MELTON CITY COUNCIL

Minutes of the Meeting of the Melton City Council

23 June 2025

THESE MINUTES CONTAIN REPORTS DEALT WITH AT A CLOSED MEETING OF COUNCIL

TABLE OF CONTENTS

1. OPENING PRAYER AND RECONCILIATION STATEMENT 6

2. APOLOGIES AND LEAVE OF ABSENCE 6

3. CHANGE TO THE ORDER OF BUSINESS 6

4. DEPUTATIONS 6

5. DECLARATION OF ANY PECUNIARY INTEREST, OTHER INTEREST OR CONFLICT OF INTEREST OF ANY COUNCILLOR 7

6. ADOPTION AND CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS 7

7. SUMMARY OF INFORMAL MEETING OF COUNCILLORS 8

7.1 SUMMARY OF INFORMAL MEETINGS OF COUNCILLORS 8

8. CORRESPONDENCE INWARD 13

8.1 PARLIAMENTARIAN AND DEPARTMENTAL LETTERS RECEIVED BY THE MAYOR IN RESPONSE TO NOTICES OF MOTIONS 13

9. PETITIONS AND JOINT LETTERS 17

9.1 PETITION - REQUESTING COUNCIL TO INVESTIGATE THE FEASIBILITY OF ESTABLISHING LOCAL SATELLITE DROP OFF HUBS IN IDENTIFIED ILLEGAL DUMPING HOT SPOT AREAS. 17

10. RESUMPTION OF DEBATE OR OTHER BUSINESS CARRIED OVER FROM A PREVIOUS MEETING 18

11. PUBLIC QUESTION TIME 18

12. PRESENTATION OF STAFF REPORTS 25

12.1 ADOPTION OF MELTON CITY COUNCIL BUDGET 2025/2026 25

To endorse the proposed 2025/26 Council Budget and proposed Revenue and Rating Plan 2025/26 to 2029/30 prepared in accordance with Section 94 of the *Local Government Act 2020.*

12.2 DRAFT STRATEGIC PLANS FOR COMMUNITY FEEDBACK 171

To seek Council endorsement for the draft Council and Wellbeing Plan, draft Long Term Financial Plan and draft Asset Plan to be placed on public exhibition for community feedback.

12.3 CUSTOMER EXPERIENCE STRATEGY 2025-2029 241

For Council to consider the adoption of the Customer Experience Strategy 2025-2029.

12.4 DRAFT ROAD MANAGEMENT PLAN 2025-2029 262

To present the draft Road Management Plan 2025-2029 for Council's consideration for adoption.

12.5 DRAFT ONSITE WASTEWATER MANAGEMENT PLAN 2025-2030 289

To present the draft Onsite Wastewater Management Plan for Council's consideration for adoption.

12.6 PLANNING APPLICATION PA 2023/8464 - BUILDINGS AND WORKS ASSOCIATED WITH AN EXISTING SERVICE STATION, USE AND DEVELOPMENT OF THE LAND FOR A FOOD AND DRINK PREMISES, ALTERATION OF ACCESS TO A ROAD IN A TRANSPORT 2 ZONE AND CONSTRUCTION AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE AND AN INTERNALLY ILLUMINATED PYLON SIGN AT 1486-1490 DIGGERS REST-COIMADAI ROAD, TOOLERN VALE 342

To consider and determine the planning application for the Buildings and works associated with an existing Service Station, Use and development of the land for a Food and Drink Premises, alteration of access to a road in a Transport 2 Zone and Construction and display of Business Identification Signage and an Internally Illuminated Pylon Sign at 1486-1490 Diggers Rest-Coimadai Road, Toolern Vale.

12.7 PLANNING SCHEME AMENDMENT C245MELT - WESTERN PLAINS SOUTH GREEN WEDGE MANAGEMENT PLAN AND PLANNING SCHEME REVIEW IMPLEMENTATION 371

To consider, prepare and place Amendment C245melt to the Melton Planning Scheme on public exhibition.

12.8 PLANNING SCHEME AMENDMENT C232MELT - TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN REVIEW 418

To consider the adoption of Planning Scheme Amendment C232melt (Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh) to the Melton Planning Scheme.

12.9 LEADWEST JOINT DELEGATED COMMITTEE MEETING MINUTES 742

To present the unconfirmed minutes of the LeadWest Joint Delegated Committee held on
4 June 2025.

12.10 AUDIT AND RISK COMMITTEE MATTERS 750

To present to Council the confirmed minutes (minutes) of the Audit and Risk Committee meeting held on 22 May 2025.

12.11 ADVISORY COMMITTEES OF COUNCIL - AGGREGATED MEETING MINUTES 783

To present the aggregated minutes of Advisory Committee meetings yet to be considered by Council.

13. REPORTS FROM DELEGATES APPOINTED TO OTHER BODIES AND COUNCILLOR REPRESENTATIONS AND ACKNOWLEDGEMENTS 848

14. NOTICES OF MOTION 849

14.1 NOTICE OF MOTION 980 (CR MORRIS) - ENHANCE TOURISM 849

14.2 NOTICE OF MOTION 982 (CR TURNER) - ILLEGALLY DUMPED RUBBISH 850

15. URGENT BUSINESS 851

16. CONFIDENTIAL BUSINESS 852

16.1 CONTRACT NO. 25-146 - TAYLORS HILL RECREATION RESERVE SPORTSGROUND - HEAD CONTRACTOR SERVICES. 854

To seek Council's approval for the award of Contract No. 25-146 - Taylors Hill Recreation Reserve Sportsground - Head Contractor.

16.2 CONTRACT NO. 25-166 - MANAGEMENT AND OPERATION OF THE WEIR VIEWS KINDERGARTEN SERVICE **863**

To seek Council's approval for the award of Contract No. 25-166 for the Management and Operation of Weir Views Kindergarten Service commencing 1 January 2026 to 31 December 2030 with an option for a further term of 5 years to be determined by Council.

16.3 KINDERGARTEN SERVICES CONTRACTS **868**

To seek Council's approval to award twenty-three (23) current Kindergarten Licence and Service Contracts expiring 31 December 2025 for twelve (12) months to 31 December 2026.

16.4 CEO EMPLOYMENT AND REMUNERATION COMMITTEE - MEETING MINUTES AND 25/26 CEO KEY PERFORMANCE INDICATORS FOR ADOPTION **872**

To receive and note the Minutes of the 13 June 2025 CEO Employment and Remuneration Committee Meeting and adopt the 25/26 CEO Key Performance Indicators (KPI's).

