of pavilion to serve Playing Fields 6.₩	\$0	\$1,200,000	\$1,200,000	960	Funded via CIL	Areas 1 and 2	Res.	1119.95	Funded via CIL
Payrillon 7 (Hult 2), Construction of payrillon 10 serve active playing fields 7 at 2 200,000 51,200,000 51,200,000 51,200,000 51,210,288 51,710,28	Nevelopment	Playing Fields 7 (Hub 7). Active open space reserve. Construction of 2 football/cricket ovals.*	\$0	\$2,430,000	\$2,430,000	960	\$2,430,000	Areas 1 and 2	Res.	1119,95	\$2,169.74
Pulman Fields (blub 6), Active open space reserve. Construction of Z football/cricket 50 \$1,710,288 \$1,710,288 \$1,710,288 Area 2 Res. Playing Fields (blub 6), Active open space reserve. Construction of Scindball/cricket \$0 \$1,140,192 \$1,140,192 \$1,140,192 Area 3 Res. Pavilion 8 (Hubb 6), Construction of pavilion to serve active playing fields 8.xx \$0 \$1,200,000 \$1,200,000 \$0 Funded via CII. Area 2 Area 3 Res.	Community	Pavilion 7 (Hub 7). Construction of pavilion to serve active playing fields 7.X	80	\$1,200,000	\$1,200,000	960	Funded via CIL	Areas 1 and 2	Res	1119.95	Funded via CIL
Pulmying Relation (2004). Pu	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 2 contribution (60%).**	80	\$1,710,288	\$1,710,288	960	\$1,710,288	Area 2	Res.	808.06	\$2,116.54
Pavilion 8 (Hub 6). Construction of pavilion to serve active playing fields 8.xx 50 (51,200,000) 51,200,000 (9% Funded via CIL. Areas 2 and 3 Res.	Development	Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. Area 3 contribution (40%).*	80	\$1,140,192	\$1,140,192	960	\$1,140,192	Area 3	Res.	88.55	\$12,876.25
	Community		80	\$1,200,000		960	Funded via CIL	Areas 2 and 3	Res.	19798	Funded via CIL

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Table 4: Calculation of Costs (continued)

0 \$682,500 0% 0 \$682,500 0 \$1,250,000 0%	DCP POLICY NO. CATEGORY NO. CATEGORY	ESTIMATED LAND COST	ESTIMATED CONSTRUCTION COST	TOTAL PROJECT COST	EXTERNAL USAGE %	TOTAL COST ATTRIBUTABLE TO MAIN CATCHMENT AREA	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE
Concrete Shared Path Including pavement dialange and landscaping (3 metres \$0 \$682,500 \$682,500 \$0% wide, length 3,250 metrests. Regional Park Inhibages. \$0 \$682,500 \$682,500 \$0 Preparation of Precinct Structure Plan and Development Contributions Plan. \$0 \$1,250,000 \$0% \$	OFF-ROAD PEDESTRIAN & CYCLE TRAILS		様は私							
Preparation of Predict Structure Plan and Development Contributions Plan. \$0 \$682,500	Development Concrete Shared Path including pay wide, length 3,250 metres): Regiona	0\$	\$682,500	\$682,500	960	\$682,500	Areas 1, 2 and 3	Res.	1208.50	\$564.75
Preparation of Precinct Structure Plan and Development Contributions Plan. \$0 \$1,250,000 0% \$1,250,000 \$0 \$1,250,000 \$1,250,000 \$1,250,000 \$1,250,000	SUB-TOTAL	\$0	\$682,500	\$682,500		\$682,500				
Development Preparation of Precinct Structure Plan and Development Contributions Plan. \$0 \$1,250,000 0% \$1,250,000 \$0 \$1,250,000 \$1,250,000 \$1,250,000 \$1,250,000 \$1,250,000	STRUCTURE PLANNING					MARKET STREET,	SALE THE			
00005215 05 05	PL01 Development Preparation of Precinct Structure Plan and Development Contributions Plan.	0\$	\$0	\$1,250,000	960	\$1,250,000	Areas 1, 2, 3 and 4	Res. and Employ.	1719.88	\$726.79
	SUB-TOTAL	80	50	\$1,250,000		\$1,250,000				
1 \$241,449,727	TOTAL OF A SOURCE SECTION OF THE SEC	\$55,528,076	\$184,671,651	\$241,449,727		\$218,976,114	The state of the s	できる	がは、	The state of

🗷 Includes contingency fee of 20% within construction cost. Includes design and project management fee of 10% within construction cost