17. CLOSE OF BUSINESS **874**

MELTON CITY COUNCIL

MINUTES OF THE MEETING OF THE MELTON CITY COUNCIL HELD
IN THE COUNCIL CHAMBERS, MELTON CIVIC CENTRE,
232 HIGH STREET MELTON ON 23 JUNE 2025 AT 7:00 PM

Present: Cr S Abboushi (Mayor)
Cr L Carli (Deputy Mayor)
Cr K Majdlik
Cr B Morris
Cr S Ramsey
Cr J Shannon
Cr B Turner
Cr A Vandenberg
Cr J Verdon
Cr Dr P Zada

R Wai, Chief Executive Officer
P Leersen, Director Organisational Performance
S Romaszko, Director City Futures
T Scoble, Director City Life
N Whiteside, Director City Delivery
E Keogh, Head of Governance
B Howard, Interim Director Organisational Performance
R Hodgson, Manager Governance
B De Alencar Angus, Manager City Growth and Development
T Conway, Manager City Strategy
T Delia, Senior Coordinator Governance

1. OPENING PRAYER AND RECONCILIATION STATEMENT

The Mayor, Cr Abboushi opened the meeting at 7:00pm with the opening prayer and reconciliation statement.

2. APOLOGIES AND LEAVE OF ABSENCE

Nil.

3. CHANGES TO THE ORDER OF BUSINESS

Nil.

4. DEPUTATIONS

Nil.

5. DECLARATION OF ANY PECUNIARY INTEREST, OTHER INTEREST OR CONFLICT OF INTEREST OF ANY COUNCILLOR

Nil.

6. ADOPTION AND CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION:

That the Minutes of the Meeting of Council held on 26 May 2025 be confirmed as a true and correct record.

Motion

Crs Carli/Zada.

That the Minutes of the Meeting of Council held on 26 May 2025 be confirmed as a true and correct record.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

7. SUMMARY OF INFORMAL MEETING OF COUNCILLORS

7.1 SUMMARY OF INFORMAL MEETINGS OF COUNCILLORS

- Monday 12 May 2025 Summary of Informal Meeting of Councillors
- Monday 26 May 2025 Summary of Informal Meeting of Councillors
- Monday 2 June 2025 Summary of Informal Meeting of Councillors
- Wednesday 11 June 2025 Summary of Informal Meeting of Councillors

RECOMMENDATION:

That the Summaries of Informal Meetings of Councillors dated 12 May 2025, 26 May 2025, 2 June 2025 and 11 June 2025 provided as **Appendices 1 - 4** respectively to this report, be received and noted.

Motion

Crs Vandenberg/Majdlik.

That the Summaries of Informal Meetings of Councillors dated 12 May 2025, 26 May 2025, 2 June 2025 and 11 June 2025 provided as **Appendices 1 - 4** respectively to this report, be received and noted.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

LIST OF APPENDICES

1. Summary of Informal Meeting of Councillors - 12 May 2025
2. Summary of Informal Meeting of Councillors - 26 May 2025
3. Summary of Informal Meeting of Councillors - 2 June 2025
4. Summary of Informal Meeting of Councillors - 11 June 2025

INFORMAL MEETING OF COUNCILLORS

MEETING DETAILS:			
Meeting Name:	Briefing of Councillors		
Meeting Date:	Monday 12 May 2025	**Time Opened:**	6.15 pm
		Time Closed:	9.35 pm
Councillors present:	Cr S Abboushi (Mayor) Cr K Majdlik (departed 9.30pm) Cr B Morris Cr J Shannon Cr B Turner (joined remotely) Cr A Vandenberg Cr J Verdon Cr Dr P Zada		
Officers present:	R Wai — Chief Executive Officer P Leersen — Director Organisational Performance (CFO) S Romaszko — Director City Futures T Scoble — Director City Life N Whiteside — Director City Delivery A Hays — Head of People and Customer E Keogh — Head of Governance R Hodgson — Manager Governance N Marino — Manager Finance **(Items 2 and 3)** S Rainford — Senior Lawyer & Property Advisor **(Item 4)** K Walton — Acting Manager City Infrastructure Planning **(Item 6)**		
Guests	Nil		
Apologies	Cr L Carli (Deputy Mayor) Cr S Ramsey		
Matters discussed:	1. Council and Wellbeing Plan 2021-2025, Third Quarter Progress Report 2. 2025/26 Draft Council Budget 3. Finance Report for Period Ended 31 March 2025 4. Local Law Review 5. Instrument of Delegation to CEO 6. Rural, Interface and Growth Area Update Strategy Adoption 7. Draft Reports 8. General Updates from Officers		
CONFLICT OF INTEREST DISCLOSURES:			
Were there any conflict of interest disclosures by Councillors		No	
REPORT PRODUCED BY:			
Officer name:	Renee Hodgson, Manager Governance	**Date:**	Monday 12 May 2025

INFORMAL MEETING OF COUNCILLORS

MEETING DETAILS:			
Meeting Name:	Briefing of Councillors		
Meeting Date:	Monday 26 May 2025	**Time Opened:**	6.15 pm
		Time Closed:	6.40 pm
Councillors present:	Cr S Abboushi (Mayor) Cr L Carli (Deputy Mayor) Cr K Majdlik Cr B Turner Cr A Vandenberg Cr J Verdon Cr Dr P Zada		
Officers present:	R Wai Chief Executive Officer S Romaszko Director City Futures T Scoble Director City Life N Whiteside Director City Delivery P Leersen Director Organisational Performance (CFO) E Keogh Head of Governance R Hodgson Manager Governance		
Guests	Nil		
Apologies	Cr B Morris Cr S Ramsey Cr J Shannon		
Matters discussed:	1. Council meeting agenda		

CONFLICT OF INTEREST DISCLOSURES:		
Were there any conflict of interest disclosures by Councillors		Yes
Matter No.	**Councillor making disclosure**	**Councillor left meeting**
Council Meeting Agenda Item 12.2, Action 1.5	Cr Vandenberg	No

REPORT PRODUCED BY:			
Officer name:	Renee Hodgson, Manager Governance	**Date:**	Monday 26 May 2025

INFORMAL MEETING OF COUNCILLORS

MEETING DETAILS:			
Meeting Name:	Briefing of Councillors		
Meeting Date:	Monday 2 June 2025	**Time Opened:**	6.18pm
		Time Closed:	9.23pm
Councillors present:	Cr S Abboushi (Mayor) Cr L Carli (Deputy Mayor) Cr K Majdlik Cr B Morris Cr J Shannon Cr B Turner Cr A Vandenberg (left 9.16pm) Cr J Verdon Cr Dr P Zada (left 9.01pm)		
Officers present:	R Wai — Chief Executive Officer S Romaszko — Director City Futures T Scoble — Director City Life N Whiteside — Director City Delivery P Leersen — Director Organisational Performance (CFO) E Keogh — Head of Governance A Hays — Head of People and Customer C Ciciulla — Head Major Project Delivery A Biscan — Manager Recreation and Facility Activation (online) M Welsh — Manager Child, Families and Youth (online) P Lovelace — Manager Community Safety (online) C Marshall — Manager Engineering and Asset Services (online)		
Guests	Eleanor Howe and James Garriock, Insync Tammy Beck, William Ross Architects		
Apologies	Cr S Ramsey		
Matters discussed:	1. Insync and Council and Wellbeing Plan 2. Plumpton Aquatic and Leisure Centre Project Design Update 3. Response to NoM 949 (Cr Majdlik) – Aquatic and Leisure Strategy 4. Youth Scholarship Fund 5. Draft Onsite Wastewater Management Plan 2025-2030 6. Draft Road Management Plan 2025-2029 7. General Updates from Officers		
CONFLICT OF INTEREST DISCLOSURES:			
Were there any conflict of interest disclosures by Councillors			No
REPORT PRODUCED BY:			
Officer name:	Emily Keogh, Head of Governance	**Date:**	2 June 2025

INFORMAL MEETING OF COUNCILLORS

MEETING DETAILS:			
Meeting Name:	Briefing of Councillors		
Meeting Date:	Wednesday 11 June 2025	**Time Opened:**	6.16 pm
		Time Closed:	8.55pm
Councillors present:	Cr S Abboushi (Mayor) Cr L Carli (Deputy Mayor) Cr K Majdlik Cr J Shannon Cr B Turner Cr A Vandenberg Cr S Ramsey (left 8.03pm)		
Officers present:	R Wai – Chief Executive Officer S Romaszko – Director City Futures T Scoble – Director City Life N Whiteside – Director City Delivery P Leersen – Director Organisational Performance (CFO) E Keogh – Head of Governance A Hays – Head of People and Customer M Martin – Senior Strategic Planner T Conway – Manager City Strategy C Marshall – Manager Engineering and Asset Services N Marino – Manager Finance P Dupes – Coordinator Management Accounting		
Guests	Nil		
Apologies	Cr J Verdon Cr Dr P Zada Cr B Morris		
Matters discussed:	1. Draft Budget 25/26 Feedback 2. Draft Financial Plan 2025/26 3. Draft Council and Wellbeing Plan 2025-2029 4. Draft Asset Plan 2025-2035 5. Amendment C232 – Toolern Development Contributions Review 6. Western Alliance for Gambling Reform 7. Draft Councillor Development Program 8. General Updates from Officers		
CONFLICT OF INTEREST DISCLOSURES:			
Were there any conflict of interest disclosures by Councillors?	No		
REPORT PRODUCED BY:			
Officer name:	Emily Keogh, Head of Governance	**Date:**	11 June 2025

8. CORRESPONDENCE INWARD

8.1 PARLIAMENTARIAN AND DEPARTMENTAL LETTERS RECEIVED BY THE MAYOR IN RESPONSE TO NOTICES OF MOTIONS

- Steve Dimopoulos MP, Minister for Environment, Response to Notice of Motion 951 - Illegal Rubbish Dumping
- The Hon. Anthony Carbines MP, Minister for Police, Response to Notice of Motion 968 – Advocacy for a New Police Station

RECOMMENDATION:

That Council receive and note the following Parliamentarian and Departmental letters received by the Mayor in response to Notices of Motions, provided as **Appendix 1 and 2** to this report:

1. Steve Dimopoulos MP, Minister for Environment, Response to Notice of Motion 951 - Illegal Rubbish Dumping.
2. The Hon. Anthony Carbines MP, Minister for Police, Response to Notice of Motion 968 – Advocacy for a New Police Station.

Motion

Crs Shannon/Zada.

That Council receive and note the following Parliamentarian and Departmental letters received by the Mayor in response to Notices of Motions, provided as **Appendix 1 and 2** to this report:

1. Steve Dimopoulos MP, Minister for Environment, Response to Notice of Motion 951 - Illegal Rubbish Dumping.
2. The Hon. Anthony Carbines MP, Minister for Police, Response to Notice of Motion 968 – Advocacy for a New Police Station.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

LIST OF APPENDICES

1. Steve Dimopoulos MP, Minister for Environment, Response to Notice of Motion 951, dated 27 May 2025
2. The Hon. Anthony Carbines MP, Minister for Police, Response to Notice of Motion 968, dated 17 June 2025

Steve Dimopoulos MP

Minister for Environment
Minister for Tourism, Sport and Major Events
Minister for Outdoor Recreation

PO Box 500
East Melbourne VIC 8002

MIN-250302043

Cr Steve Abboushi
Mayor
PO Box 21 MELTON VIC 3337
Steve.Abboushi@melton.vic.gov.au

Dear Mayor

Thank you for your letter of 11 March 2025 regarding financial support for local councils to help manage illegal rubbish dumping.

The Victorian Government takes the issue of illegal waste management in our community very seriously. Illegal dumping is not only unsightly, and detrimental to the environment, but also unfair to those that are paying to correctly dispose of their waste and to legitimate waste operators who are abiding by the law.

The Environment Protection Authority (EPA) is continuing to detect, prevent and disrupt increasing and more complex waste crime issues across Victoria, including in Melton. This includes preventing harm to the community and preventing the State and local governments from being exposed to substantial clean-up and remediation costs due to illegal waste dumping.

EPA remains committed to ongoing collaboration with all councils across Victoria on both local intelligence and compliance and enforcement initiatives, particularly for the protection of the local environment and investigations into illegal waste dumping.

Proceeds from the Municipal and Industrial Waste Levy are first used to fund the core activities of environmental agencies, including the Environment Protection Authority (EPA), Recycling Victoria, and Sustainability Victoria. The remaining balance then goes to the Sustainability Fund, where it is used to advance environmentally sustainable uses of resources and best practices in waste management, community action or innovation to reduce greenhouse gas emissions, or address climate change in Victoria. Programs are funded after careful consideration of the expected benefits and of how those programs meet legislated objectives and the Sustainability Fund Priority Statement.