Riess Roark Cotumes Road to Esta West Burthard Purchase of land to increase needed with remain between selected with control burthards of land to increase needed with remain burthard of land to increase needed with remaining burthards and land to increase needed with remaining the control purchase needed to increase needed with remaining the control purchase needed to increase needer we widely filterate Good of Medical and districting purchase wages and including purchase wages for the control purchase land to increase needer we widely filterate Good of Medical purchase land of the needed streated is pound (45 needer coad	INFRASTRUCTURE DESCRIPTION CATEGORY		Area 1	Area 2	Area 3	Area 4	Total Project Cost	Total Cost Recovered by
Here Rock Control Robot Task Rev Arterial Beconstruct existing 2-lave road to provide 2-lave cantigeness of discondary arterial road [38] Which seed faints have collected in 80 meters, intending boods, and the seed to the seed of the		· · · · · · · · · · · · · · · · · · ·	311.89	808.06	88.55	511.38		
Offset cost cell male associated with removal of scattered trees for (200). When We's Afferials feels should be folloaded. Construct new 2 safe was a feel male associated with removal of scattered trees for (200). When We's Afferials feels should be folloaded. Construct reading 2 shere carriagoway of divided secondary arterial road (38) should be construct existing parement to provide 2 shere carriagoway of divided secondary arterial road (38) shere to carriagoway of divided secondary arterial road (38) shere to carriagoway of divided secondary arterial road (38) shere to carriagoway of divided secondary arterial road (38) shere carriagoway of divided secondary arterial road reserve. Benja 2,310 meter of the carriagoway of divided secondary arterial road (38) meter coald reserve, length 2,310 meters (38) shere to carriagoway of divided secondary arterial road (38) meter coald reserve (38) shere is board to road (38) meters (38) shere is board to road (38) shere is board to road (38) shere is board (38) shere is board to road (38) meters (38) shere of shere is board to road (38) meters (38) shere is board to road (38) meters (38) shere of shere is board to road (38) meters (38) shere is board to road (38) meters (38) shere is board to road (38) meters (38) shere of shere is board to road (38) meters (38) shere is board to road (38) meters (38) shere is shere is board (38) meters (38) shere is board (38) meters (38) sh	THE REAL PROPERTY.	boad to East West Arterial. Re-construct existing 2-lane road to provide 2-lane canisgoway of secondary arterial road (38 thin 18 of the secondary arterial road (38 thin 18 of the secondary arterial road (38 thin 18 of the secondary arterial road)	\$132,200	\$342,510	\$37,533	\$216,757	\$729,000	\$729,000
Sign what Artenial Residual Confident Construct in work Alms canningsmoy of divided secondary arterial road (38 metre road reserve, length) Sign better in West Artenial Residual Confident Construct to Barrie (200 metre et ultimate). When Artenial Residual Residual Residual Construct to Barrie (200 metre et ultimate). Officer or starturale associated with remonal of started trees for RDM. The Artenial Residual R		ssociated with removal of scattered trees for RD01.	\$2,122	\$5,497	\$602	\$3,479	\$11,700	\$11,700
Earl West Arterial Endoge Section Reconstruct eaching 2-lane road to provide 2-lane carriageway of divided secondary aterial road [38] Purchase land for increase receive which from 20 no 13m for 50 meters (ultimate). Filed does 15 the 14 meters associated with remond of scattered trees for RDD3. Endoge and a Earl West Arterial 15 celes peach Re-construct each RDD3. Endoge does 15 meters associated with remond of scattered trees for RDD3. Offset cost estimate associated with remond of scattered trees for RDD3. Offset cost estimate associated with remond of scattered trees for RDD3. Offset cost estimate associated with remond of scattered trees for RDD4. Offset cost estimate associated with remond of Scattered trees for RDD4. Offset cost estimate associated with remond of Scattered trees for RDD4. Offset cost estimate associated with remond of Scattered trees for RDD4. Offset cost estimate associated with remond of Scattered trees for RDD4. Is so mercel, "Internity and of Scattered trees for RDD6. Offset cost estimate associated with remond of EAC for RDD7. Offset cost estimate associated with remond of EAC for RDD7. Offset cost estimate associated with remond of EAC for RDD7. Offset cost estimate associated with remond of Scattered trees for RD06. Offset cost estimate associated with remond of Scattered trees for RD06. Offset cost estimate associated with remond of Scattered trees for RD06. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD07. Offset cost estimate associated with remond of EAC for RD		to Exford Rc eserve widt	\$817,952	\$2,119,191	\$232,228	\$1,341,128	\$4,510,500	\$4,510,500
Offset cost setmate associated with removal of scattered trees for RDD3. Stood Boad East West Asterials Congest Boad Re-construct existing pawment to provide 2-lane carriageway of undivided secondary arterial road 51,611 Survives for entry 2-land remove and incomistors and incomistor			\$946,616	\$2,452,539	\$268,758	\$1,552,087	\$5,220,000	\$5,220,000
Ediced Robot List Wheat Arterials Groups Boads (List Ward Arterials Groups Boads) and the Constitute existing pavement to provide 2 laine carriagoway of undivided secondary arterial road decrease, length 23 to meter with from 20m to 31m for 23 to meter (ultimate). Purchase land to increase reserve width from 20m to 31m for 420 meters (ultimate). First Merk Arterial: Food Boad to Toolen more and a state of BOAd. East West Arterial: Food Boad to Toolen more and a state of BOAd. First Merk Arterial: Food Boad to Toolen more and a state of BOAd. First Merk Arterial: Food Boad to Toolen more a state of BOAd. First Merk Arterial: Food Boad to Toolen more a state of BOAd. First Merk Arterial: Food Boad to Toolen more a state of BOAd. First Merk Arterial: Food Boad to Toolen more a state of BOAd. First Merk Arterial: Food Boad to Toolen Boad. Food Boad Toolen Control of Boad to Toolen more (ultimate). Offset cost estimate associated with removal of scattered trees for RDOs. East West Arterial: Food Boad to Mount Control Road. Food Boad Toolen Boad Construct new 2 Jaine caniageway of divided secondary arterial road (38 metre road reserve, length Purchase land to increase reserve from to to 38m for 1500 metres (ultimate). Offset cost estimate associated with removal of EAC for RDOs. East West Arterial: Food to Decrease And Food Toolen Road. Offset cost estimate associated with removal of EAC for RDOs. East West Arterial: Food to Decrease Road Construct new 2 Jaine caniageway of primary arterial road. (45 metre road reserve, length Loolen Boad and provide a State of the RDOs. Offset cost estimate associated with removal of EAC for RDOs. For Road Pool Road Boad to Payers Road Construct new 2 Jaine caniageway of primary arterial road. (45 metre road reserve, length Loolen Boandary) to Greig Road Upgrade esting 2 Jaine unrealed road to provide 2 Jaine caniageway of primary arterial road and road to Payers Boad Toolen Boandary to Greig Road Upgrade esting 2 Jaine unrealed road to provide 2 Jaine caniageway		ssociated with removal of scattered trees for RD03.	\$1,088	\$2,819	\$309	\$1,784	\$6,000	\$6,000
Office cost estimate associated with removal of scattered trees for RDOA. Esta West Arterials Estade Road and to Toolenn Creek. Construct treev. 24ane carniageway of divided secondary arterial road (38 metre road reserve, length to Toolenn Creek to Ferris Road. Construct new 24ane carniageway of divided secondary arterial road (38 metre road reserve, length to Toolenn Creek to Ferris Road. Construct new 24ane carniageway of divided secondary arterial road (38 metre road reserve, length to Toolenn Creek to Ferris Road. Construct new 24ane carniageway of divided secondary arterial road. (38 metre road reserve, length to Toolenn Creek to Ferris Road. Construct new 24ane carniageway of divided secondary arterial road. (38 metre road reserve, length to Toolenn Creek to Ferris Road. Construct new 24ane carniageway of divided secondary arterial road. (38 metre road reserve with from my nervowal of secondary and to Mountain by the secondary of the Creek (1900 metres (ultimate).) Esta West Arterials for the Road to Mount Cortel Road. Construct new 24ane carniageway of primary arterial road. (38 metre road reserve with from my on 18 and for 1,650 metres (ultimate).) Esta West Arterials Mount Cortel Road Construct new 24ane carniageway of primary arterial road. (48 metre road reserve with from the 1,650 metres (ultimate).) Office cost estimate associated with removal of EVC for RDO2. Paymes Road for loads and the paymes ABB Line to East West Arterials are activated with removal of sold stool offs suchem boundary, Upgrade existing 24ane unsealed road to provide 24ane carniageway (primary arterial road) and steerve longs such my boundary. (Ultimate). Power certains associated with removal of 645 metre road reserve longs to 1,100 metres (ultimate). Power certains associated with removal of 645 metre road reserve longs to 1,100 metres (ultimate). Power certains associated with removal of 850 metres (Logga southern boundary, Upgrade existing 24ane unsealed road to provide 24ane carniageway of primary arterial road of f		A Arterial to Greigs Road. Re-construct existing pavement to provide 2-lane carriageway of undivided secondary arterial road experiments 3 members 3 members and a secondary and a secondary and a secondary arterial road asser reserve width from 20m to 3 members (ultimate). "	\$1,613,980	\$4,181,579	\$458,232	\$2,646,309	\$8,900,100	\$8,900,100
East West Arterials Ended back of Dodem Creek. Construct new 2 Jane carriageway of divided secondary arterial road (38 metre road reserve, 533 Parchase land to merera; Inferim Javout* from Om to 38m for 400 metres (ultimate). For this land to mere are reserve with from Om to 38m for 400 metres (ultimate). So the cost estimate associated with removal of EVC for RDOS. East West Arterials Trodem Creek to Ferris Road. Construct new 2 Jane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,500 metres) interim byout* For the Road on Mount Cotterel Road Construct new 2 Jane carriageway of divided secondary arterial road. (38 metre road reserve, length 1,500 metres) interim byout* For the Road on Mount Cotterel Road Construct new 2 Jane carriageway of primary arterial road. (48 metre road reserve, length 1,500 metres) interim byout* For the Road on Mount Cotterel Road to Paynes Road Construct new 2 Jane carriageway of primary arterial road. (48 metre road reserve, length 1,500 metres) interim byout* For the Road on Road on Paynes Road Construct new 2 Jane carriageway of primary arterial road. (48 metre road reserve, length 1,500 metres) for 1,500 metres (ultimate). For the Road on Road on Paynes Road Construct new 2 Jane carriageway of primary arterial road. (48 metre road reserve, length 1,500 metres) for 1,500 metres (ultimate). For the Road on Road on Road on Paynes Road Lograde existing 2 Jane unsealed road road road road road road road roa		osociated with removal of scattered trees for RD04.	\$13,274	\$34,392	\$3,769	\$21,765	\$73,200	\$73,200
East West Arterial Conden Creek to Ferris Boad, Construct new 2 Lanc carriageway of divided secondary arterial road (38 metre road reserve, length 15,41 metron layout and the control of secondary arterial road (38 metre road reserve, length 21,43 metres) and carriagement of the control of t		ord Road to Toolem Creek. Construct new 2-lane camingeway of divided secondary arterial road (38 metre road reserve, and from layout" with from Om to 38m for 400 metres (ultimate). "	\$337,300	\$873,893	\$95,764	\$553,043	\$1,860,000	\$1,860,000
East Wark Arterial road crose to Ferris Road. Construct new 2 Jane carriageway of divided secondary arterial road (38 metre road reserve, length Portobace reserve from to 38m for 1680 metres (ultimate). Portobace and social metres of the construct new 2 Jane carriageway of divided secondary arterial road. (38 metre road reserve, length 1500 metres) and the construction of the constr		ssociated with removal of EVC for RD05.	182'61\$	\$51,250	\$5,616	\$32,433	\$109,080	\$109,080
East West Artestie Texts Road to Mount Cattered trees for RDD6. East West Artestie Texts Road to Mount Cattered Road. Construct new 2-lane carniageway of divided secondary arterial road. (18 metre road reserve, length 1,400 metres). Interim layout Onchacke land to increase reserve width from Onio 138 mfor 1,500 metres (ultimate). Offset cost estimate associated with removal of EVC for RDD7. East West Arterial Mount Catterl Road to Payrase ReV (ER RDD7. Text West Arterial Mount Catterl Road to Payrase ReV (ER RDD7. Offset cost estimate associated with removal of EVC for RDD7. Offset cost estimate associated with removal of EVC for RDD7. Offset cost estimate associated with removal of EVC for RDD7. Offset cost estimate associated with removal of EVC for RDD7. Offset cost estimate associated with removal of EVC for RDD7. Offset cost estimate associated with removal of EVC for RDD7. Offset cost estimate associated with removal of EVC for RDD7. Offset cost estimate associated with removal of EVC for RDD1. Offset cost estimate associated with removal of EVC for RDD1. Offset cost estimate associated with removal of EVC for RDD1. Offset cost estimate associated with removal of EVC for RDD1. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Offset cost estimate associated with removal of Statemen LD11. Offset cost estimate associated with removal of Casterial D11 benevity		klem Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length sace reserve from Om to 38m for 7,680 metres (ultimate), "	\$1,416,660	\$3,670,352	\$402,210	\$2,322,779	\$7,812,000	\$7,812,000
East West Arteels Fire Road to Mount Cottel Road. Construct new 2-lane camingoway of divided secondary arterial road. (38 metre road reserve, length 160 metres) threshold by Mount of the Construct new 2-lane camingoway of primary arterial road. (45 metre road reserve, length 5 1,45 part Mesta Arterial Mount Cottel Road Construct new 2-lane camingoway of primary arterial road. (45 metre road reserve, length 5 1,45 part Mest Arterial Mount Cottel Road of Poprade existing 2-lane unrealed rural mount of provide 2-lane camingoway floraging 1725 metres). Sast West Arterial Mount Cottel Road of Poprade existing 2-lane unrealed rural mount of provide 2-lane camingoway floraging 1725 metres). Solfset cost estimate associated with removal of EVC for RDDs. Poyres Road Toolem Boundary to Greigs Road. Upgrade existing 2-lane unrealed rural mount of provide 2-lane camingoway floraging 10 metres. (10 metres) from 20 m to 45 metres. (10 metres) from 20 m to 45 metres. (10 metres) from 20 m to 45		ssociated with removal of scattered trees for RD06.	\$435	\$1,128	\$124	\$714	\$2,400	\$2,400
Set Methy Arterials mount Cotted Boad to Paynes Boad. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres.) "Internal board to Paynes Boad. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length 1,650 metres.) "Internal byour "Paynes Road Construct new 2-lane carriageway of primary arterial road." (45 metre road reserve, length 1,645 metres accusted with removal of EVC for RDOs. Paynes Road-Toolem Boundary to Greigs Road. Upgade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045 metres of states and states associated with removal of EVC for RDOs. Paynes Road-Toolem Boundary to Greigs Road. Upgade existing 2-lane unsealed road to provide 2-lane carriageway (length 1,045 metres of states and states was pread to add from states and reserve, length 2,190 metres.) "Internal byout" of provide 2-lane carriageway of primary attention of a state to add reserve, length 2,190 metres.) "Internal byour Portice 2-lane carriageway of primary attention of a state length 1,050 metres for RD11. Mount Cotteel Road Welloume Ballan RBal Line Lipgade of existing 2-lane unsealed road to provide 2-lane carriageway of primary attention of 45 meter condition realignment to increase reserve width from 20m to 45m for 2,190 metres (ultimate)." Offset cost estimate associated with removal of EVC for RD11. Mount Cotteel Road Welloume Ballan RBal Line Lipgade existing 2-lane unsealed road to provide 2-lane carriageway of primary attention of 45 meter ond reserve, length 1,050 metres.) "Internal byout." For the state of primary and reserve, length 1,050 metres of the state of the		ris Road to Mount Cottrell Road. Censtruct new 2-lane camiageway of divided secondary arterial road. (38 metre road assereseve width from Onn to 38m for 1,600 metres (ultimate)."	\$1,349,200	\$3,495,573	\$383,057	\$2,212,170	\$7,440,000	\$7,440,000
East West Arterials Mount Cotted Road to Paynes Road, Construct new 2-lane carriageway of primary attestal road, (45 metre road reserve, length 21,455 perfects due to increase reserve width to tom to 45m for 1,650 metres (utimate). Paynes Road: Toolem Boundary to Greigs Road, Upgade existing 2-lane unsaled rural road to provide 2-lane carriageway (length 1,245 paynes Road: Toolem Boundary to Greigs Road, Upgade existing 2-lane unsaled rural road to provide 2-lane carriageway (length 1,245 perfects of a carriageway of primary attest load (a clear West Arterial to USB southern boundary, Upgade existing 2-lane unsaled rural road to provide 2-lane unsaled road for Mount Cotted Road with control of the con		ssociated with removal of EVC for RD07.	\$3,482	120'6\$	6865	\$5,709	\$19,200	\$19,200
Payres Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsaled rural road to provide 2-lane carriageway (length 725 metros). Payres Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsaled rural road to provide 2-lane carriageway (length 725 metros). Roan: Cottes I Road: Codering Boundary to Greigs Road. Upgrade existing 2-lane unsaled road to provide 2-lane carriageway (length 1,1045 state and carriageway of primary areisal road of sneter oad objects of southern boundary. Upgrade existing 2-lane unsaled road to brooked 2-lane carriageway of primary areisal road of sneter oad objects or length 2.190 metros (ultimate). For instance accordance with removal of EVC for RD11. Mourt Cottes I Road: Wastern Freeway to Medizorne Railanes Rail Line Lipozade of existing 2-lane unsaled road to provide 2-lane carriageway of primary affects in road to sweatern Freeway to Medizorne realizament to increase reserve width from 20n to 4 sin fer 2.190 metros (ultimate). For its Average reserve, weight from 40n metrose reserve width from 20n to 4 sin fer 200 metros (ultimate). For its Average reserve, weight from 40n metrose reserve width from 20n to 4 sin fer 200 metros (ultimate). For its Average reserve, weight from 40n metrose reserve width from 20n to 4 sin fer 800 metros (ultimate). For its Average reserve, weight from 40n metrose reserve width from 20n to 4 sin fer 800 metros (ultimate). For its Average reserve width from 40n metrose reserve width from 20n to 4 sin fer 800 metros (ultimate). For its Road: Waster Reserve (sight from 40n metrose) and to provide 2-lane carriageway of primary articles in road described and included reserved length 800 metros (ultimate). For its Road: Waster Reserved (sight from 20n metros) (sight metros). For its Road: Waster Reserved (sight from 20n metros) (sight metros). For its Road: Waster Reserved (sight from 20n metros) (sight metros). For its Road: Waster Reserved (sight from 20n metros) (sight metros). For its Road: Waster Reserved (sight from 2		unt Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road reserve, length asser reserve width to Om to 45m for 1,650 metres (ultimate)."	\$1,454,198	\$3,767,608	\$412,867	\$2,384,327	\$8,019,000	\$8,019,000
Paynes Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (Bergith 725 metres).* Mount Cattell Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (Bergith 1.045 Mount Cattell Road. Rodourn Baundary to Greigs Road. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway (Bergith 1.045 Mount Cattell Road. Problem Real Table Line to East West Arreal to Use Southern Deadury. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of promary arterial carriage for sealing and the western feewing the sealed from 20m to 45m for 2.190 metres (Lulmate). * For that we have a revenue of Southern Road of Catterial Road (Southern Deadury. Upgrade existing 2-lane unsealed road to provide 2-lane carriageway of primary attest for the carriagement to increase reserve width from 20m to 45m for 1.050 metres (Lulmate). * Offset cost estimate associated with removal of Excitent Road (Present Deadury Load). * Offset cost estimate associated with removal of Excitent Road (Present Deadury Load). * Offset cost estimate associated with removal of Excitent Road (Present Deadury Load). * Offset cost estimate associated with removal of the Son metres. * International Cost Road (Present Present) of Road (Present Deadury Load). * For Road (Present Road) associated with removal of Excitent Road (Present Deadury Road). * For Road (Present Road) experted medical Road (Present Present) and the Road (Present Present) of Experted medical Road (Present Present) and Road (ssociated with removal of EVC for RD08.	\$10,021	\$25,963	\$2,845	\$16,431	\$55,260	\$55,260
Mount Cattel Road Toolem Rounday to Greigs Road, Upgade existing 2-lame unseeled rural road to provide 2-lame carriageway (Peright) 1045 Mount Cattel Road Melbourne Balante Rall Line to East West Arreial to Lids outhern boundary Upgade existing 2-lame unsealed road to provide 2-lame carriageway (Peright) 1045 Mount Cattel Road Road parket wegetation re-alignment to increase reserve width from 20m to 45m for 2190 metres (ultimate). Soffset cost estimate associated with removal of For Christian to increase reserve width from 20m to 45m for 2190 metres (ultimate). Offset cost estimate associated with removal of For Christian Rall Inc. Lipgade of oxisting 2-lame unsealed road to provide 2-lame carriageway of primary sociated with removal of For Christian Rall Inc. Lipgade of oxisting 2-lame unsealed road to provide 2-lame carriageway of primary Stogals Drive Erris Road to Medourne Balante Rall Inc. Lipgade of oxisting 2-lame unsealed road to provide 2-lame carriageway of primary stream and road road reserve width from 34m to 45m for 800 metres (ultimate). For Road Western road reserve length 800 metres (ulmate). For Road Western road reserve length Road metres (ulmate). For Road Western road stream elength 800 metres (ulmate). For Road Western road stream elength 800 metres (ulmate). For Road Western relative and road for metre sold metres (ulmate). For Road Western Road Stream elength from 34m to 45m for 800 metres (ulmate). For Road-Western Road Stream elength from 34m to 45m for 800 metres). However, well of metres (ulmate). For Road-Road profit or Road-Road stream elength from 34m to 45m for 800 metres (ulmate). For Road-Road Road Road Road Road Road Road Road			\$248,788	\$644,572	\$70,634	\$407,917	\$1,371,910	\$1,371,910
Mount Cartel fload, Wetkbourne Salarin Ral Line to East West Arresta to LOGs southen Doundary Upgrade existing 2-lane univaled road to provide 2-lane carriageway of primary atteils road 64 strete read Ferrer le length 21 (19 meters) "Interface land including native wagestation re-alignment) to increase reserve width from 20m to 45m for 2,190 meters (ultimate)." Offer cost estimate associated with removal of Scrittor RDD11. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Offer cost estimate associated with removal of EAC for RDD1. Stock and the RDD1 of EAC for RDD1 of EAC for RDD1. Stock and the RD1 of EAC for RD1 of EAC for RD1. Stock and the RD1 of EAC for RD1 of EAC for RD1. Stock and the RD1 of EAC for RD1 of EAC for RD1. Stock and the RD1 of EAC for RD1 of EAC for RD1 of EAC for RD1. Stock and the RD1 of EAC for RD1 of		foolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 1,045	\$358,598	\$929,072	\$101,811	\$587,962	\$1,977,443	\$1,977,443
Offset cost estimate associated with removal of scritered trees for RD11. Offset cost estimate associated with removal of SVC for RD11. Offset cost estimate associated with removal of EVC for RD11. Mount Cottell Road Aveserin Freewigh 1880 metros! I hieroin layout home of the Cottell Road Aveserin Freewigh 1880 metros! I hieroin layout home of the Cottell Road Aveserin Freewigh 1880 metros! I hieroin layout home service reserve. Metros and reserve, length 1880 metros! I hieroin layout home service road reserve, length 1880 metros! I hieroin layout home service road reserve, length 1880 metros! Ayane sealed to add to provide 2-lane carriageway of primary streaming the form of the Cottell Road (Western Halout). And the Cottell Road Metros in the Cottell Road (Metros Halout 1890 metros (Minnate). Ferris Road Avester reverwigh from a Ann to 43m for 80m metros (Minnate). And the Cottell Road I have a sealed of service road attendation and soft metros road attendation and soft metros and attendation and soft metros road attendation and soft metros and attendation and soft metros road attendation and soft metros attendation and soft metro		Methourne Ballarat Rail Link to East West Arterial to UGB southern boundary. Upgrade existing 2-lane unsealed road to the Comparison of Parison and 45 metre road reserve-landlar, 1.50 metres). Thremin about a classified road to any above vegetatorin e-alignment to increase reserve with from 20m to 45m for 2,190 metres (ultimate)."	\$1,777,380	\$4,604,924	\$504,623	\$2,914,222	\$9,801,150	\$9,801,150
Offset cost estimate associated with removal of EVC for RD11. Mount Costell Road-Waterin Freewig to Melbourne Ballana Rail Line Upgade of existing 2-lane unsealed road to provide 2-lane carriageway of primary stream control resolutions and resolutions of the carriagement of primary stream carriagement to increase reserve with from Alon to 45 meter control resolution realignment to increase reserve with from Alon to 45 meter of the carriagement of primary stream state. Another the carriagement of primary streams and to increase reserve with from Alon to 45 m for 800 meters (ultimate). Form Road-Water freewig to Stopate Live. Contraction of additional lane in either direction to existing 4-lane carriagement of provide 2-lane carriagement of the carriagement of Road resolution of the carriagement of Road resolution of the carriagement of the carriagement of Road resolution of the carriagement of the carriagement of Road resolution of the carriagement of Road resolution of the carriagement of the carriagement of Road resolution of the carriagement of Road resolution of th		ssociated with removal of scattered trees for RD11.	\$2,475	\$6,413	\$703	\$4,059	\$13,650	\$13,650
Mount cottel leader Watern Freewig to Melbourne Ballant Rall Line Upprade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arteral road of smeter coad reserve, leagth 1,880 metros. I hierini layout "Leading metro (1,680 metros (Lillimate)." Purchase land (Indulging patiew segretarin realignature) to increase reserve width from 2-lane sealed road to provide 2-lane carriageway of primary 55.33 hogals Drive, Centrol Road (Western Hall), Uppade existing 2-lane sealed road to provide 2-lane carriageway of primary 55.33 hogals Drive, Centrol Road (Western Hall), Uppade existing 2-lane sealed road to provide 2-lane carriageway of primary 55.33 hurdrase land to increase reserve width from 3-lan to 487 for 168 000 metros (Infantae). Ferris Road Western reservely to Stopped Prive, Control Road (Ministe). Ferris Road Western reservely to Stopped Road (Prive Control Road Road Control Road (Infantae). Ferris Road Western reservely to Stopped Road (Prive Control Road Road Road Road Road Road Road Road		ssociated with removal of EVC for RD11,	\$718	\$1,861	\$204	\$1,177	\$3,960	\$3,960
Stogath Drive Ferrit Road to Natural Country Blood Visions (1994) and a steel of most to provide 2-lane carriageway of primary \$553 arries for a dealer to add to provide 2-lane carriageway of primary protects are to a provide 2-lane carriageway of primary protects are to a provide 2-lane carriageway of primary provides arries and a provide a provide 2-lane carriageway of primary 2553 arries to a construction of additional lane and a provide 2-lane carriageway of primary 2553 arries and a provide arries and a provide 3-lane carriageway of divided 5-lane carriageway of divided 3-lane and 100 Melbourne Balant Real Line 105 Methods of casting 10, bour 2-lane saled of most to provide 2-lane carriageway of divided 5-lane land 105 Methods are rearew which from 3-lane 105 methods (ultimate). For Road Alexy Pools on Melbourne Balant Real Line 105 Methods of casting 10, all provide 2-lane carriageway of divided 5-lane land 105 methods are carriageway of divided 5-lane saled 105 methods are carriageway of divided 5-lane saled 105 methods are carriageway of divided 5-lane saled 105 methods are carriageway of divided secondary arterial road (35 metro road reserve, length 2.160 metros). The carriage of casting 2-lane saled 105 metros (105 metros) are carriageway of divided secondary arterial road (35 metro road reserve, length 2.160 metros). The carriagement of provide 2-lane carriageway of divided secondary arterial road (35 metros ordered reserve, length 10, 100 metros). The reserve length 105 metros (105 metros) are carriageway of divided 5-lane saled 105 metros (105 metros) are carriagement to see for RD 100 metros). The carriagement of RD 100 metros (105 metros) are carriagement of RD 100 metros). The carriagement of the provided 105 metros (105 metros) are carriagement of RD 100 metros). The carriagement of RD 100 metros (105 metros) are carriagement of RD 100 metros) are carriagement of RD 100 metros (105 metros) are carriagement of RD 100 metros). The carriagement of RD 100 metros (105 metros) are carriagement of RD		Western Freeway to Melbourne Ballant Rail Line. Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of 45 meter sole feedery, length 1,860 meters). Furtherin layout, and the carriagement of the carriagement to increase necesive width from 20m to 45m for 1,660 meters (ultimate)."	\$1,425,827	\$3,694,102	\$404,812	\$2,337,809	\$7,862,550	\$7,862,550
Ferris Road, Western Herewy to Stopped Three. Construction of additional tens in either direction to existing 4-lane divided road to provide \$558 instructions of additional tens in either direction to existing 4-lane divided most to provide \$558 instructions to additional distriction. Some of the stop of		and to Mount Cottrell Road (Western Half). Upgrade existing 2-lane sealed road to provide 2-lane carriageway of primary act act dereve, legistral 300 metres, "Internal Indoor". The Arch for 800 metres, (Internal Indoor." Affect for 800 metres, (Infrance)."	\$530,975	\$1,375,677	\$150,751	\$870,596	\$2,928,000	\$2,928,000
Feris Road, Alzay Post of Machania Rabilistra Rabilitra (Ugrade of existing 2 James saled/ unsealed road to provide 2-lane carriageway of divided secondary attential road (38 meter road reserve, length 620 meters), interim layout* Justice and unsease reserve within from 34 no 152 meters, full vinate). Ferris Road, Melbaume Balland Rabil Into 16 salv West Arterial Ungested of residing 2-James saled/ unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 meter road reserve, length 2,160 metres). Interim layout* if unsealed road road road road road reserve, length 2,160 metres). Interim layout* if so accounted the road of the road road road road reserve. Interim layout* if we accounted the road road road road road road road road		reeway to Shogaki Drive. Construction of additional lane in either direction to existing 4-lane divided road to provide dateful ad fish metrosche reserve, Bright 90m metros." see reserve width from 3-dat to 45m de 40m metros (ultimate)."	8588,099	\$1,523,675	\$166,970	\$964,256	\$3,243,000	\$3,243,000
Ferris Road: Melbourne Ballant Ball Time to Est West Arterial, Upgrade of existing 2-Jans sealed, unsealed road to provide 2-Janse carriageway of divided secondary arterial road (18 meter oud reserve, length 2,160 meters). "Interim layout." Offset cost estimate associated with removal of scattered trees for RRD17. Also, the out-avoidance freely interiment of medicine 2 has a scattered for provider 2 has a remission or Arbeited secondary.		d to Melbourne Ballant Rail Line. Upgrade of existing 2-lane sealed, unsealed road to provide 2-lane carriageway of drivided d 18 meter road reserve, length 620 meters). Thetein layout 18 meters of the carriagement of the search width from 34m to 38m for 620 meters (ultriviate), "	\$408,133	\$1,057,411	\$115,875	\$669,181	\$2,250,600	\$2,250,600
Offset cost estimate associated with removal of scattered trees for RD17. Also, Boach Transland Frank to Ensire Boach Household of exception 2 James scaled in recorder 2 James analysis and more for the following scaled secondary.		ie Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane sealed/ unsealed road to provide 2-lane carriageway of serial road (38 metre road reserve, length 2,160 metres). "Interim layout"."	\$1,374,878	\$3,562,102	\$390,347	\$2,254,273	\$7,581,600	\$7,581,600
About Board Toolans Coak to Earlie Board Thousaka of autition 2 Jana coaled to provide 2 Jana carriageau of divided carpadans		ssociated with removal of scattered trees for RD17.	\$435	\$1,128	\$124	\$714	\$2,400	\$2,400
Development arterial road 158 meter and receive, length 2,1 do meters) "Internal policy control of 158 meters and receive, length 2,1 do meters)" Internal policy control of 158 meters and receive, length 2,1 do meters) "Internal policy control of 158 meters and receive with from 19m to 38m for 270 meters east of Toolem Creek (ultimate)."		Aley Road Toolem Creek to Ferris Road Upgrade of existing 2-lane solled unsealed road to provide 2-lane carriageway of divided secondary arterial road (38 meter and reserve, length 2,160 meters) "International bound." Devices before the existent blood." Purchase land to increase reserve with from 19 m to 8 meters exist of Toolem Creek (ultimate)."	\$1,402,787	\$3,634,409	\$398,271	\$2,300,033	\$7,735,500	\$7,735,500