The Victorian Government continues to provide record investment from the Sustainability Fund and has allocated more than $1.1 billion from the Fund since 2018. This includes the reforms in the Victorian Government's circular economy policy, *Recycling Victoria: a new economy*, which are supporting councils to reduce waste and the associated costs of landfill. The program has included a range of grants programs with council eligibility.

VICTORIA State Government

Official

If you would like to discuss this matter further, please contact Mark Rodriges, Executive Director, Climate Action and Circular Economy, Department of Energy, Environment and Climate Action, on 0385081866 or at mark.rodrigues@deeca.vic.gov.au. Thank you again for raising this important matter with me.

Yours sincerely

Steve Dimopoulos MP
Member for Oakleigh
Minister for Environment

27/5/25

Hon Anthony Carbines MP

Minister for Police
Minister for Community Safety
Minister for Victims
Minister for Racing

121 Exhibition Street
Melbourne Victoria 3000
Telephone:(03) 9136 2888

Our ref: 25053454

Cr Steve Abboushi
Mayor, City of Melton
By email: steve.abboushi@melton.vic.gov.au

Dear Mayor Steve,

CITY OF MELTON COMMUNITY SAFETY

Thank you for your correspondence regarding community safety in Melton.

All Victorians have a right to feel safe within their home and community and the Allan Labor Government is committed to giving Victoria Police the resources it needs to keep Victorians safe. Since 2018, 72 additional police officers have been allocated to the Melton and Brimbank Police Service Areas.

Victoria Police regularly reviews their infrastructure priorities, taking into consideration factors such as the age and condition of existing facilities, health and safety standards, service delivery requirements. The Government will continue to work with Victoria Police on the infrastructure priorities they identify.

I am advised that Melton police conduct regular intelligence-led operations across the Melton Local Government Area. Local police are often supported by additional police from specialist units such as the Crime Investigation Unit, Public Order Response Teams, Transit Police, Highway Patrol, Dog Squad and Crime Reduction Teams.

Local police are also involved in several initiatives aimed at diverting young people from the criminal justice system such as local shopping centre committees, youth programs, culturally and linguistically diverse programs, the Embedded Youth Outreach Program, and the U-Turn program.

Finally, Victoria Police continues to prioritise strengthening engagement between the community and local police. As police are best placed to advise the community on issues of public safety, I encourage your local community to attend their local Neighbourhood Policing Forum. These forums focus on developing and responding to emerging community safety concerns and provide the local community with an opportunity to engage directly with police to voice their concerns.

Further information on how they can get involved with the Neighbourhood Policing Forum is available from their local police station or on their local Victoria Police Eyewatch page at police.vic.gov.au/eyewatch.

Yours sincerely

Hon Anthony Carbines MP
Minister for Police
Minister for Community Safety
Minister for Victims
Minister for Racing
17/06/25

9. PETITIONS AND JOINT LETTERS

9.1 PETITION - REQUESTING COUNCIL TO INVESTIGATE THE FEASIBILITY OF ESTABLISHING LOCAL SATELLITE DROP OFF HUBS IN IDENTIFIED ILLEGAL DUMPING HOT SPOT AREAS.

Pursuant to section 64.1 of Council's Governance Rules, the following petition was tabled with a report to come back to a future Council Meeting.

SUMMARY

A petition has been received containing 66 signatories requesting Council to:

"Investigate the feasibility of establishing local satellite drop-off hubs in identified illegal dumping hotspot areas.

These small-scale, strategically placed disposal sites could make it significantly easier for residents to do the right thing, reducing the inconvenience barrier and promoting proper waste disposal. We believe this approach would complement Council's existing education and enforcement efforts.

We urge Council to take proactive, community-focused steps to make lawful waste disposal more accessible for all residents."

10. RESUMPTION OF DEBATE OR OTHER BUSINESS CARRIED OVER FROM A PREVIOUS MEETING

Nil.

11. PUBLIC QUESTION TIME

Submitter: Caytlan Wittingslow	
Question asked of Council	**Response**
How do you pose emergency services can get to the residents of Bonnie brook in a timely manner, in particular at high traffic times?	As part of approval of Traffic Management Plans for road works, Council officers require that access for essential services is maintained. Where a road closure is in place, essential services must be notified two calendar weeks prior to works allowing opportunity for emergency service teams to raise concerns.
Submitter: Caytlan Wittingslow	
Question asked of Council	**Response**
How are you going to improve your communication with residents in Bonnie brook and Fraser rise, as we have already experienced so much inconvenience due to road closures already, we weren't alerted to the changes until the week before on both occasions of road closures	Council's Traffic and Communication Teams work closely to keep our community updated on disruptions on Council's road network due to the significant level of development in our City. This information can also be found on Council's website. Council officers are always exploring opportunities for improvement in keeping the community updated on Council and other parties eg. developers, road works.
Submitter: Astrid Rawlinson, Melton Gynmastics Academy	
Question asked of Council	**Response**
Can council identify and allocate suitable land for a dedicated gymnastics facility within the City of Melton boundaries?	Council is currently developing an Indoor Sports Facilities Strategy that will help guide the future planning and development of indoor sports facilities across the City of Melton. The Plan, will consider the demand for all indoor sports, including gymnastics, and provide recommendations around future indoor sports facility provision.

Submitter: Astrid Rawlinson, Melton Gymnastics Academy	
Question asked of Council	**Response**
How is Council planning to meet the needs of the rapidly growing population particularly the 5-14 age group with regard to access to indoor sports facilities?	Council is currently developing an Indoor Sports Facilities Strategy that will help guide the future planning and development of indoor sports facilities across the City of Melton. The Plan, will consider the demand for all indoor sports, including gymnastics, and provide recommendations around future indoor sports facility provision.
Submitter: Srinivasan Palanisamy	
Question asked of Council	**Response**
Is there anyone working in council to fine illegal parking on nature strips and parking in no stopping zones especially around Melton South Primary School.	Council employs 10 Community Safety Officers who patrol school zones during school times to ensure parking regulations are complied with. Any vehicle detected illegally parked are issued with an infringement notice. In the last 12 months, officers have issued 166 infringement notices in the immediate vicinity/streets surrounding the Melton South Primary School and officers patrol this school zone a minimum of twice a week (varying in the mornings and afternoons).
Submitter: Srinivasan Palanisamy	
Question asked of Council	**Response**
Even after complaining the no stopping board that has fell down near Melton south primary school was not fixed. When will council fix this issue for the safety of students?	Council's records detail that a report was received on 6 March 2025 regarding a damaged "No Standing Sign" in Exford Road opposite Melton South Primary School". An inspection was completed on 18 March 2025 and repair works were completed on the same day. Notwithstanding the above Council officers will contact the submitter of the public question to check the request details to ensure the correct sign has been replaced.

Submitter: Subash Neupane	
Question asked of Council	**Response**
What is the current status and expected timeline for the Leakes Road upgrade in Rockbank?	The interchange of the Western Highway and Leakes Road is under the care and management of the Victorian Government's Department of Transport and Planning. Improvements including the provision of traffic signals, either permanent or temporary, at this location are therefore the responsibility of the Victorian Government and cannot be undertaken by Council. Council welcomed the recent announcement from the Federal Government of funding of $1 Billion for the upgrade to the Western Highway between Melton and Caroline Springs.
Submitter: Subash Neupane	
Question asked of Council	**Response**
What steps are being taken to build local amenities and basic services in a Rockbank that continues to grow but still lacks essential community facilities?	The planning and development of our new and emerging communities are guided by Precinct Structure Plans. These plans nominate the provision and location of land uses such as open spaces, community facilities and town centres. Council is working with developers in the Rockbank area to facilitate timely approvals to ensure relevant infrastructure can be built to support our growing communities.
Submitter: Swetang Pandya	
Question asked of Council	**Response**
What is the actual issue with Mt Atkinson EV chargers since Sep 2024 and when can we expect them to be restored please?	Council officers are aware of the access issues with the EV Charger located at Mt Atkinson Children & Community Centre which are due to remote access arrangements, noting Council officers are working to rectify as soon as possible. Council officers have arranged for the charger to be replaced, with a system that allows us to monitor remotely. The exact timeframe for replacement is pending further advice from Council's contractor.

Submitter: Swetang Pandya	
Question asked of Council	**Response**
Can you please share the latest update on Melton City Council environment sustainability plan supporting The Zero Emissions Vehicle Emerging Technologies (ZEVET) program for The ZEVs (Zero Emissions Vehicles) across Melton City Council, particularly for growing ZEVs in the Mt Atkinson?	The Zero Emissions Vehicle Emerging Technologies Program and the broader Zero Emissions Vehicle Roadmap are initiatives led by the Victorian State Government. The State Government's target is for 50% of all new light vehicle sales in Victoria to be zero emissions vehicles by 2030. Council's position in relation to the State Governments target is currently under consideration.
Submitter: Manish Baisoya	
Question asked of Council	**Response**
Could the Council please provide an update on what background work has been undertaken since the meeting held on 17 August 2024 between residents from Truganina, the then Mayor, and Council officers regarding the proposal to rename the Melton-side of Truganina?	Since the Notice of Motion was considered by Council in August 2024, Council has written to the State Government seeking a commitment to improved services and infrastructure for the Mt Atkinson area. A report was also tabled at the February 2025 Council Meeting which outlined the process for designating Mt Atkinson as a stand-alone suburb. The report outlined the consultation that had occurred with service providers – and that designating Mt Atkinson as a suburb would not impact service delivery. Council is continuing to work with agencies such as Australia Post to increase the service offering in Mt Atkinson as a re-naming is not required for this to occur.
Submitter: Manish Baisoya	
Question asked of Council	**Response**
Could the Council please advise on the formal process for renaming the Truganina locality (within the Melton City Council boundary) to establish its own distinct identity?	Council would first need to endorse a position on a re-naming proposal, however it is ultimately the State Government's Office of Geographic Names that makes a determination on these matters following a consultation process and assessment against State naming rules. A detailed report was tabled at the February 2025 Council Meeting outlining the process required for re-naming and this is available via Council's website.

Submitter: Karthik Kunjithapatham	
Question asked of Council	**Response**
At what point does council take responsibility for enforcing a clear timeline to the developer for the Mt Atkinson Major Town Centre UDF ?	Council is unable to enforce a timeline for development at Mt Atkinson Major Town Centre Urban Design Framework as there is no statutory timeframe for the preparation and approval of an Urban Design Framework. Council is working closely with Mt Atkinson Holdings who are the landowners of the future town centre site.
Submitter: Karthik Kunjithapatham	
Question asked of Council	**Response**
What specific and immediate actions are being taken by council right now to break the deadlock and ensure timely delivery of the town centre that Mt Atkinson residents have been promised for years?	At present, Council is working through the preparation of the Mt Atkinson Urban Design Framework with Mt Atkinson Holdings and their consulting team.
Submitter: Matthew Pearse	
Question asked of Council	**Response**
With the growth of Thornhill Park and over 11000 residents what is the Council doing so residents can walk safely across the train tracks at Paynes Rd and mt Cottrell Rd. As there is no pedestrian crossing forcing residents to walk across a 80km road.	Railway crossings including pedestrian connections are the responsibility of the Victorian Government, noting pedestrian connections are in place across the railway line at Mount Cottrell Road and Paynes Road. Council's Traffic and Transport Team will undertake a review of current pedestrian volumes and assess the appropriateness of the pedestrian connections.
Submitter: Matthew Pearse	
Question asked of Council	**Response**
Will the Council and CEO step in to address the safety issues that were raised in the 2023 practical completion walk of the Thornhill Park from the school to town centre wetlands with residents, council officers and developer contractors that still haven't been rectified.	Council officers have been liaising with the Landscape Contractor associated with this development regarding rectification works that remain outstanding. An update will be requested and contact made with the resident to provide an update.

Submitter: David O'Connor	
Question asked of Council	**Response**
In view of the challenges facing newly developing employment precincts in our municipality, could Council please explain the rationale and intended strategic outcomes behind the significant increase in the differential rate on vacant commercial and industrial land?	The differential rate for vacant commercial and industrial land is to: • Promote activation of key precincts in line with our long-term planning and investment strategies • Incentivise timely development of employment generating precincts • Support job creation • Council will continue to work with developers and landowners to enable and encourage responsible and timely development that benefits both the community and local economy.
Submitter: Jaksha Shah	
Question asked of Council	**Response**
Can the council please be transparent, clear and specific in providing the community of Mt Atkinson, Grandview and Olivia estates which are part of Truganina suburb of Melton will benefit from the draft budget FY26. Please be specific.	Council has proposed to invest an estimated $14M in the draft 2025/26 budget for projects in the Mt Atkinson precinct. The majority of funds will be used for land purchases to build future capital infrastructure projects including roads, open space & community facilities.
Submitter: Jaksha Shah	
Question asked of Council	**Response**
Can the council please be transparent, and provide can update on the status and timeline for the approval of the plans for the sports precinct. Please be specific on timelines and current status while providing updates.	The current timeline for the approval of plans for the Mt Atkinson Active Open Space Precinct is July 2025.
Submitter: Girish Khara	
Question asked of Council	**Response**
What is the count of feedback received from the Truganina suburb located in City of Melton for the Draft 25-26 council budget ?	In total 158 budget comments or feedback were received from the community with 82 (52%) submissions received from Mt Atkinson or Truganina suburb.