Table 5: Schedule of Costs (continued)

LECT.	INFRASTRUCTURE CATEGORY	DESCRIPTION	Area 1	Area 2	Area 3	Area 4	Cost	DCP
18A	Development	Offset cost estimate associated with removal of scattered trees for RD18.	\$73	\$188	\$21	\$119	\$400	\$400
188	Development	Offset cost extimate associated with removal of EVC for RD18.	\$5,973	\$15,476	\$1,696	\$9,794	\$32,940	\$32,940
910	Development	Shogaki Drive: Ferris Road to Mount. Cottrell Road (Eastern Half). Construct new 2-lane carriageway of primary arterial road (45 metre road reserve) internit parts. Therein by each (80 metre road by bounds of primary arterial road (45 metre road by bounds and primary arterial road (45 metre road by bounds and primary arterial road (45 metre road).	\$705,066	\$1,826,719	\$200,178	\$1,156,037	\$3,888,000	\$3,888,000
19A	Development	Offset cost estimate associated with removal of EVC for RD19.	\$2,122	\$5,497	\$602	\$3,479	\$11,700	\$11,700
070	Development	Ferris Road: Melbourne Ballariat Ball Line to East West Arterial Purchase land to increase reserve width from 20m to 38m, for road section on Pronorty 30 only. Area e 0 S0 hectares (ultimate).	\$122,651	177,715\$	\$34,822	\$201,101	\$676,346	\$676,346
20A	Development	Offset cost estimate associated with removal of EVC for RD20.	865	\$254	\$28	\$161	\$540	\$540
120	Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land lond londer and the state of the contraction property 30, 4 mag 3, 45 horizone (ultimate).	169'281\$	\$486,279	\$53,288	\$307,741	\$1,035,000	\$1,035,000
3-TOT	TAL	into (Androunty) Tropically Judy Yorks — 2712 received (marriand).	\$17,261,075	\$44,720,845	\$4,900,664	\$28,301,544	\$95,184,129	\$95,184,129
ERSEC	ERSECTIONS	And the second s						
101	Development	Rece Road and East West Afertal: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip laines. Additional contingency fee of 30% added to construction cost." Additional designa and project management fee of 10% added to construction cost.	\$192,950	\$499,905	\$54,781	\$316,364	\$1,064,000	\$1,064,000
702	Development	East West Arterial and Edord Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. **	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000
103	Development	East West Arterial and Exford Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes. Burchase of 0.17 horstness of additional nomined land it.	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000
104	Development	Exponence and Green Road Intersection. "Interim layout" Upgrade of protected right-turn lane and left-turn deceleration lane, including	\$88,859	\$230,219	\$25,228	\$145,694	\$490,000	\$490,000
501	Development	usingsystem in season from S	\$199,317	\$516,400	\$56,589	\$326,804	\$1,099,110	\$1,099,110
901	Development		\$201,395	\$521,785	\$57,179	\$330,211	\$1,110,570	\$1,110,570
107	Development	East West Arterial and Paynes Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. R	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
801	Development	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and Indications and noniest measurement fee of 10% and out in construction not	\$69,817	\$180,887	\$19,822	\$114,474	\$385,000	\$385,000
601	Development	Mount control and project intersection. Intersection intersection upgrade - construction of roundabout. Additional decina and rounder management fee of 10% added to construction cost.	\$69,817	\$180,887	\$19,822	\$114,474	\$385,000	\$385,000
110	Development	Mount Cottrell Road and Shogaki Drive Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. Purchaso of 0.301 hectains of additional required land, #	\$199,186	\$516,062	\$56,552	\$326,589	\$1,098,390	\$1,098,390
112	Development	Shogaki Drive and Collector Street: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. **	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
H3	Development	Ferris Road and Shogaki Drive: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes. Purchase of 0.47 hectares of additional required land. **	\$208,266	\$539,587	\$59,130	\$341,477	\$1,148,460	\$1,148,460
114	Development	Ferris Road and MAC Northern Collector Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes. **	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
115	Development	Ferris Road and Bridge Road: Intersection. "Interim layout". Construction of signalised 4-way intersection and slip lanes. **	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
911	Development	Abey Road and Industrial Connector Road: Intersection. "Interim layout" Construction of a signalised T-intersection and slip lanes.	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000
117	Development	Abey Road and Bundy Drive: Intersection, *Interim layout* Construction of signalised T-intersection and slip lanes.	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000
118	Development	Ferris Road and Shakamaker Drive: Intersection.**Ultimate layout** Construction of signalised 4-way intersection and slip lanes.	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
611	Development	Mount Cottrell Road and Murray Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000
120	Development	Mount Cottrell Road and Southern Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
121	Development	East West Arterial and Eastern North-South Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
122	Development	East West Arterial and Central North-South Connector Road: Intersection. "Interim layour" Construction of signalised 4-way intersection and slip lanes.	\$182,795	\$473,594	\$51,898	\$299,713	\$1,008,000	\$1,008,000
173	Development	East West Arterial and Western North-South Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000
T24	Development	Exford Road and Connector Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000
775	Development	Mount Cottrell Road and Bridge Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	\$144,713	\$374,928	\$41,086	\$237,273	\$798,000	\$798,000

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Road Intersection - Interim Igoard **Construction of signalized 4**way intersection and slip lanes. \$182/795 \$173.594 \$51.898 \$259.713
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Americange over Toolem Creek, incorporating abutments and street lighting (12-meter wide concrete structure, deck length Sept. 2 (1932) 105 Sept
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S10,113,455 \$22,620,723 \$1,981	\$0	\$1,441,875 Funded via CII
g fields I (Hub I), Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts,** 75555672 \$1,439,664 7506072 807074 807074 807074 807074 807074 807074 807074 807074 807074 807074 807077	80	536,658,128 \$26,496,659
Development Playing Fields I (Hub I). Active open space reserve. Construction of 2 football/cricket onls and 4 tennis courts.* \$555672 \$1,439,664 \$506072 \$1,333,928 \$606072 \$1,333,929 \$606072 \$1,333,929		
Community Pavilian (1 thub 1). Construction of pavilian to seeve Playing Fields 1.4 \$500,072 Community Pavilian (1 thub 2). Active open space reserve. Construction of 2 soccer pitches.* Community Pavilian 2. Construction of pavilian to seeve Playing Fields 2.4 Development Playing Fields 3 (thub 2). Active open space reserve. Construction of 2 football/cricket ovals.* Community Pavilian 2. Construction of pavilian to seeve Playing Fields 3.4 Community Pavilian 4 (thub 2). Active open space reserve. Construction of socce pitches.* Community Pavilian 4 (thub 3). Active open space reserve. Construction of 2 socce pitches.* Community Pavilian 4 (thub 3). Active open space reserve. Construction of 2 sockabilicricket ovals and 4 tennis courts.* Community Pavilian 4 (thub 3). Active open space reserve. Construction of 2 sockabilicricket ovals and 4 tennis courts.* Community Pavilian 4 (thub 3). Active open space reserve. Construction of 2 sockabilicricket ovals and 4 tennis courts.* Systype 55,732.70 Systype 56,5817 Sockabilicricket ovals and 4 tennis courts.* Systype 57,722.80 Systype 57,722	0\$	
Development Playing Fields 2. Active open space reserve. Construction of 2 soccer pitches.X Community Pavilian L Construction of pavilian to serve Playing Fields 2.X Community Pavilian L School Playing Fields 3.X Community Pavilian L Active open space reserve. Construction of 2 football/cricket orals.X Community Pavilian School Playing Fields 4.X Development Playing Fields 6.X but a cover Playing Fields 4.X Community Pavilian School Playing Fields 5.X Community Pavilian	000	F
Development Playing Telds 2. Active open space reserve. Construction of 2 football/cricket ovals.* Community Playing Felds 2. Active open space reserve. Construction of 2 football/cricket ovals.* Community Playing Felds 4. Active open space reserve. Construction of 4 socre pitches.* Community Playing Felds 4. Active open space reserve. Construction of 4 socre pitches.* Community Playing Felds 5 (Hub. 4). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis counts.* Systiation 4. Systiation 4. Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis counts.* Systiation 4. Systiation 4. Systiation 6. Systiation	2 2	\$2,430,000 \$2,430,000
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Development Playing Fields 4 (Hub 3). Active open space reserve. Construction of 4 soccer pitches. X Community Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4 X Development Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/cricket ovals and 4 tennis courts. X SS01,274 \$1,286,726 SS01,274 \$1,286,726 SS01,273 280	os	Fun
Community Pavilion 4 (Hub 3). Construction of pavilion to serve Playing Fields 4.* \$501,274 \$1,298,726 Development Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$739,818 \$2,056,662 Community Pavilion 5 (Hub 4). Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$536,817 Community Pavilion 5 (Hub 4). Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Pavilion 5 (Hub 4). Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Construction of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Pavilion of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Pavilion of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Pavilion of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Pavilion of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Pavilion of 2 hostball/cricket ovals and 4 tennis courts.* \$585,817 Community Active open space reserve. Pavilion of 2 hostball/cricket ovals and 4 tennis courts.	0\$	\$4,350,000 \$4,350,000
Development Playing Fields 5 (Hub 4). Active open space reserve. Construction of 2 football/circlest oxels and 4 tennis courts.** \$7505.6662 (\$7505.6662 Community Payling Fields 4). Community Payling Fields 4). Community Payling Fields 4). Community A chies noon soon research Community Payling Fields 5 (Hub 4). Active open spaces of payling Fields 5. (\$750.70 (0\$	Fun
Community Paviliar (Hubb.), Constitution of paviliar policy (Hubb.), Constitution of paviliar paviliar paviliar (Hubb.), Constitution of paviliar p	05	
Development Distinct Fields 6 (Hulb 5) Activa ones coace recent from of 2 concernitions 2	05 5	\$1,200,000 Funded via CIL
Community Paying Heats of Internal State of Author Control of Society Pitches.	2 5	\$2,430,000 \$2,430,000 \$1,200,000 Funded via CII
Communication of Habits 2, Constitution of page 1997 and	8 08	
Community Prings 7 Hu D. Construction of pavilion to severa citize plants from the plants of the pla	80	Fun
Development Playing Fields 8 (Hub 6). Active open space reserve. Construction of 2 football/cricket ovals and 4 termis courts. Area 2 contribution (60%).** \$1,710,288	80	
\$ 05	80	
AR16 Community Pavilions (Hub 6). Construction of pavilion to serve active playing fields 8.** \$0 \$1,081,487 \$118,513	80	\$1,200,000 Funded via CIL

	TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended February 2019)	ENT CONTRIB	SUTIONS PLA	N - JULY 2011	(Amended F	ebruary 2019) VOO	
Table 5: Schedule of Costs (continued) DCF PROJECT NFASTRUTURE DESCRIPTION	Area 1	Area 2	Area 3	Area 4	Total Project Cost	Total Cost Recovered by	
OFF-ROAD PEDESTRIAN & CYCLE TRAILS TRU TRU SUB-TOTAL SUB-TOTAL	\$176,140	\$456,352	\$50,009	\$ 8		\$682,500	
STRUCTURE PLANNING PLO1 Development Preparation of Precinct Structure Plan and Development Contributions Plan. SUB-TOTAL	\$226,680	\$587,294	\$64,358	\$371,668	\$1,250,000	\$1,250,000	7
TOTAL	\$50,099,864 \$131,549,260 \$12,421,510 \$42,964,168 \$241,449,727 \$218,976,114	131,549,260	\$12,421,510	\$42,964,168	\$241,449,727	\$218,976,114	
# includes contingency fee of 10% within construction cost. Includes design and project management fee of 10% within construction cost. It includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost. **Includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost.				*		*	
							4
							*
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				Part 2: Calcul	ation of Contribu	Part 2: Calculation of Contributions $\{\xi\}$	