Submitter: Girish Khara	
Question asked of Council	**Response**
What % of total community feedbacks received for the City of Melton draft 25-26 council budget were from the current day Truganina suburb ?	In total 158 budget comments or feedback were received from the community with 82 (52%) submissions received from Mt Atkinson or Truganina suburb..
Submitter: David O'Connor	
Question asked of Council	**Response**
Given that Diggers Rest lies within the expanded Sunbury Urban Growth Boundary but is constrained by the Green Wedge and Airport Overlay, could Council please explain how these factors impact the delivery of high-order infrastructure such as a library, secondary school and major shopping centre etc?	Diggers Rest will be developed in line with the Diggers Rest Precinct Structure Plan. In relation to library provision, Council recognises the need for this important service. Library services are being planned as part of the new community facility on the corner of Vineyard Road and Banks Drive. In addition, the town centre will be located opposite the community centre. A planning permit has now been provided for this site.

12. PRESENTATION OF STAFF REPORTS

12.1 ADOPTION OF MELTON CITY COUNCIL BUDGET 2025/2026

Author: Natalie Marino - Manager Finance
Presenter: Peter Leersen - Director Organisational Performance

PURPOSE OF REPORT

To endorse the proposed 2025/26 Council Budget and proposed Revenue and Rating Plan 2025/26 to 2029/30 prepared in accordance with Section 94 of the *Local Government Act 2020.*

RECOMMENDATION:

That Council, in accordance with Section 94 of the *Local Government Act 2020:*

1. Endorse the proposed Annual Budget 2025/26 (including planned recurrent and Capital Works budget, and proposed Schedule of Fees and Charges **(Appendix 1)**
2. Endorse the proposed Revenue and Rating Plan 2025/26 to 2029/30 **(Appendix 2)**
3. Notes the summary of Community Submissions 2025/26 **(Appendix 3)**.

Motion

Crs Carli/Majdlik.

That Council, in accordance with Section 94 of the *Local Government Act 2020:*

1. Endorse the proposed Annual Budget 2025/26 (including planned recurrent and Capital Works budget, and proposed Schedule of Fees and Charges **(Appendix 1)**
2. Endorse the proposed Revenue and Rating Plan 2025/26 to 2029/30 **(Appendix 2)**
3. Notes the summary of Community Submissions 2025/26 **(Appendix 3)**.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

Melton City Council's proposed budget for 2025/26 has been prepared with consideration of the community vision and the objectives as set out in the Council and Wellbeing Plan 2021-2025 and in accordance with Council's 10 Year Financial Plan and legislative obligations.

It seeks to add, enhance, improve and maintain infrastructure within the Melton municipality as well as deliver projects and services that are valued and needed by our community. The community has had an opportunity to make budget submissions at the commencement of the budget preparation process in November 2024. The proposed budget is presented following extensive internal review in consultation with officers and Councillors.

2. Background/Issues

Council commenced the budget preparation process for 2025/26 in November 2024. The budget has been prepared in line with the 10 Year Financial Plan and gives consideration to the growing needs of the community, service delivery demands, and initiatives put forward by the community and Councillors.

The *Local Government Act 2020* ('the Act') requires that Council prepare a budget for each financial year, and that the budget contains the following information:

- Financial statements in the form and containing the information required by the regulations
- A description of the services and initiatives to be funded in the budget
- A statement as to how the services and initiatives will contribute to achieving the strategic objectives specified in the Council Plan
- Major initiatives to be undertaken during the financial year
- For services to be funded in the budget, the prescribed indicators of service performance that are required to be reported against in the performance statement
- The amount which Council intends to raise by general rates, municipal charges, service rates and service charges
- Whether the general rates will be raised by uniform rate or differential rate and information required relating to differential rates; and
- Any other information required by the regulations.

Appendix 1 is a full copy of the 2025/26 Council Budget document and includes the proposed schedule of fees and charges.

Appendix 2 is a full copy of the proposed Revenue and Rating Plan 2025/26 to 2029/30 that determines the most appropriate and affordable revenue and rating approach for Melton City Council which in conjunction with other income sources will adequately finance the objectives in the council plan.

In preparing the budget, Council has taken into consideration the proposed rates increase, operating costs and capital projects and provides detailed information with regard to the major impacts for 2025/26. It also provides details about Council's financial management principles to ensure a financially sustainable future.

The Victorian Government established the Fair Go Rates System (FGRS), which is a framework limiting the maximum amount councils may increase rates in a year without seeking additional approval. The Minister for Local Government set a rate cap of 3.0% for all councils for the 2025/26 year. This budget has been prepared with a 3.0% rate cap to further expand Council's facilities while continuing to deliver high quality services to the community.

Council's proposed revenue from general rates and charges will increase to $206.0 million. This level of rate income will ensure Council is able to continue to deliver the high level of services and infrastructure to the community as well as assist in delivering a capital works program of $225.8 million which will enable Council to respond to the growth in demand across the municipality.

As one of Australia's fastest-growing communities, it is important to note that Council receives significant income and assets from developer contributions that contribute to our operating surplus.

The budget contains operating income of $613.5 million and operating expenditure of $312.6 million in 2025/26, generating an operating surplus of $300.9 million predominantly due to the level of development activity within the region.

The continued growth in our municipality during 2025/26 will see $240.4 million in legislated contributions from developers and $43.0 million from capital grants.

We know at times our community misunderstands this money in our overall financial position. These developer funds and capital grants can only be used for future capital infrastructure projects within respective development areas like children and community centres, ovals, parks, open spaces, and roads. In many instances these funds fall short of the full cost delivery of the infrastructure needed with Council funding the difference.

When you adjust the financial result for these developer contributions and capital grants received, Council's budgeted adjusted operating surplus is $5.1 million as shown in the table below.