Development Partial and Else Read to East West Arterial and Els meter and recove, length 20 Development Offset cost estimate associated with restrictives of land to increase reserve with conference, length 370 meters. The Partial and Els meter and reserve, length 970 meters, len			かられる のない のかない はいかい かんしょう かんしゅう しゅうしゅう しゅう	CHARGE AREA 1 (RESIDENTIAL)	RESIDENTIAL)	CHARGE AREA 2 (RESIDENTIAL)	(RESIDENTIAL)	CHARGE AREA 3 (RESIDENTIAL)	(RESIDENTIAL)	CHARGE AREA 4
Pevelopment Peres Road Coburns Road to East Weat A Development Orders of Build in cincase reserve with Development Orders of Build to increase reserve with Development Peritains of Build in Company of Peres Road Coburns Road to Educify Development Orders of Build to increase reserve with Development Orders of Build to increase reserve with Development Orders of Build to increase reserve with Development Company arterial road 31 meter coad build be purchase land to increase reserve with Development Development Company of Build Company of Build Build Development Company of Build Development Company (Build Development Company) (Build Development Comp	NO.	INFRASTRUCTUR CATEGORY		DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY	COMMUNITY INFRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY
Development Rese React Country Road to Bath West A Development Contravace of hand to increase enserve with Development Contravace of hand to increase enserve with Development Contravace of hand to increase reserve with Development Contravace of hand to increase reserve with Development Contravace of hand to increase reserve with Development Contravace Increase, length 400 meters, Development Contravace Increase increase with the Development Contravace Increase increase with Increase Increase Increase with Increase	SOAC		THE RESERVE THE PROPERTY OF THE PERSON OF TH					The strength of	THE REAL PROPERTY.	
Development Offset cost estimate associated with ren Development Contract Cost estimate associated with ren Development Cost estimate associated with ren Development Cost estimate associated with ren Purchase I and to increase reserve width Development Cost estimate associated with ren Code Post Est West Arterials Edot Road of Tode Development Offset cost estimate associated with ren Code Post Est West Arterials Edot Road of Tode Development Offset cost estimate associated with ren Code Post Est West Arterials Edot Road of Tode Development Offset cost estimate associated with ren Code Offset Offset cost estimate associated with ren Code Offset Offset cost estimate associated with ren Code Offset Code Settlen Offset Code Offset	1003	Development	Rees Road: Colums Road to East West Arterial. Re-construct existing 2-lane road to provide 2-lane camageway of secondary arterial and 138 meters. Honghi I Bon meters, Honghi I Bon meters, Honghi I Bon meters, Honghi I Bon meters, Honghi I Bon meters reserve width from 20m to 38m for 180 meters (ultimate). "	\$424	05	\$424	0\$	\$424	0\$	\$424
Development Particles (He Back Back) and of reserve, length 370 meters). There in contraster with other seed his for increase reserve with the prevelopment of the fact of set atmate associated with restriction of the particles and set of the particles of the fact of the particles of the fact of the particles of	DOTA	Development	Offset cost estimate associated with removal of scattered trees for RD01.	72	80	25	0\$	15	\$0	LS
Development Particle (18 Food Road Section.) Development Particle (18 Food Road Section.) Development Particle (18 Food Road Section.) English (18 Food Road Section.) Development Particle (18 Food Road Section.) Development Particle (18 Food Road of Dolele Particle (18 Food Road Of Particle (18 Food Road Road Road Road Road Road Road R	3D02	Development	SEE	\$2,623	05	\$2,623	\$0	\$2,623	0\$	\$2,623
Development Confract cost estimate associated with residence beer dependent accordary arterial road 31 meter road Development Confract cost estimate associated with residence beer dependent of Development Confract cost estimate associated with residence to Development Confract cost estimate associated with residence reserve widdling to the confract of the cost estimate associated with residence of the cost of the cost estimate associated with residence of the cost of the cost estimate associated with residence of the cost estimate assoc	3D03	Development	a tot	\$3,035	0\$	\$3,035	\$0	\$3,035	0\$	\$3,035
Development Secondary arterial road 31 meter road Development Porturbase land to increase reserve width Development Olfset cost estimate associated with resemble Development Olfset cost estimate associated with respect population of the Cost estimate associated with respectively from Development Olfset cost estimate associated with respectively from the Cost of the Cost estimate associated with respectively from the Cost of the Cost estimate associated with respectively from the Cost of the Cost estimate associated with respectively from the Cost of the Cost estimate associated with respectively from the Cost of the	DO3A	Development		83	80	53	05	53	0\$	\$3
Development Diffect cost estimate associated with rea Development Test West Arterials Edvold Robe to Tode Development Test Test West Arterials Edvold Robe to Tode Development Test Test Test West Arterials Todeon Creek to Ferranchase Indianates Indianates associated with reach Development Test Test Test Test Robe Test Mest Arterials Todeon Creek to Perelopment Test West Arterials Test Robe Test Robe Test Robert Mest Arterials Test Robert Arterials Test Art	3D04	Development	200	\$5,175	08	\$5,175	80	\$5,175	0\$	\$5,175
Development Part was Are the Efford Read to Toole Pevelopment Part and reserve length John Control Development Part and reserve length John Control Development Part and Toole or Creek to Ferr Development Part and Toole or Creek to Ferr Development Part and John Control Creek or Stat West Arterials Toole or Creek to Ferr Development Toole or Stat West Arterials Fordis and to Norway Development Critica to cast was a farmer associated with reserve process or the Creek of Part and Toole or Cast The Arterial Food Toole Or Cast The Cast State Cast Toole Cast The Cast State Cast Toole Or Cast The Cast Stat	D04A	Development	Offset cost estimate associated with removal of scattered trees for RD04.	\$43	80	\$43	0\$	\$43	\$0	\$43
Development Antibuse associated with response and the antibuse and antibuse antibuse and antibuse antibuse antibuse antibuse antibuse and antibuse antibus	3DOS	Development		\$1,081	80	\$1,081	80	\$1,081	0\$	\$1,081
Development Partie and reserve, length 1,680 meter Period reserve from Development Partiasae land to increase reserve from Development Partiasae land to increase reserve from Development Teast West Arterials Freits Road to Mount Development Offset cost estimate associated with reaching the Cost of t	DOSA	Development	Offset cost estimate associated with removal of EVC for RD05.	\$63	05	\$63	\$0	\$63	\$0	\$63
Development (38 metre road restructs despith, 1500 medopment (38 metre road reserve, leaghth, 1500 medopment (38 metre road reserve, leaghth, 1500 medopment (38 metre road reserve, leaght), 1500 metres, 1700 medopment (38 metre road reserve, leaght), 1500 metres, 1700 metres, 1	30QF	Development	East West Arterial: Toolem Creek to Ferris Road. Construct new 2-lane carriageway of divided secondary arterial road (38 meter to addresser), length 1,890 meters, Timterin Aport, Timterin Ap	\$4,542	80	\$4,542	80	\$4,542	\$0	\$4,542
Developmen Sar West Arena Ferris Road Mouran Developmen Sar West Arena Mouran Cottell Road Parchase land to increase reserve width Development Offset cost estimate associated with response proceedings of the Cost estimate associated with response proceedings of the Cost estimate associated with response proceedings of the Cost estimate associated with response Road Reserve Boundary Development (Incright 7.25 metrol.) a "Development Confess of the Cost estimate associated with response proceedings of the Cost estimate associated with response of the Cost estimate associated wi	D06A	Development		15	90	IS SI	05	15	80	IS SI
Development Offset cost extinate associated with real Development Conditions of setting the Activate and Conditions of the Conditions of t	3D07	Development		\$4,326	\$0	\$4,326	80	\$4,326	0\$	\$4,326
Development Farth West Artental Road Control Road Development Development Payres Road Toolen Boundary Development Payres Road Toolen Payres Road Toolen Boundary Development Offset cost estimate associated with re-Development Offset cost estimate associated with re-Development Offset cost estimate associated with re-Development Control Road Mestern Freeway Development Control Road Mestern Freeway Development Control Road Mestern Freeway Development Control Road Mestern Freeway Of Porturbas Land Including Tastive vegeta (httimate). Paint Control Road Mestern Freeway Of Porturbas Land Including Tastive Vegeta Pool Tool Road Mestern Freeway Of Porturbas Land Included Secondary after Road Laby Road to Mount Control Road Road Pool Pool Road Alexan Freeway Of Porturbas Land Increase reserve Width Control Road Road Pool Pool Pool Pool Pool Pool Pool Poo	DO7A	Development	Offset cost estimate associated with removal of EVC for RD07,	1115	80	511	05	SII	80	1115
Development Offset cost estimate associated with ren Development flergith 725 metrees, " Development and provide 2-bare achievable bound of the cost o	3D08	Development	East West Artenial: Mount Cottrell Road to Paynes Road. Construct new 2-lane carriageway of primary arterial road. (45 metre road dezerve, leaging 1,550 metres). Tristenia layout. Purchase land to increase reserve width to fin to 45 metres (ultimate). "	\$4,663	80	\$4,663	80	\$4,663	05	\$4,663
Development Persey Rodar Chorne Boundary to Greis Chewlopment Charles S. Faneters, "Carriagovey plength, 155 metres, a carriagovey liength, 155 metres, a many control of the Charles Salas Many Cotted Balas Many (Including native vegetat plevelopment Offset cost estimate associated with respectation of Charles Cost estimate associated with respect to Charles Cost Cost of Charles associated with respectation of Charles Cost Cost of Charles associated with respect to Charles Cost of Charles associated with the Charles Cost of Cost	D08A	Development	Offset cost estimate associated with removal of EVC for RD08.	\$32	0\$	\$32	0\$	\$32	0\$	\$32
Development Caratageway (length 1)456 meteral: amount Cotted file fload. Methodner Ballan amount Cotted fload. Methodner Ballan amount Cotted fload. Methodner Ballan Development Purchase land (including native vegetat cliffurate). Development Offset cost estimate associated with rest Development Offset cost estimate associated with rest Development Offset cost estimate associated with rest Development Purchase land (including native vegetat Development Purchase land (including native vegetat Opevelopment Purchase land (including native vegetat Opevelopment Purchase land to increase reserve width Purchase land increase res	8D09	Development	Paynes Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane carriageway (length 725 metres)."	862\$	\$0	\$798	\$0	8625	\$0	\$798
Development Paura (Catel Boats Methoume Ballan Development Parchase Ind (including native vegetat Parchase Ind (including native vegetat Development Offset cost estimate associated with rer Development Offset cost estimate associated with rer Development Parchase Individual particular partic	3D10	Development	Mount Cottrell Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane unsealed rural road to provide 2-lane	\$1,150	80	\$1,150	95	\$1,150	0\$	\$1,150
Development Offset cost estimate associated with rer Development Offset cost estimate associated with rer Development Perfect cost estimate associated with rer Development Perfect School Cost of Cos	1103	Development	Mount Careful and Mountain Ball time to East West Arterial to UGB southern boundary. Upgrade existing 2-lane Mount Careful about Methodology and a careful a	669'5\$	05	669'5\$	05	669'5\$	0\$	\$5,699
Development Offset cost estimate associated with reseavey and mount Costell Read Western Freeway artesial from the carriageway of primary artesial from the carriageway of primary artesial from the carriageway of primary at the solid to whom to Company of primary at the solid to the carriageway of primary at the solid whom to Company the solid provide unitate of his divided benefit and provide unitate of his divided as the solid primary at the solid solid provide unitate of his divided as the solid primary at the solid primary at the solid primary of the s	PITTA	Development	Offset cost estimate associated with removal of scattered trees for RD11.	85	80	\$8	0\$	\$8	05	\$8
Mount Cotted Road Western Freesay, Development Purchase land (including nated in furnate). (Including naturally all restricts Road to Mount Co Development caringeway of primary a treat all road 4st Purchase land to increase reserve width restricts to Shogal Development Freewy to Shogal Development road to provide ultimate 6-land either furchase land to increase reserve width Ferris Road-Mestella Scrondary arterit Development caringsway of dukelod scrondary arterit purchase land on increase reserve width Ferris Road-Abey Road to Melbourne B. Development carriageway of dukelod scrondary arterit purchase land on increase reserve width Ferris Road-Abey Road to Melbourne B. Development carriageway of dukelod scrondary arterit purchase land on increase reserve width the purchase land of the purchase land of the purchase land on the purchase land of the purchase l	8110	Development	Offset cost estimate associated with removal of EVC for RD11.	\$2	80	\$2	0\$	\$2	0\$	\$2
Shogaid Drive, Ferris Road to Mount Co Development cardiageway of primary arterial road (st Purchase had to increase reserve width Development road to provide ultimate G-inhe divided Purchase land to increase reserve width The county of the county of the county of the divided county of the count	RD12	Development	And and Christian Western Freeway to Andbourne Blands at Bl. Line Ligopade of existing 2-lare unseeded road to provide 2-lare carbayeray of primary strated road 45 meter road reserve, length 7,890 meters, Triterin Byouts, 2-lare carbayeray of primary strated road 45 meter road reserve, length 7,890 meters withouse land (including pratitive vegetation re-alignment) to increase reserve width from 20m to 45m for 1,880 meters withouse land (including pratitive vegetation re-alignment) to increase reserve width from 20m to 45m for 1,580 meters	\$4,572	80	\$4,572	05	\$4,572	\$	\$4,572
Ferris Road: Western Freeway to Shogat Development and to provide ultimate 6-lane divided Purchase land to increase reserve width Ferris Road: Abey Road to Melbourne 8. Development carriagoway of divided secondary arter	RD14	Development		\$1,702	80	\$1,702	0\$	\$1,702	0\$	\$1,702
Ferris Road: Abey Road to Melbourne B Development carriageway of divided secondary arter Purrhase land to increase reserve width	RD15	Development		\$1,886	0\$	\$1,886	05	\$1,886	80	\$1,886
	RD16	Development		\$1,309	80	\$1,309	\$0	\$1,309	80	\$1,309
RD17 Development Perris Road: Melbourne Ballanat Rail Line to East West Arterial. Upgrade of existing 2-lane so 2-lane carriageway of divided secondary arterial road (38 metre road reserve, length 2,160	RD17	Development		\$4,408	\$0	\$4,408	80	\$4,408	80	\$4,408

							\$	8
ble 6: Summar	Table 6: Summary of Charges (continued)							
DCP INFRASTRUCTURE ROJECT CATEGORY NO.	NOTIVIE DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY LEVY	- R	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT COMMUNIT NERASTRUCTURE INFRASTRUCT LEVY	, A RE	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE INFRASTRUCTURE LEYY LEYY LEYY	(RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY
RD17A Development		51		15		IS SI	\$0	\$1
RD18 Development	Abey Road: Toolem Creek to Ferris Road. Upgrade of existing 2-lane sealed/unsealed road to provide 2-lane carriageway of and individed secretary and provided and 18 meter paid reterent and 12 follometris, information from the provided and the provided by the provided by the provided research and the provided by the p	\$4,498	80	\$4,498	80	\$4,498	05	54,498
RD18A Developm	Development Offset cost estimate associated with removal of scattered trees for RD18.	0\$	80	80	0\$	\$0	\$0	80
RD188 Development		\$19	05	\$19	05	\$19	80	\$19
RD19 Development	Shogaki Drive Ferris Road to Mount Cottrell Road (Eastern Half). Construct new 2-lane caniageway of primary arterial road remet (45 meters road reserve in earth 80 meters). In theirem layout Road Professional Purchase land to increase reserve which from the 54-fin for 800 meters (ultimate)."	\$2,261	8	\$2,261	80	\$2,261	80	\$2,261
RD19A Development		25	\$0	2.5	0\$	25	80	57
RD20 Development	Ferris Road: Melbourne Ballarat Rall Line to East West Arterial, Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only, Area = 0.50 hectares (ultimate).	\$393	80	\$393	\$0	\$393	\$0	\$393
RD20A Development		80	80	05	05	80	\$0	80
RD21 Development	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30). Area = 3.45 hectares (ultimate).	\$602	80	2095	0\$	\$602	90	\$602
SUB TOTAL		\$55,343	80	\$55,343	05	\$55,343	905	\$55,343
INTERSECTIONS TOT Development	Rees Road and East West Arterial: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip	6610	9	6630	03	6510		0000
	lanes.#	5000	0, 5	2019	20	2019	200	5019
ITO2 Development	From East West Arterial and Extord Road: Intersection. "Interm layout" Construction of signalised I-intersection and slip lanes. East West Arterial and Exford Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	4050	2 3	5060	06 05	2404	2 3	2404
	- 100	2862	2 5	2404	2 5	286.3	06 5	2007
i		6839	9	6639	\$ 5	0593	\$ 5	0590
	1000	\$646	05	\$646	20 05	\$646	So	\$646
IT07 Development	East West Arterial and Paynes Road: Intersection. "Interir lanes.**	\$586	80	\$586	80	\$586	80	\$586
IT08 Development	The state of	\$224	80	\$224	05	\$224	80	\$224
IT09 Development		\$224	05	\$224	\$0	\$224	80	\$224
IT10 Development		\$639	80	\$639	80	\$639	\$0	\$639
IT12 Development		\$586	80	\$586	80	\$586	\$0	\$586
IT13 Development	Ferris Road and Shogaki Drive: Intersection. "Interim layout Purchase of 0.47 hectares of additional required land."	8995	80	8995	80	8995	90	899\$
IT14 Development	Ferris Road and MAC Northern Collector Road: Intersection, "Interim layout" Construction of signalised T-intersection and slip lanes.**	\$586	\$0	\$586	80	\$586	\$0	\$586
IT15 Development		\$586	80	\$586	80	\$586	0\$	\$586
IT16 Development	Abey Road and Industrial Connector Road: Intersection. "Interim Jayout" Construction of a signalised T-intersection and slip lanes.	\$464	\$0	\$464	\$0	\$464	\$0	\$464
IT17 Development		\$464	05	\$464	\$0	\$464	05	5464
IT18 Development	ent Ferris Road and Shakamaker Drive: Intersection. *Ultimate layout* Construction of signalised 4-way intersection and slip	\$586	05	\$586	\$0	\$586	80	\$586
IT19 Development		5464	\$00	\$464	\$0	\$464	0\$	\$464
IT20 Development	Mount Cottrell Road and Southern Connector Road: Intersection. "Interim layout". Construction of signalised 4-way intersection and slip lanes.	\$586	95	\$586	\$0	\$586	80	\$586
IT21 Development		\$586	05	\$586	80	\$586	\$0	\$586
IT22 Davidonment		\$586	80	\$586	80	\$586	\$0	\$586

East West Arterial and Western North-South Connector Road: Intersection. "Interim layout" Construction of signalised	NFRASTRUCTURE INFR	IFRASTRUCTURE II	NFRASTRUCTURE INF	FRASTRUCTURE	NFRASTRUCTURE INF	COMMUNITY FRASTRUCTURE LEVY	DEVELOPMENT INFRASTRUCTURE LEVY
Next The second	\$464	8	\$464	80	\$464	05	\$46
Development Exford Road and Connector Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes.	5464	\$	\$464	\$0	\$464	\$0	\$464
Development Mount Cottrell Road and Bridge Road: Intersection. "Interim layout" Construction of agnalised T-intersection and slip lanes.	5464	8	\$464	80	\$464	80	5464
Mount Cottrell Road and Alfred Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	\$586	05	\$586	05	\$586	\$0	\$586
Development Ferris Road and Alfred Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.	9855	8	\$586	05	985\$	\$0	\$586
Ferris Road and Southern Connector Road: Intersection. *Interim layout* Construction of signalised 4-way intersection and elin lane.	\$586	05	\$586	0\$	\$586	80	\$586
■ 同じの対象の「中町和着り所来のこの場合」ということはなれるの	\$14,101	05	\$14,101	\$0	\$14,101	80	\$14,10
Abey Road Bridge. 2-lane bridge over Toolem Creek, incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres).*	\$2,137	0\$	\$2,137	0\$	\$2,137	80	\$2,137
Bridge Road Bridge. 2-lane bridge over Toolem Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres.) #	\$3,048	05	\$3,048	\$0	\$3,048	80	\$3,048
East West Arterial Bridge, 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 915 metres).	\$3,048	05	\$3,048	80	\$3,048	80	\$3,048
Shared Use Pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber the pedestrian Bridge (No. 1). Bridge over Toolern Creek, incorporating abutments and lighting (3-metre wide timber the pedestrian Bridge (No. 1).	\$224	05	\$224	\$0	\$224	80	\$228
Shared as the control of the control	\$224	8	\$224	0\$	\$224	80	\$224
Shared State Bestrian Bridge (No. 3). Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber shared).	\$224	80	\$224	05	\$224	\$0	\$228
Pedestrian Underpass 1: Melbourne Ballarat Railway. Construction, including 3-metre wide, 50-metre long box culverts, enchanils, correte path, dainage and liohting &	\$205	80	\$205	80	\$505	\$0	\$505
Pedestrian Underpass 2: Melbourne Ballanat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path distinger and lighting #	\$205	05	\$205	05	\$205	80	\$208
Pedestrian Underpass 3: Melbourne Ballarat Palway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.*	\$205	05	\$505	\$0	\$505	80	\$205
Pedestrian Underpass 4: Melbourne Ballarat Railway: Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.*	\$505	8	\$205	80	\$505	80	\$208
Pedestrian Underpass 5: Melbourne Ballurat Railway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting.**	\$205	8	\$205	80	\$205	\$0	\$205
Shared Use Pedestrian Bridge (No. 4). Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).**	\$224	8	\$224	80	\$224	80	\$225
Shared Use Pedestran Bridge (No. 5). Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).**	\$224	98	\$224	\$0	\$224	80	\$224
Shared Use Pedestrain Bridge (No. 6). Bridge over Toolem Creek, incorporating abuments and lighting (3-metre wide timber structure, deck length 30 metres).**	\$224	S	\$224	05	\$224	05	777.5
	\$12,100	05	\$12,100	80	\$12,100	80	\$12,100
							STATE OF
Development Purchase land to provide for Local Bus Interchange (1 hectare).	\$872	S	\$872	05	\$872	05	\$872
- 17、11の記号加多いの一日、日本に対しているにない。	\$872	80	2872	80	\$872	90	\$87
UNENCUMBERED LOCAL ACTIVE OPEN SPACE							
Development Purchase of 9.83 hectares of land for active open space required for AR01 and AR02.	\$2,619	8	\$2,619	80	80	80	\$
Purchase of 4.00 hectares of land for active open space required for AR03 and AR04.	\$1,759	8	\$1,759	80	05	05	\$
Purchase of 9,16 hectares of land for active open space required for ANOs.	24,143	3 5	24,143	2 2	000	06	
Purchase of 8.69 hectares of land for active open space required for ARIO and ARIO. Purchase of 8.69 hectares of land for active open space required for ARIO and ARIO.	\$3.875	2 2	53.875	2 05	000	05	05
Purchase of 4.56 hectares of land for active open space required for AR11 and AR12.	\$2,366	05	\$2,366	80	0\$	80	\$
Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 2 contribution (60%).	05	80	\$3,141	80	\$0	80	\$
Development Purchase of 7.90 hectares of land for active open space required for AR13 and AR14. Area 3 contribution (40%).	05	05	05	80	\$19,108	80	80
Development Purchase of land (1.0ha) for Major Activity Centre Public Open Space.	7/84	2 :	28/2	00	2/8/7	20	7/85

CHARGE AREA 1 (RESIDENTIAL) CHARGE AREA 2 (RESIDENTIAL) CHARGE AREA 3 (RESIDENTIAL) CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT ORMANUITY DEVELOPMENT ORDAN CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT ORDAN CHARGE A
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3.0 ADMINISTRATION AND IMPLEMENTATION

ADMINISTRATION OF THE DEVELOPMENT **CONTRIBUTIONS PLAN** 3.1

This section clearly sets how the DCP will be administered and includes the timing of payment, provision of works and land in kind, and how the DCP fund will be managed in terms of reporting, indexation, and review The Development Infrastructure Levy applies to subdivision and/or development of land and generally must be paid prior to the issue of a Statement of Compliance for a plan of subdivision.

construction of The Community Infrastructure Levy applies to the construction dwellings and must be paid prior to the issue of a Building Permit.

3.1.1 PAYMENT OF CONTRIBUTION LEVIES AND TIMING

COLLECTION OF LEVIES

Community Infrastructure

The Community Infrastructure levy will be collected by Melton Shire Council at the Building Approval Stage in accordance with section 46(0) of the Planning & Environment Act 1987. Contributions relating to community infrastructure are to be made by the home-builder prior to issue of a Building Permit However, development proponents are encouraged to pay the levy prior to the issue of a statement of compliance to reduce the administrative burden of collection from individual home builders. A community infrastructure levy is not payable for a dwelling on a lot which was created prior to the date that this development contributions plan was first incorporated into the Melton Planning Scheme through Amendment C84.

Development Infrastructure

The Development Infrastructure Levy will be collected by Melton Shire Council generally as follows:

For subdivision of land

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

for the stage to be developed only may be paid to the Collecting Agency within 21 days prior to the issue of a Statement of Compliance in respect Where the subdivision is to be developed in stages the infrastructure levy of that stage provided that a Schedule of Development Contributions

A planning permit must include the following conditions:

OR SUBDIVISIONS OF LAND

is submitted with each stage of the plan of subdivision. This Schedule must show the amount of the development contributions payable for each stage and value of the contributions in respect of prior stages to

the satisfaction of the Collecting Agency.

Contribution Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in A development infrastructure levy must be paid to the Responsible **Authority in accordance with the provisions of the approved Development** respect of that plan.

If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act in respect of the proposed works and/or provision of land in lieu to specify

Development Contributions is submitted with each stage plan of subdivision. The schedule must show the amount of development contributions payable for each stage and paid in respect of prior stages to the satisfaction of the Responsible Authority. Where the subdivision is to be developed in stages the development infrastructure levy for that stage only may be paid to the Responsible Authority within the time specified provided that a Schedule of

Provided an infrastructure levy has not already been paid in respect of the land, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the approved Development

For development of land where no subdivision is proposed

implementation requirements.

proposed to be developed prior to the commencement of any development for example development includes buildings, car park, access ways, landscaping and ancillary components. The Collecting Agency may require that contributions be made at either the planning Contributions Plan for each demand unit (net developable hectare)

or building permit stage for Development Infrastructure.

FOR A PERMIT FOR THE DEVELOPMENT OF LAND WHERE NO SUBDIVISION IS PROPOSED

Unless some other arrangement has been agreed to by Council in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for the land.

If the Collecting Agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act or other suitable arrangement in respect of the proposed works and/or or other suitable arrangement in respect of the proposed works and/or

3.1.2 WORKS IN KIND

Responsibility for the delivery of infrastructure works as described in this DCP resides with Melton Shire Council.

Section 46P of the Planning and Environment Act 1987 envisages that

The land may only be used and developed subject to the following

requirements being met.

Unless some other arrangement has been agreed to by Collecting Agency in a section 173 agreement, prior to the commencement

of any development, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of this

The following requirements apply where no planning permit is required

Where no planning permit is required

The relevant collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable. Where Melton Shire Council as Collecting Agency agrees in writing, infrastructure projects funded in this DCP may be provided by developers with a credit being provided against their development contribution. In determining whether to agree to the provision of works in lieu of cash the Collecting Agency will have regard to the following:

lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under section 173 of the Planning and Environment Act in respect of the proposed works or provision of land in lieu.

If Collecting Agency agrees to works and/or provision of land in

approved Development Contribution Plan for the land.

Only works or land identified in the DCP can be provided in lieu of

Works must be provided to a standard that generally accords with the DCP unless agreed between the Collecting Agency and the Part 3: Administration & Implementation

Amendment Documents C172 - dated February 2019 Appendix 1

agreed by the Collecting Agency and the development proponent Detailed design must be approved by the Collecting Agency and generally accord with the standards outlined in the DCP unless The construction of works must be completed to the satisfaction

of the Collecting Agency; and,

There is no additional financial impact on the DCP.

wnere the Collecting Agency agrees that specified works may be provided by a developer in lieu of paying monetary contributions the agreement must specify

That the cost of the works in kind are to be offset against the The amount of the credit to be provided;

payments for contributions until the value of any credits for the provision of the agreed works-in-kind are exhausted; That the developer will not be required to make monetary development contributions payable under this DCP;

Where the credit for works-in-kind cannot be offset against future by the Council for any excess credit at a time generally consistent development levy payments the developer shall be reimbursed with any scheduled delivery date specified in this DCP or such other time which is specified in the agreement; and Where a developer is in credit against development contributions liability, this credit will be indexed annually in accordance with the CPI (all groups) Melbourne.

3.1.3 CREDIT FOR OVER PROVISION

situation may arise where the developer makes a contribution with a value that exceeds that required by the DCP for the individual project (in Where the Collection Agency agrees that a development proponent can physically provide an infrastructure item (either works and/or land), the accordance with the per hectare charge as set out in Table 8).

a developer may seek an agreement with the Collecting Agency to provide for a cash reimbursement where a significant over contribution has been made on a particular project. The preferred position is to be set In such a case, the developer may be entitled to credits against other projects in the DCP to the extent that they over contributed. Alternatively, out in the agreement.

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

3.1.4 OPEN SPACE PROVISION

Only active open space is funded under this DCP. Passive open space is funded by the specification of an open space requirement in the schedule to clause 52.01 of the planning scheme

14 days of the adjustments being made, the Collecting Agency will publish the amended contributions on the Collecting Agency's The administration of the contributions made under the DCP will be transparent and development contributions charges will be held until required for provision of the item. Details of funds received and

In relation to the cost of offsets for the removal of native vegetation which form a component of the cost of particular infrastructure items, the cost of the offset component must be adjusted according to the

expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the Planning and

administration of contributions made under the DCP will be

will be adjusted in accordance with any Offset Plan prepared to the component of the cost of particular infrastructure items within the The offset costs for the removal of native vegetation which form a Toolern Precinct Structure Plan Development Contributions Plan satisfaction of the Department of Sustainability and Environment and approved by the Responsible Authority.

3.1.7 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

account planned future development in Toolem. A 'full development' horizon of land within the current Urban Growth Boundary to the year This DCP adopts a long-term outlook for development. It takes into 2025 has been adopted for this DCP This DCP commenced on the date when it was first incorporated into the Melton Planning Scheme through Amendment C84 to the Melton Planning Scheme. This DCP will end when development within the DCP area is complete, which is projected to be 2025 and when the DCP is removed from the Planning Scheme.

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

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

this DCP.

Clearly show any pooling of funds to deliver specific projects

where applicable.

The amount and timing of expenditure on specific projects;

The amount and timing of funds collected;

transparent and demonstrate:

Environment Act 1987.

The source of the funds collected;

The project on which the expenditure was made; The account balances for individual projects; and infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services or

facilities where approved by the Minister responsible for the Planning and Environment Act, or will be refunded to developers and/or owners

of land subject to these infrastructure charges.

Should the Collecting Agency resolve not to proceed with any of the

of the Planning and Environment Act 1987.

(or more if required). This process will require an amendment to the Melton Planning Scheme and this incorporated document. This review The DCP should be reviewed and if necessary updated every five years is anticipated to include:

Update any aspect of the plan which is required;

 Review of projects required, as well as their costs and scope (as relevant) and indicative provision trigger;

required if the Precinct Structure Plan is subject to a substantive Review of estimated net developable area (this will also be amendment); and

Review of land values for land to be purchased through the plan.

The construction costs for all infrastructure projects are in July 2010 dollars and the cost of land is in 1 September 2009 dollars and will be indexed by the Collecting Agency annually for inflation in the following

3.1.6 CONSTRUCTION AND LAND VALUE COSTS AND INDEXATION

In relation to the costs associated with infrastructure items other than

applying the Building Price Index, as published in the latest edition

The capital cost for each infrastructure item will be adjusted by land, the cost must be adjusted according to the following method:

of Rawlinsons Australian Construction Handbook on 1 July each

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

Melton Shire Council is the collecting agency pursuant to section 46K(1) (a) of the Act which means that it is the public authority to whom all levies are payable. As the collecting agency, Melton Shire Council is responsible for the administration of this DCP and also its enforcemen pursuant to section 46Q of the Act.