	($'000)
Income	613,523
Expenses	312,629
Surplus for the year	**300,894**
Net asset revaluation increment	-
Total Comprehesive Result	**300,894**
Less: Capital and Non-Operating Items	
Contributions - monetary	85,980
Contributions - non-monetary	154,410
Net asset revaluation increment/(decrement)	-
Fair value increment investments	6,030
Grants - capital	43,000
Net gain on disposal of assets	6,330
	295,750
Adjusted Operating Surplus	**5,143**

The adjusted underlying result, which is a measure of financial sustainability, remains positive over the four financial years from 2025/26 to 2029/30 inclusive.

Key elements of the Annual Budget 2025/26 include:

- The average general rate and municipal charge will increase for 2025/26 by 3.0%, in line with the rate cap of 3.0% set by the Victorian Government.
- This will equate to an average rate increase for ratepayers of around $1.05 per week, with more than half of all households seeing an increase less than that. This excludes the Emergency Services and Volunteers Fund mandated by the Victorian Government that replaces the Fire Services Property Levy from 1 July 2025.
- Fees and charges have generally been increased by 2-3% or based on full cost recovery. Some fees are fixed by legislation while others are determined on a user pays basis.
- Additional resources have been included to support and care for ratepayers needing financial assistance.
- The net cost of services delivered to the community in 2025/26 year is budgeted to be $242.7 million. Council will continue to work with the community over the coming years to align community priorities and expectations with Council's service delivery model.
- A total of 80 community submissions were received with Council proposing to fund, partially fund or advocate for 64 submissions which are detailed in **Appendix 3**. Projects range from recreation reserve infrastructure improvements, facility upgrades for sporting clubs and community groups, park upgrades and support for community events.
- A thorough infrastructure needs analysis process has occurred which identified several key projects to be progressed or delivered in 2025/26. As a result of Council's financial position, $225.8 million has been budgeted towards our planned capital works program of which $48.2 million relates to projects that will be carried forward from the 2024/25 financial year. The carried forward component is fully funded from the 2024/25 Budget.

- The planned capital works program equates to an average of $2,431 per ratepayer to build these important community assets like community centres, ovals, parks, open spaces and roads.
- Key highlights of the capital works program to be delivered, or commenced in the coming year include:
    - $35.8 million in road and bridge infrastructure and renewals
    - $54.6 million in recreational, leisure & community facilities and renewals
    - $95.7 million in building improvements and renewals
    - $15.2 million in footpaths and cycleways
    - $12.3 million in parks, open space and streetscapes and renewals
    - $1.5 million in plant and equipment and $0.9 million in drainage
    - $7.0 million in traffic management devices like roundabouts and signalised intersections

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

6. A high performing organisation that demonstrates civic leadership and organisational excellence

6.3 An organisation that demonstrates excellence in civic leadership and governance.

4. Financial Considerations

The costs associated with preparing the Annual Budget 2025/26, including the associated advertising and community engagement have been provided for in the current financial year budget.

With property revaluations occurring annually, the amount of the rate increase will not be consistent across all properties with some properties experiencing varying levels of capital appreciation/depreciation whilst others have remained with little change.

5. Consultation/Public Submissions

Council's annual budget engagement process for preparation of the Annual Budget 2025/26 commenced in November 2024 inviting community members and community groups to make a budget submission to help inform the framing of the budget and associated capital works program.

This opportunity was promoted through multiple mediums including City of Melton Conversations online engagement portal and was also promoted via social media, newspaper advertisements, Council's website and through Council community email networks. The opportunity for community submissions was open from Friday 29 November 2024 to Monday 24 February 2025.

Two budget drop-in sessions were held within this time to give the community the opportunity to ask questions about the process and discuss ideas with Councillors and Council officers.

In total 80 submissions were received from individuals, community groups and sporting clubs. The opportunity for each submitter to present to Council was provided on 26 February 2025, with 22 community members presenting their idea.

Council adopted the Draft Council Budget in principle on 26 May 2025 for the purpose of community feedback for 14 days where the community could comment prior to Council consideration and adoption at the 23 June 2025 Council meeting. During this time, Council received 1,867 views and 1,290 visitors to the Melton Conversations Page with 158 community members providing a contribution relating to the Draft Council Budget which was shared and discussed by Officers and Councillors at the Briefing of Councillors on 11 June 2025.

6. Risk Analysis

Council's process of preparing and endorsing the 2025/26 Budget is in accordance with Section 96 of the *Local Government Act 2020.*

7. Options

Council must adopt a budget by 30 June 2025 as it is a legislative requirement under section 94 of the *Local Government Act 2020*.

LIST OF APPENDICES

1. Annual Budget 2025-26
2. Revenue and Rating Plan 2025-26 to 2029-30
3. Community Submissions 2025-26

Melton City Council Budget

2025/26



CITY OF MELTON

Mayor's Foreword

On behalf of Melton City Council, I am proud to present our Budget for 2025/26— another important step in delivering on the long-term aspirations of our growing and diverse community.



As one of Australia's fastest-growing municipalities, the City of Melton stands at the forefront of dynamic transformation. This rapid growth brings incredible opportunities—but also requires bold vision, careful planning, and strategic investment.

Our budget reflects this commitment, responding directly to the needs of our growing population while staying anchored in strong financial stewardship and community priorities.

We recognise that cost-of-living pressures are impacting many of our residents. That's why this budget has been crafted with care. It strikes the right balance between fiscal responsibility and delivering the infrastructure, services, and amenities a thriving City demands. It's about getting the fundamentals right, preserving and enhancing the assets our community depends on today, while laying the groundwork for the City of Melton of tomorrow.

At its core, this budget is about building a more connected, sustainable, and liveable City. It supports a wide range of community-focused investments, including modern facilities, improved services, engaging programs, and vibrant public spaces—making the City of Melton a better place for everyone.

This budget is grounded in extensive community consultation. Every project and initiative has been informed by your feedback—whether it's better roads, upgraded community centres, expanded green spaces, inclusive programming, or local events that bring people together.

Pleasingly, 17 initiatives, totalling $3.6 million, have come directly from community submissions, demonstrating Council's commitment to listening to our community and responding to their needs.

Council continues to operate within the State Government's rate cap of 3%, while maintaining a sharp focus on financial sustainability. Our significant capital works pipeline is enabled through a blend of successful grant applications, developer contributions, and strategic revenue diversification.

With a bold $225.8 million capital works program—one of the largest undertaken by any local government in Victoria—this budget delivers real and lasting value for our residents.