3.1.9 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

In relation to the cost of land, the land value must be adjusted by adopting

a revised value determined according to the following method:

The land value will be adjusted on 1 July each year following site

Melton Shire Council is the Development Agency and is responsible for

Part 3: Administration & Impler

Amendment C172 to the Melton Planning Scheme - Paynes Road Train Station

Appendix 1 Amendment Documents C172 - dated February 2019



IMPLEMENTATION STRATEGY

This section provides further details regarding how the Collecting Agency intends to implement the DCI in particular this section clearly identifies the ationale for the implementation strategy and details the various measures that have been adopted to reduce the risk posed by the DCP to all parties.

3.2.1 RATIONALE FOR THE IMPLEMENTATION STRATEGY

This implementation Strategy has been incorporated into the DCP to provide certainty to both the Collecting Agency and development proponent. The implementation strategy recognises the complexities associated with infrastructure provision and funding and seeks development proponent and future community. The implementation strategy has been formulated by: to minimise risk to the Collection Agency, Development Agency,

- Assessing the risk posed by the Precinct Structure Plan layout (identifying high risk items);
- Having regard to the development context;
 Assessing the need for finance requirements upfront financing and pooling of funds;
 - Agreeing the land value and indexing it appropriately, where possible;
- Seeking direct delivery of infrastructure and land by development Identifying preferred implementation mechanisms to achieve the proponents where appropriate;
 - above outcomes and reducing the risk associated with the DCP to ensure that it will delivered as intended; and Provision of adequate resources to administer the DCP.

The table below provides a summary of the infrastructure items allocated to each Charge Area and the infrastructure items that could be provided as works in kind subject to the agreement of the Collecting Agency. The table indicates the area in which each item would be provided and the development proponent credit that would be attributed for the provision of the item as works-in-kind (subject to annual indexation). The Collecting Agency would encourage development proponents to discuss and agree with the Collecting Agency, the potential for provision of works and land to offset their development contribution. A major aim is to ensure that the timing of infrastructure delivery appropriately supports development.

The table below provides a potential basis for the Collecting Agency and development proponents agreeing to a schedule of land and works that each development proponent can provide as an offset to their development contribution. The Collecting Agency is proposing care and kindergartens. However, the Collecting Agency could consider development proponents providing this infrastructure on a case-by-case basis. to construct the Community Centre and Early Learning Centre projects

3.2.2 PREFERRED IMPLEMENTATION MECHANISMS

be set out in an agreement pursuant to Section 173 of the Planning and Environment Act 1987 or other contractual means as agreed to by the Collecting Agency. Where the Collecting Agency agrees that works in kind can be provided by a development proponent in lieu of a cash contribution, this would

It is the Collecting Agency's aim, where possible, to discuss and agree with large land developers, how the development and infrastructure will be staged and to identify all of the items of infrastructure they wish to Agency may be in a position to agree in-kind works project delivery with development proponents prior to development commencing or early in the development process. provide in lieu of development contributions. In this way the Collecting

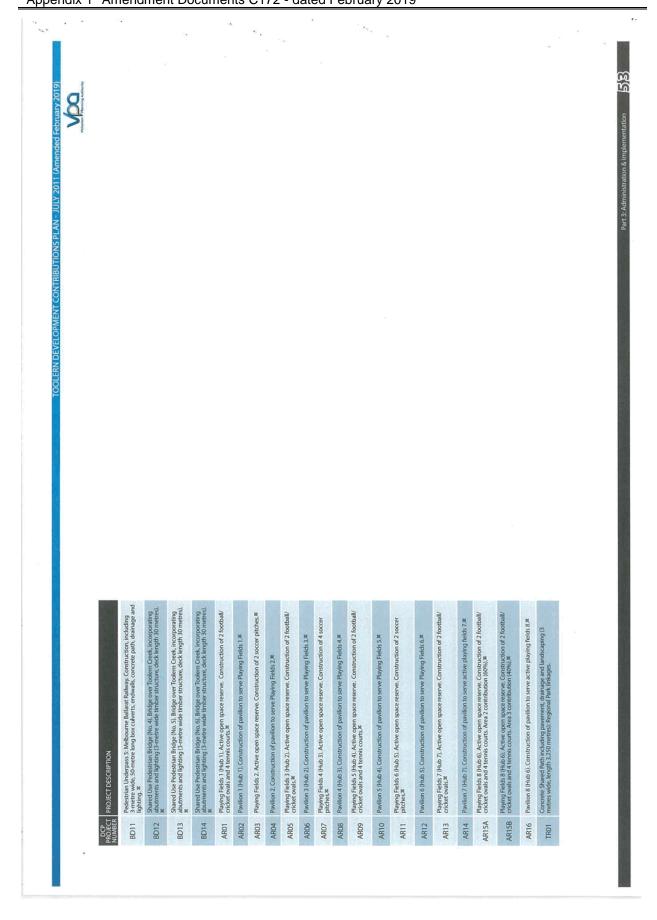
The Collecting Agency recognises benefits in obtaining land required under the DCP as an off-set against a developer's development contributions. As with works-in-kind, the provision of land would be set pursuant to section 173 of the Planning and Environment Act 1987. The value of the off-set for providing land will equal to the value shown in out in an agreement between the developer and the Collecting Agency

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IENT CONTRIBUTIONS PLAN - JULY 2011 (Amended February 2019)

s for Direct Delivery	PROJECT NUMBER	PROJECT DESCRIPTION	PROJECT NUMBER	PROJECT DESCRIPTION
DJECT DESCRIPTION		Ferris Road: Abey Road to Melbourne Ballarat Rail Line. Upgrade of existing 2-lane sealed/unsealed road to provide 2-lane carriageway of divided secondary	IT15	Ferris Road and Bridge Road: Intersection.*Interim layout* Construction of signalised 4-way intersection and slip lanes.*
Road: Coburns Road to East West Arterial: Re-construct existing 2-lane road rovide 2-lane carriageway of secondary arterial road (38 metre road reserve,	RD16	arterial road (38 meter road reserve, length 620 metres). "Interim layout" Purchase land to increase reserve width from 34m to 38m for 620 metres (ultimate)."	9LII	Abey Road and Industrial Connector Road: Intersection. "Interim layout" Construction of a signalised T-intersection and slip lanes.
th 180 metres) "Interim layout" hase of land to increase reserve width from 20m to 38m for 180 metres nate)."	RD17	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Upgrade of existing 2-lane select uncealed to act to provide 2-lane carriageway of divided existing 2-lane select food to provide 2-lane 1-160 per provided to a control of the contr	T17	Abey Road and Bundy Drive: Intersection. "Interim layout". Construction of signalised T-intersection and slip lanes.
West Arterial: Rees Road to Exford Road. Construct new 2-lane carriageway vided secondary arterial road (38 metre road reserve, length 970 metres)		Secondary at terial road, Joo mere road reserve, terigin 4, too metes). Intermit layout? A hour Bond Toolson Cook to Earth Bond Homesta of setting 3 has easted?	8TTI	Ferris Road and Shakamaker Drive: Intersection.**Ultimate layout** Construction of signalised 4-way intersection and slip lanes.
rrim layout* Thase of land to increase reserve width from 0m to 38m for 970 metres mate).	RD18	unselled road to provide 2-lane carriageway of divided secondary arterial road (38 meter road research length 2.160 meters) if there in successive control of the control o	61Ш	Mount Cottrell Road and Murray Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.
West Arterial: Exford Road Section. Re-construct existing 2-lane road to ide 2-lane carriageway of divided secondary arterial road (38 metre road		Tolern Creek (ultimate): " Tolern Creek (ultimate): " Color (ultimate): "	IT20	Mount Cottrell Road and Southern Connector Road: Intersection, "Interim layout". Construction of signalised 4-way intersection and slip lanes.
rve, length 900 metres) "Interim layout". Hasse land to increase reserve width from 20m to 38m for 900 metres mate).	RD19	Supposed Driver Ferra Road to Mount. Cottlein Road teastern Hair). Constitute new Subposed Driver Ferra Road to Mount. Cottlein Road teastern Hair). Constitute new Subposed of primary arterial road (45 metre road reserve, length 800 metres). "Interim layout".	1121	East West Arterial and Eastern North-South Connector Road: Intersection. "Interim layout". Construction of signalised 4-way intersection and slip lanes.
rrd Road: East West Arterial to Greigs Road. Re-construct existing pavement rovide 2-lane carriageway of undivided secondary arterial road (31 metre road		ruchase land to increase reserve width from om to 45m for 650 metres (unanate). Easte Road: Malkourna Rallazat Ball Line to East Wort Arterial Durchase land	172	East West Arterial and Central North-South Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.
rve, length 2,310 metres). "Interim Jayout" base land to increase reserve width from 20m to 31m for 2,310 metres mate). "	RD20	to increase reserve width from 20m to 38m, for road section on Property 30 only. Area = 0.45 hectares (ultimate).	1123	East West Arterial and Western North-South Connector Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.
West Arterial: Exford Road to Toolem Creek. Construct new 2-lane ageway of divided secondary arterial road (38 metre road reserve, length 400	RD21	Ferris Road: Melbourne Ballarat Rail Line to East West Arterial. Purchase land to increase reserve width from 20n to 38n, for balance of required land (excluding pronents 30). As a bestared (tillimate).	1124	Exford Road and Connector Road: Intersection, "Interim layout" Construction of signalised T-intersection and slip lanes.
res) interm layour. chase land to increase reserve width from 0m to 38m for 400 metres (ultimate).		Rees Road and East West Arterial: Intersection. *Interim layout* Construction of signalised 4-way intersection and slip lanes. Additional contingency fee of 30%	1725	Mount Cottrell Road and Bridge Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.
	TOI	added to construction cost. Additional design and project management fee of 10% added to construction one	П76	Mount Cottrell Road and Alfred Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.
on metres) "intermi layout". chase land to increase reserve from Om to 38m for 1,680 metres (ultimate)." West Arterial: Ferris Road to Mount Cottrell Road. Construct new 2-lane.	Т02	East West Arterial and Exford Road: Intersection. *Interim layout* Construction of signalised T-intersection and slip lanes. **	П27	Feris Road and Alfred Road: Intersection, "Interim layout". Construction of signalised 4-way intersection and slip lanes.
iageway of divided secondary arterial road. (38 metre road reserve, length to metres). "Interim layout"	Т03	East West Arterial and Edord Road: Intersection. "Interim layout" Construction of signalised T-intersection and slip lanes.	П28	Ferris Road and Southern Connector Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and slip lanes.
mate) West Arterial: Mount Cottrell Road to Paynes Road. Construct new 2-lane	H04	Exford Road and Greigs Road: Intersection. *Interim layout* Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscalon. *	BD01	Abey Road Bridge. 2-lane bridge over Toolen Creek incorporating abutments and street lighting (12 metre wide concrete structure, deck length 61 metres). **
iagoway of primary arterial road. (45 metre road reserve, length 1,650 metres) entalyout* roll all all of the control of the	ITOS	East West Arterial and Ferris Road: Intersection. "Interim layout" Construction of signalised 4-way intersection and sligh lanes. Signalised 4-way intersection and sligh lanes.	BD02	Bridge Road Bridge, 2-lane bridge over Toolern Creek, incorporating abutments and street lighting (12-metre wide concrete structure, deck length 91.5 metres).
nes Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane caled rural road to provide 2-lane carriageway (length 725 metres),"	1106	East West Arterial and Mount Cottrell Road: Intersection. "Interim layout" Construction of signalished, 4-way intersection and all planes. Construction of Stablished Away intersection and all planes.	8D03	East West Arterial Bridge, 2-lane bridge over Toolern Creek, incorporating abunments and street lighting (12-metre wide concrete structure, deck length 915 meets), #
Int. Cottrel Road: Toolem Boundary to Greigs Road. Upgrade existing 2-lane ealed rural road to provide 2-lane carriageway (length 1,045 metres)."	Т07	East West Arterial and Paynes Road: Intersection, "Interim layout" Construction of signalised 4-way intersection and slip lanes. #	8D04	Shared Use Pedestrian Bridge (No. 1), Bridge over Toolem Creek, incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
Thir Correst index described and the factor best west extension to use them boundary, Upgade existing 2-lane unstaled road to provide 2-lane algaleway of primary attental road (45 metre road reserve, length 2,190 metres) erin Jayout*	ПО8	Paynes Road and Greigs Road: Intersection. Upgrade of protected right-turn lane and left-turn deceleration lane, including dianage and landscaping. Additional design and project management fee of 10% added to construction cost.	BDOS	X Shared Use Pedestrian Bridge (No.2), Bridge over Toolem Creek, Incorporating- abuments and lighting (3-metre wide timber structure, deck length 30 metres), x
In from 20m to 45m for 2,150 metres (ultimate) Trick Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line. Upgrade: skifing 2-lane unsealed road to provide 2-lane carriadeway of primary arterial.	1T09	Mount Cottnell Road and Greigs Road: Intersection. Intersection upgrade - construction of rondsbout. Additional condispondents from the control of the contr	BD06	Shared Use Pedestrian Bridge (No. 3). Bridge over Toolem Creek: incorporating abutments and lighting (3-metre wide timber structure, deck length 30 metres).
2 (45 metre road reserve, length 1,680 metres) "Interim layout" chase land (including native vegetation re-alignment) to increase reserve th from 20m to 45m for 1,680 metres (ultimate)."	E	on the control of the	BD07	Pedestrian Underpass 1: Melbourne Ballarat Railway, Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and drining, 4:
gaki Drive; Ferits Road to Mount Cottrell Road (Western Half). Upgrade ting 2-lane sealed road to provide 2-lane carriageway of primary arterial road meter proat nesserve; peptil 800 metres). "Interim layout": Lase land to increase reserve width from 40m to 45m for 800 metres.	HI2	Veryhauch (1819), waters of additional required land, ** Suppose (1810) The tasters of additional required land, ** Shoppall Drive and Collector Street Intersection. *Interim layout* Construction of Street Construction and relative and relative street of the issues. **	8008	Pedestrian Underpass 2: Melbourne Ballarat Railway, Construction, including Jamele wide, 50-metre long box culverts, endwalls, concrete path, drainage and Jamele wide, 50-metre long box culverts, endwalls, concrete path, drainage and
mate). " is Road: Western Freeway to Shogaki Drive. Construction of additional is neither direction to existing 4-lane divided road to provide ultimate 6-lane	EII3	Ferring Road and Shogald Drive. Intersection. "Interim layout" Construction of signalised 4-way intersection and signalised all interests of a 2 hardrane of additional required land #	BD09	Pedestrian Underpass 3: Melbourne Ballarar Railway, Construction, Including 3-3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and lighting, **
ded arterial road (45 metre road reserve, length 940 metres). Chase land to increase reserve width from 34m to 45m for 940 metres: mate). "	П14	Ferris Road and MAC Northern Collector Road: Intersection. *Interim layout* Construction of signalsed T-intersection and slip bares. **	BD10	Pedestrian Underpass 4: Melbourne Ballarat Rallway. Construction, including 3-metre wide, 50-metre long box culverts, endwalls, concrete path, drainage and illothing. **

RD08 RD09 RD10



KN DEVELOPMEN I CONTRIBUTIONS PLAN - JULY 2011 (Amended February 20

4.0 OTHER INFORMATION

ON THE PERSONS			
AHD	Australian Height Datum	ACTIVE OPEN SPACE	A lower order street providing for low to moderate volumes and
AFL	Australian Football League		moderate speeds linking local streets to the arterial network. Managed
CAD	Central Activities District	Land set aside for the specific purpose of formal organised/club based	by the relevant local council. (See Table C.) In clause So). This Precinct Structure Plan provides a variation to the Connector Street as defined in
CBD	Central Business District	sports.	Table C1 in Clause 56 of the Melton Planning Scheme Detailed cross-
CHMP	Cultural Heritage Management Plan	ACTIVITY CENTRE	sections are found in the Precinct Structure Plan for a 'Connector Road'.
CIL	Community Infrastructure Levy		
CPTED	Crime Prevention Through Environmental Design	Provide the focus for services, commercial and retail based employment	CONVENTIONAL DENSITY HOUSING
DEECD	Department of Education & Early Childhood Development	and social interaction. They are where people shop, work, meet, relax and live. They are well-served by public transport, they range in size and	Housing with a density range of 10 to 15 dwellings per net developable
DIL	Development Infrastructure Levy	intensity of use. In the growth areas, these are referred to as principal	hectare.
DPCD	Department of Planning & Community Development	activity centres, major activity centres, neighbourhood activity centres	DEVELOPMENT CONTENT IN
DoT	Department of Transport	and local centres. For further information refer to Melbourne 2030.	DEVELOPMENT CONTRIBUTIONS PLAN
DSE	Department of Sustainability & Environment	AFFORDARIFHOLISING	Document that sets out the contributions expected from each individual
ECV	Environmental Conservation Value		landowner to fund infrastructure and services. Refer to Part 3B of the
GAA	Growth Areas Authority	Well-located housing, appropriate to the needs of a given household,	Planning and Environment Act 1987.
GDA	Gross Developable Area	where the cost (whether mortgage repayment or rent) is no more than 30 nor cent of that household's income.	ENCUMBERED LAND
Ha	Hectare	מל בעוד כן מופרוס פרוס ביו בעוד ביו בעו	
HO	Heritage Overlay	ARTERIAL ROAD	for nouse/franchise long features are unstanged designed extended
MCH	Maternal & Child Health	A higher property of property of property of the high walnut as a solutional	basins/wetlands; landfill; conservation and heritage areas. This land may
MSS	Municipal Strategic Statement	high speeds typically used for inter-suburban journeys and linking to	be used for a range of activities (e.g. walking trails, sports fields).
NAC	Neighbourhood Activity Centre	freeways, and identified under the Road Management Act 2004. All	
NDA	Net Developable Area	arterials are managed by the State Government.	FREEWAY
NDHa	Net Developable Hectare	THE THE PERSON NO.	A high speed and high volume road with the highest level of access
NRHa	Net Residential Hectare	CO-LOCALION	control and typically used for longer distance journeys across the
ODN	Non Government Organisation	Adjoining land uses to enable complementary programs, activities and	metropolitan area and country Victoria. All freeways are managed by
NVPP	Native Vegetation Precinct Plan	services and shared use of resources and facilities. For example, the co-	Vickoads.
PAC	Principle Activity Centre	location of schools and active open space.	FRONTAGE
PIP	Precinct Infrastructure Plan	**COMMINITY FACILITIES	
PPTN	Principle Public Transport Network		The road alignment at the front of a lot. If a lot abuts two or more roads,
PSP	Precinct Structure Plan	Infrastructure provided by government or non-government	the one to which the building, or proposed building races.
P-6	State School Prep to Year 6	organisations for accommodating a range of community support	GROWTH AREA
P-12	State School Prep to Year 12	and learning (e.g. government and non-government schools.	
Sqm	Square Metres	universities, adult learning centres); early years (e.g. preschool,	Areas on the fringe of metropolitan Melboume around major regional
UGB	Urban Growth Boundary	maternal and child health, childcare); health and community services	transport contidors that are designated for large-scale change, over many years from trital to tithan tise. Melhourne has five growth areas called
Z9n	Urban Growth Zone	(e.g. hospitals, aged care, doctors, dentists, family and youth services,	Casey-Cardinia; Hume; Melton-Caroline Springs; Whittlesea and Wyndham.
VIF	Victoria in Future	pectalist fleating services), community (e.g. civic centres, instance), notations, notations, moseums.	
VPD	Vehicles Per Day	performance space); sport, recreation and leisure (e.g. swimming	GROWTH AREA FRAMEWORK PLAN
WSUD	Water Sensitive Urban Design	pools); justice (e.g. law courts); voluntary and faith (e.g. places of	Government document that sets long-term strategic planning direction



PRECINCT STRUCTURE PLAN

Plants that are indigenous to Victoria, including trees, shrubs, herbs, and

Housing with a density of more than 30 dwellings per net developable

HIGH DENSITY HOUSING

NATIVE VEGETATION

within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct. A statutory document that describes how a precinct or series of sites

numbers of trips, including business, retail, services and entertainment.
Generally well served by multiple public transport routes and on the principal Public Transport Network or capable of being linked to that network. Has a very large catchment covering several suburbs and attract activities that meet metropolitan needs. For further information Activity centres that accommodate a mix of activities that generate higher refer to Melbourne 2030.

PRINCIPAL PUBLIC TRANSPORT NETWORK

Land that is set aside in the precinct structure plan for public recreation or public resort; or as parklands; or for similar purposes. Incorporates

PUBLIC TRANSPORT INTERCHANGE

Places where people can access or change between multiple public transport routes. For example, between train and bus or a multi-route bus station at a major activity centre

The Convention on Wetlands is a global intergovernmental treaty that provides the framework for national action and international opposedation for the conservation and wise use of wetlands and their resources, it was adopted in the Inanian city of Ramsar in 1971 and came

Sensitive use includes residential, child care, pre-school centre or primary school.

PRINCIPAL ACTIVITY CENTRE

A plan relating to native vegetation within a defined area that forms part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to

NATIVE VEGETATION PRECINCT PLAN

A high-quality public transport network that connects Principal and Major Activity Centres, and comprises the existing radial fixed-rail network, extensions to this radial network and new cross-town bus

nto force in 1975.

Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking,

PASSIVE OPEN SPACE

Activity centres that have similar characteristics to Principal Activity Centres but serve smaller catchment areas. For further information refer

Housing with a density of less than 10 dwellings per hectare.

MAJOR ACTIVITY CENTRE

LOWER DENSITY HOUSING

Areas identified on the Growth Area Framework Plan for economic and

MAJOR EMPLOYMENT AREA

Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to noe or more principal or major activity centres. For further information noe or more principal or major activity centres.

area, net developable area and

precinct a

A table setting out the total

LAND BUDGET TABLE forming a network.

constituent land uses proposed within the precinct.

LOCAL CENTRE

NEIGHBOURHOOD ACTIVITY CENTRE

Corridors of open space, mainly along waterways that link together

The number of houses divided by net developable area

HOUSING DENSITY (NET)

INEAR OPEN SPACE NETWORK

UBLIC OPEN SPACE

Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. Total precinct area minus community

NET DEVELOPABLE AREA refer to Melbourne 2030.

An activity centre smaller than a neighbourhood activity centre with a catchment radius of about 400 metres and may include a small supermarket or convenience store of 500 square metres to 1,500 square

A part (consisting of one or more pieces) of any land (except a road, a reserve, or common property) shown on a plan, which can be disposed of separately and includes a unit or accessory unit on a registered plan of strata subdivision and a lot or accessory lot on a registered cluster plan.

facilities, schools and educational facilities and open space, arterial roads and encumbered land. Small local parks defined at subdivision stage are included in net developable area. Net Developable Area may be expressed in terms of hectare units (ie. Net Developable Hectare

active and passive open space.

As per Net Developable Area but excludes neighbourhood activity centres, non-government schools and other existing to premitted non-residential land uses (e.g. ogli Courses isites). Net Residential Area may be expressed in terms of hectare units (i.e. Net Residential Hectare ("NRHa"))

NET RESIDENTIAL AREA

SENSITIVE USE

Section within the precinct structure plan that defines the priority regional and local infrastructure requirements for future planning and investment by council and government agencies.

net

Housing with a density range of above 15 to 30 dwellings per

MEDIUM DENSITY HOUSING

PRECINCT INFRASTRUCTURE PLAN

Other Information 555

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SHARED OR JOINT USE

When councils, schools and community service organisations come together to plan, build and in some cases jointly manage a single facility to be used by multiple service providers. E.g. Using a school as a facility for wider community utilisation.

SOCIAL HOUSING

of meeting social objectives such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and Non-profit housing owned and managed for the primary purpose includes housing owned or managed by the community.

SOCIAL INFRASTRUCTURE

Community facilities plus public open space.

URBAN GROWTH BOUNDARY

tool used to set clear limits to metropolitan Melbourne's urban development. statutory planning management

URBAN GROWTH ZONE

needed in areas where an agreed plan is in place; and (4) to safeguard non-urban land from use and development that could prejudice its non-urban land into urban land; (2) to encourage development of Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition with an overall plan; (3) to reduce the number of development approvals future urban development.

WATER SENSITIVE URBAN DESIGN

treatment to improve water quality and remove pollution, and using temporary rainfall storage (retarding basins/wetlands) to reduce the quality treatment, flood management to reduce the pollution carried to aquifers (where appropriate) by increasing the amount of rain absorbed our waterways and more sustainable urban landscapes. Key principles into the ground; encouraging onsite reuse of rain; encouraging onsite A sustainable water management approach that aims to provide water load on drains and improve landscape viability. NOTE**Thedefinitionofcommunity/acilitiesisallindusive. This definition does not define communityfacilitiesforthepurposeofdevelopmentcontributioncalculations

SUPPORTING INFORMATION 4.3

The following documents may assist in understanding the background to the vision, objectives and other requirements of this Precinct Structure Plan.

A Plan for Melbourne's Growth Areas, Department of Sustainability and Environment, 2005

4 Fairer Victoria 2008: Strong People, Strong Communities, Department of Planning and Community Development, May 2008

A Strategic Framework for Creating Liveable New Communities, Growth Areas Authority, March 2008

Activity Centre Design Guidelines, Department of Sustainability and Environment, January 2005

Central Region Sustainable Water Strategy, Department of Sustainability and Environment, 2004

Design for Trucks, Buses and Emergency Vehicles on Local Roads, VicRoads, 1998

Flora and Fauna Guarantee Strategy: Victoria's Biodiversity, Department of Natural Resources and Environment, 1997

Development Contributions Guidelines, Department of Planning and Community Development, March 2007

Growing Victoria Together II, State of Victoria, March 2005 Growing Victoria Together, Department of Premier and Cabinet, 2001

Guidelines for Conducting Historical Archaeological Surveys, 2008,

Heritage Council of Victoria and Heritage Victoria Guidelines for Higher Density Residential Development, Department of Sustainability and Environment,

Healthy by Design: A planners' guide to environments for active living, National Heart

Foundation of Australia, 2004 Linking Melbourne: Metropolitan Transport Plan, State of Victoria, November 2004

Linking People and Spaces: A Strategy for Melbourne's Open Space Network, Parks Victoria, 2002

Meeting Our Transport Challenges, State of Victoria, May 2006

Melbourne 2030: Planning for Sustainable Growth, State of Victoria, October 2002

Our Environment, Our Future, Department of Sustainability and Environment, 2006

Port Phillip and Westernport Regional Catchment Strategy, Port Phillip Regional Catchment and Land Protection Board, 1997

Planning for Community Infrastructure in Growth Areas, Australian Social and Recreation Research Pty Ltd for Growth Area Councils, April 2008 Planning for all of Melbourne: The Victorian Government Response to the Melbourne 2030 Audit, State of Victoria, 2008

Public Transport Guidelines for Land Use Development, Department of Transport, 2008

Safer Design Guidelines for Victoria, Department of Sustainability and Environment, June 2005

Schools as Community Facilities, Department of Education and Training, November 2005

Shared Facility Partnership: A Guide to Good Governance for Schools and the Community, Department of Education and Early Childhood Development,

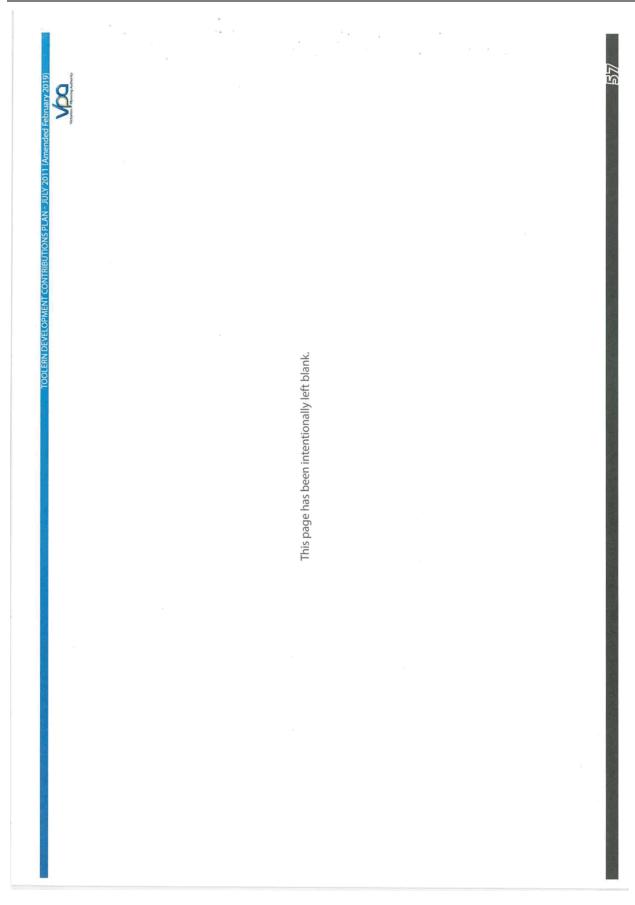
The Victorian Greenhouse Strategy, Department of Natural Resources and Environment, 2002 Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.

Toolern Growth Area Social Infrastructure Estimates, ASR Research, January 2009.

Toolern Native Vegetation Precinct plan Background Report for the Toolern, Melton South - Rockbank, Victoria, Ecology Partners, December 2008 fransport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Consulting, 30 September 2008.

Annual Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999 Urban Development Program, Department of Planning and Community Development

VicRoads Access Management Policies, Version 1.02, VicRoads, May 2006 fictorian Heritage Strategy, Heritage Victoria, 2000 fictoria's Native Vegetation Management: A Framework for Action, Department of Sustainability and Environment,





Toolern Development Contributions Plan - July 2011 (Amended December 2015, Amended February 2019)





SCHEDULE 3 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as UGZ3.

Toolern Precinct Structure Plan

1.0 17-/0-3/20169 Proposed C161172 The Plan

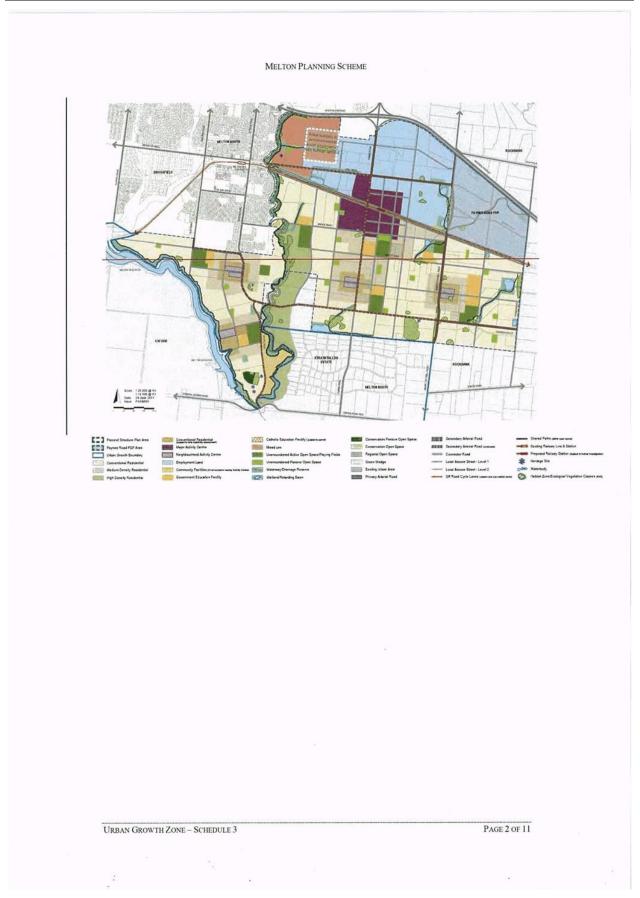
Map 1 shows the future urban structure proposed in the Toolern Precinct Structure Plan. It is a reproduction of Plan 5 in the Toolern Precinct Structure Plan.

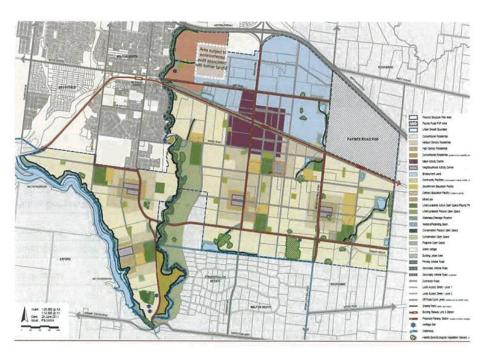
Map 1 to Schedule 3 to Clause 37.07

URBAN GROWTH ZONE - SCHEDULE 3

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2.0

Use and development

17/03/2016 C161

28/07/2016 C175

2.1

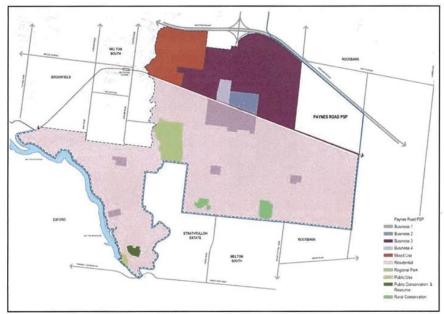
The Land

The use and development provisions specified in this schedule apply to the land as shown below in Map 2.

Map 2 to Schedule 3 to Clause 37.07

2.2 Applied zone provisions

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building and construction and carrying out of works, by reference to Map 2 of this schedule.



The precise boundary of the Business 1 area, Business 2 area and the Mixed Use Zone will be determined by the approved Urban Design Framework Plans.

Table 1: Applied zone provisions

Land as shown on Map 2 of this Schedule	Applied zone provisions	
Business 1	Clause 34.01 - Commercial 1 Zone	
Business 2	Clause 34.01 - Commercial 1 Zone	
Business 3	Clause 34.02 - Commercial 2 Zone	
Business 4	Clause 34.02 - Commercial 2 Zone	
Mixed Use	Clause 32.04 - Mixed Use Zone	
Regional Park	Clause 36.02 - Public Park and Recreation Zone	
Residential	Clause 32.08 – General Residential Zone	
Rural Conservation	Clause 35.06 - Rural Conservation Zone	
Public Use	Clause 36.01 - Public Use Zone - Schedule 1	
Public Conservation & Resource	Clause 36.03- Public Conservation and Resource Zone	

2.3 01/08/2013 C148

Special provisions - Use of land

The following provisions apply to the use of land.

Table 2: Use

Use	Requirement
Office where the applied zone is General Residential Zone	A permit may be granted to use land for an office if the leasable floor area of the office does not exceed 100 square metres.
Shop where the applied zone is Commercial 1 Zone	A permit is required to use land for a shop if the combined leasable floor space for all

URBAN GROWTH ZONE - SCHEDULE 3

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Use	Requirement
	shops exceeds the following areas (square metres) for the relevant centre as described in the Toolern Precinct Structure Plan:
	30,000 - Toolern Major Town Centre
	4000 - Exford Road Neighbourhood Activity Centre (north)
	4000 - Exford Road Neighbourhood Activity Centre (south)
	4000 - Ferris Road Neighbourhood Activity Centre
Shop (other than Adult sex bookshop and Supermarket) where the applied zone is Commercial 2 Zone	The use is a Section 2 use.
Supermarket where the applied zone is Commercial 2 Zone	The use is a Section 2 use.
	The leasable floor area must not exceed 1800 square metres.
	The site must adjoin, or have access to, a road in a Road Zone.

Table 4: Use of land within the applied Commercial 1 Zone (west of Ferris Road, north of Bridge Road, and south of the Ballarat Railway Line)

Use	Requirement
Dwelling	No permit is required to construct a dwelling with a ground floor frontage greater than two metres.
Major sports and recreation facility	The use is a Section 2 use.

Table 5: Use of land within the applied Commercial 1 Zone (east of Ferris Road and north of the Ballarat Railway Line

Use	Requirement
Dwelling	No permit is required to construct a dwelling within a ground floor frontage greater than two metres.
Shop	A permit is required to use land for a shop if the leasable floor area exceeds 100 square metres.

2.4 28/08/2014 C158

Specific provisions - Dwellings on a lot less than 300 square metres

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 72.0481 of the Melton Planning Scheme.

A permit is not required to construct a fence within 3 metres of a street provided that the Front Fence Height Standard in Table A2 to Clause 54.06-2 is met.

2.5 11/11/2010 C84(Part 1)

Specific provisions - Resolution of doubt

If any doubt arises as to whether a provision specified in this schedule applies to land, a permit may be granted for any use or development if the responsible authority is satisfied

URBAN GROWTH ZONE - SCHEDULE 3

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that the use or development is generally in accordance with the incorporated Toolern Precinct Structure Plan.

2.6 01/08/2013 C148

Specific provisions – Major and Neighbourhood Activity Centres and Employment Land

If the land is shown as in or adjoining a Business 1, Business 2, Business 3 or Business 4 area on Map 2, a permit must not be granted to use or subdivide land, or to construct a building or construct and carry out works until an urban design framework for the activity centre or employment land has been prepared to the satisfaction of the responsible authority.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework if, in the opinion of the responsible authority, the grant of the permit is consistent with the requirements for the Urban Design Framework for the relevant locality set out in the incorporated precinct structure plan.

The responsible authority may allow an Urban Design Framework to be prepared in stages.

The Urban Design Framework may be amended to the satisfaction of the responsible authority.

2.7 24/11/2011 C84(Part 2)

Specific provisions - Referral of applications

An application on land shown as 'Major Activity Centre' in Map 1 to this schedule must be referred in accordance with section 55 of the Planning and Environment Act 1987 to the Growth Areas Authority

Unless a reduced distance is accepted by the Responsible Authority and Environment Protection Authority (EPA) based on the findings of a satisfactory environmental audit report, an application for residential subdivision and development of land within 500m of the former 22.18 hectares Melton landfill site on Ferris Road must be referred in accordance with Section 55 of the Planning and Environment Act 1987 to the EPA.

An application for a sensitive use on land that is north of the railway line and within 440m of the boundary of the Technochem Australia Pty Ltd site at 41-53 Abey Road must be referred in accordance with Section 55 of the Planning and Environment Act 1987 to the EPA and WorkSafe Victoria.

2.8 11/11/2010 C84(Part 1)

Specific provisions - Toolern Creek Park Western Interface

Except with the consent of the Responsible Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works within land located adjacent to the west of the Toolern Creek Park (shown as 'Toolern Creek Regional Park - western interface' on Plan 7 "Image & Character" of the Toolern Precinct Structure Plan) until an Urban Design Framework has been prepared to the satisfaction of the Responsible Authority.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework if, in the opinion of the responsible authority, the grant of the permit is consistent with the requirements for the Urban Design Framework for the relevant locality set out in the incorporated precinct structure plan.

2.9

Specific provisions - Exford Rd Conservation Area

11/11/2010 C84(Part 1)

Except with the consent of the Responsible Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works within shown as the Exford Rd Conservation Area (on Plan 7 "Image & Character" of the Toolern Precinct Structure

URBAN GROWTH ZONE - SCHEDULE 3

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Plan) until an Urban Design Framework has been prepared to the satisfaction of the Responsible Authority.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework if, in the opinion of the responsible authority, the grant of the permit is consistent with the requirements for the Urban Design Framework for the relevant locality set out in the incorporated precinct structure plan.

2.10 11/11/2010 C84(Part 1)

Specific provisions – North West Mixed Use Precinct Urban Design Framework

Except with the consent of the Responsible Authority, a permit must not be granted to use or subdivide land, or construct a building and carry out works within land shown as the North West Mixed Use Precinct Urban Design Framework Area (on Plan 7 "Image & Character" of the Toolern Precinct Structure Plan) until an Urban Design Framework has been prepared to the satisfaction of the Responsible Authority.

A permit may be granted to subdivide land or to construct a building or construct and carry out works prior to the approval of an urban design framework if, in the opinion of the responsible authority, the grant of the permit is consistent with the requirements for the Urban Design Framework for the relevant locality set out in the incorporated precinct structure plan.

3.0 17/03/2016 C161

Application requirements

The following application requirements apply to an application for a permit under Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: An application for a permit must be accompanied by the following information:

3.1 11/11/2010 C84(Part 1)

Residential subdivision

In addition to the requirements of Clause 56.01, the site analysis and design response must show or address the following to the satisfaction of the responsible authority:

- A hydrogeological assessment of the groundwater conditions on the site and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions on the development and the impact of the development on groundwater.
- A preliminary site assessment of the potential for contaminated land as a result of previous land uses carried out by a suitably qualified person.
- A Transport Impact Assessment Report to the satisfaction of the relevant Roads Authority (be it VicRoads or Council).
- An application for a residential subdivision of 10 lots or more must be accompanied by Subdivision and Housing Design Guidelines, prepared to the satisfaction of the responsible authority.

The responsible authority may waive or reduce these application requirements.

3.2 03/10/2013

All subdivision

- A Public Infrastructure Plan which addresses the following:
 - · What land may be affected or required for the provision of infrastructure works;
 - · The provision, staging and timing of any stormwater drainage works;

URBAN GROWTH ZONE - SCHEDULE 3

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- The provision, staging and timing of roadworks internal and external to the land consistent with any relevant traffic report or assessment;
- · The landscaping of any land
- What, if any, infrastructure set out in the Development Contributions Plan applying to the land is sought to be provided as 'works in lieu' subject to the consent of Melton City Council; and
- The provision of public open space and land for any community facilities.
- Any other matter relevant to the provisions of public infrastructure required by the responsible authority

3.3 17/03/2016 C161

Subdivision – land that does not abut a linear corridor in or intended to be in public ownership

- An application for the subdivision of land that does not abut a linear corridor in or intended to be in public ownership must be accompanied by an Eastern Grey Kangaroo Management Plan that includes:
 - Strategies (ie. Staging) to avoid land locking Eastern Grey kangaroos;

and where this is not practicable

 Management solutions and actions to respond to their containment in an area with no reasonable likelihood of their continued safe existence.

The plan must be to the satisfaction of the Department of Environment, Land, Water and Planning

4.0 17/03/2016 C161

Conditions and requirements for permits

General requirements

A planning permit must include a condition or conditions which ensure that any requirements or conditions set out in the Toolern Precinct Structure Plan and the Toolern Native Vegetation Precinct Plan are implemented as part of the planning permit or the plans endorsed under the planning permit.

Conditions for the first stage of development

Prior to the issue of a Statement of Compliance for the first stage of a development, the owner must, if required by the Responsible Authority, enter into an agreement, or agreements, under Section 173 of the Act which specifies the infrastructure required to be provided as part of the development. The agreement must give effect to the approved Public Infrastructure Plan.

Conditions for subdivision permits that allow for the creation of a lot of less than 300 square metres

Any permit for subdivision that allows the creation of a lot less than 300 square metres must contain the following conditions:

Prior to the certification of the plan of subdivision for the relevant stage, a plan must be submitted for approval to the satisfaction of the Responsible Authority. The plan must identify the lots that will include a restriction on title allowing the use of the provisions of the Small Lot Housing Code incorporated pursuant to Clause 81 of the Melton Planning Scheme; and

URBAN GROWTH ZONE - SCHEDULE 3

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The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the Responsible Authority.

Conditions for subdivision applications requiring an Eastern Grey Kangaroo Management Plan

Any permit granted for subdivision must contain the following condition if an Eastern Grey Kangaroo Management Plan was required to be submitted with the permit application:

- The subdivision must implement the Eastern Grey Kangaroo Management Plan by either:
 - Proceeding in the order of stages as shown on the plan;
 and where this is not practicable
 - · Implementing the management solutions and actions of the Plan.

Conditions - Salvage and Translocation

Salvage and translocation of threatened flora and fauna species and ecological communities must be undertaken in the carrying out of development to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning

Conditions – all buildings, subdivision and associated works application within 100m of the Toolern Creek, on land within the Precinct Structure Plan (Growling Grass Frog conservation management plan)

Any permit granted for buildings, subdivision and associated works must contain the following conditions:

- Prior to the commencement of works a Growling Grass Frog conservation management plan must be prepared to the satisfaction of the Department of Environment, Land, Water and Planning and submitted to and approved by the responsible authority.
- The Growling Grass Frog conservation management plan must be implemented to the satisfaction of the responsible authority.

Conditions – all buildings, subdivision and works applications (Golden Sun Moth) on land identified as Properties 2573 – 2675 Western Highway, Rockbank

- Prior to the commencement of works a targeted survey for the Golden Sun Moth must be prepared to the satisfaction of the Department of Environment, Land, Water and Planning.
- Prior to the issue of a Statement of Compliance in respect of any plan of subdivision within which Golden Sun Moth native habitat has been identified:
 - Offsets for removal of Golden Sun Moth native habitat within the area of that plan
 of subdivision must be provided or agreed to the satisfaction of the Department of
 Environment, Land, Water and Planning

Conditions for subdivision or buildings and works permits where land is required for community facilities, public open space and road widening

Land required for community facilities, as set out in the Toolern Precinct Structure Plan or the Toolern Development Contributions Plan must be transferred to or vested in Council at

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no cost to Council unless the land is funded by the Toolern Development Contributions

Land required for public open space as a local or district park as set out in the Toolern Precinct Structure Plan or the Toolern Development Contributions Plan must be transferred to or vested in Council at no cost to Council unless funded by the Toolern Development Contributions Plan.

Land required for road widening including right of way flaring for the ultimate design of any intersection with an existing or proposed arterial road must be referred to or vested in Council or VicRoads at no cost to the acquiring agency unless funded by the Toolern Development Contributions Plan.

Land required for a community facility, road or public open space must be shown on a Plan of Certification as a reserve in favour of Melton City Council or another relevant person or body

5.0 01/08/2013 C148

Exemption from notice and review

An application to use land for a convenience shop or office in the General Residential Zone is not exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

6.0 24/11/2011

Decision guidelines

01/08. C84(Part 2)

Before deciding on an application to use land for a sensitive use on land shown as Mixed Use, Business 2, Business 3 or Business 4 on Map 2, in addition to the decision guidelines in Clause 65 and Clause 37.07-14, the responsible authority must consider, as appropriate:

24/11/2011 C84(Part 2)

- The General Practice Note on Potentially Contaminated Land June 2005 (DSE)
- The status of any remediation being carried out at the former Melton landfill site on Ferris Road.
- The views of the EPA and WorkSafe Victoria if the land is north of the railway line and within 440m of 41-53 Abey Road, Melton (measured from the boundary of 41-53 Abey Road Melton).

67.0 01/08/2013 C148

Signs

Land is in the category specified in the applied zone. If there is no applied zone the land is in Category 2.

A permit may be granted for a business identification sign of no more 2 square metres on land where the applied zone is General Residential Zone provided:

- The application for a permit is lodged concurrently with an application for buildings and works for an office on the same land.
- The sign is not illuminated
- No fittings or wiring are visible from adjacent streets or properties.

67.1 24/11/2011 C84(Part-2)

Land and home sales signs

Despite the provisions of Clause 52.05, signs promoting the sale of land or homes on the land (or on adjoining land in the same ownership) may be displayed without a permit provided:

The advertisement area for each sign does not exceed 10 square metres.

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MELTON PLANNING SCHEME

- Only one sign is displayed per road frontage. Where the property has a road frontage of
 more than 150 metres multiple signs may be erected provided there is a minimum of
 150 metres distance between each sign, with a total of not more than 4 signs per
 frontage
- The sign is not animated, scrolling, electronic or internally illuminated sign.
- The sign is not displayed longer than 21 days after the sale (not settlement) of the last lot
- The sign is setback a minimum of 750mm from the property boundary.

76.2 11/11/2010 684/Part 1)

Education promotion signs

Despite the provisions of Clause 52.05, a permit may be granted, for a period of not more than 5 years, to display an advertising sign that promotes an education centre on land identified as 'Education Facility', 'Community Facilities' or 'Unencumbered Active Open Space/Playing Fields' on Map 1 to this schedule.

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