Key highlights include:

Major Projects

$45.3 million
for construction of Cobblebank Community Services Hub

$27.8 million
to commence construction of the Plumpton Aquatic and Leisure Centre

Children's and Community Centres

$8.4 million
for the Weir Views Children's and Community Centre

$7.6 million
for the Deanside Community Centre and Neighbourhood House

Playspaces

$800,000
for Arbour Blvd Central Reserve playspace upgrade

$800,000
for Melton South Recreation Reserve playspace upgrade

$700,000
for Norm Raven Reserve playspace upgrade

$1 million
for Parkwood Green Reserve playspace upgrades

$800,000
for Mt Carberry Reserve playspace upgrades

Recreation Reserves

$5.9 million
for the redevelopment of Taylors Hill Recreation Reserve Sportsground

$3.8 million
to complete the Macpherson Park Rugby Pavilion

$2.5 million
for reconstruction of the Arnolds Creek tennis courts

Road and Transport Upgrades – Taylors Road Corridor

$2.1 million
for traffic lights at Plumpton Road

$4.5 million
for traffic lights at Sinclairs Road

$1.3 million
to commence construction of traffic light at intersection of Westwood Drive including road duplication between Westwood Drive and Gourlay Road

$1.8 million
to commence duplication - Gourlay Rd to Westwood Drive, including upgrading Gourlay Road intersection

Additional Road Projects

$2.8 million
for turning lanes at Exford Road car park and Murphys Road

$1.9 million
to upgrade the Exford Road/Wilson Road and Exford Road/Northcott Street intersection

$2.2 million
for a new pedestrian bridge in Modeina Estate, Burnside

$2.3 million
to construct Sugar Gum Estate Pedestrian Path

While our draft budget forecasts a surplus of $302.2 million, it's important to note that these funds are already allocated to future high-value infrastructure projects currently in planning.

I extend my sincere thanks to the many residents, community groups, and stakeholders who shared their insights and ideas throughout this process. Your voices have helped shape a bold, forward-looking budget—one that ensures the City of Melton continues to flourish as a vibrant, inclusive, and resilient community.

Cr Steve Abboushi
Mayor, City of Melton

CEO's Introduction

Executive Summary

We are looking ahead to another exciting year as we continue to deliver on the commitments of the Melton City Council 2025/26 Budget, keeping a line of sight to the Community Vision for our City.

Thank you to everyone who contributed to the preparation of this budget over many months, our Councillors and all the teams across our workplace.

We had 80 community budget submissions this year with lots of wonderful ideas and insights into what is important to our residents. Often, they are something small with big impact on the lives and wellbeing of our community, and we look forward to bringing the supported submissions to life.

This is our Council's first budget for the new four-year Council Term, and it continues our focus on balancing delivery for the community, efficiency in our operations and our long-term financial sustainability.

Our teams will be working on more than 142 individual projects and 32 programs in their various stages with a commitment to $225.8 million in capital works. This is a forward-looking program that is bigger than any previous annual capital program and it will continue projects already underway, new projects, and renewal programs.

We also continue to support our rapidly growing community with more than 100 services and planning for the growth and for the changing diversity and needs of our residents. Many people work in Local Government for its connection to the community. Thank-you to all our teams that support our community in so many ways making a difference every day.

Improving our customer experience is in focus this year, as is supporting customers as cost-of-living pressures continue to impact people across our community including the disadvantaged and vulnerable.



Our City has the largest growth area housing target in the Victorian Government's Plan for Victoria – an additional 109,000 homes by 2050. This means we have many developers working across our city building new housing, and business areas which will support our focus on more local jobs.

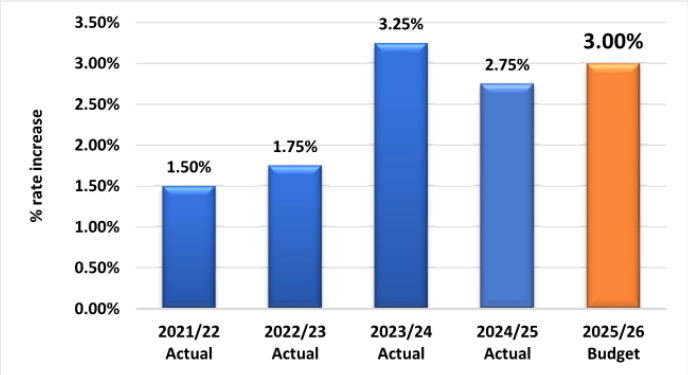
Developers are required to contribute money to Council which we must spend in development areas on children and community centres, ovals, parks, open spaces, and roads. It is important our residents know that these developer contributions are not enough to pay the full cost of these facilities, our Council is committed to looking at alternative revenue streams that do not rely on customer rates.

On behalf our passionate and committed workforce, I look forward to us delivering on the commitments in this budget for the wonderful people of the City of Melton.

Roslyn Wai

Chief Executive Officer
Melton City Council

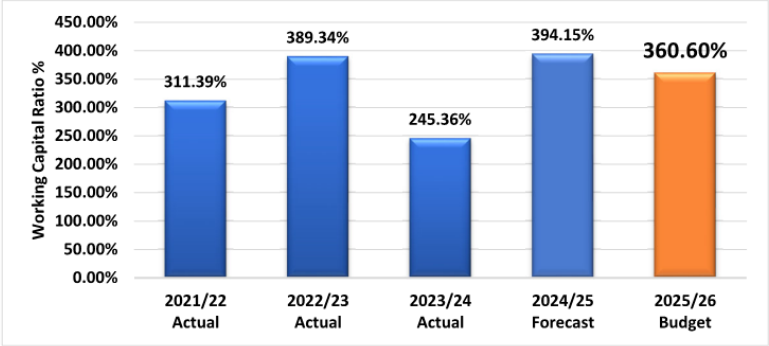
1. Rates



Total revenue from rates and charges is projected to be $206.02 million. The 2025/26 Council budget includes a 3% rate increase which is in line with the Victorian Government's Fair Go Rates System (FGRS) which caps rate increases by Victorian councils. (see sec 4.1.1 for further information on the application of the FGRS).

This rate increase will go towards maintaining service levels, meeting the cost of several internal and external influences affecting the operating Budget and towards the infrastructure investment within the region. It is important to note that the actual rate increases experienced by individual ratepayers may differ from the 3% increase due to revaluations. Rate increases are impacted by the average rate increase as well as property valuation increases (or decreases) of individual properties relative to the average across the municipality.

2. Working Capital

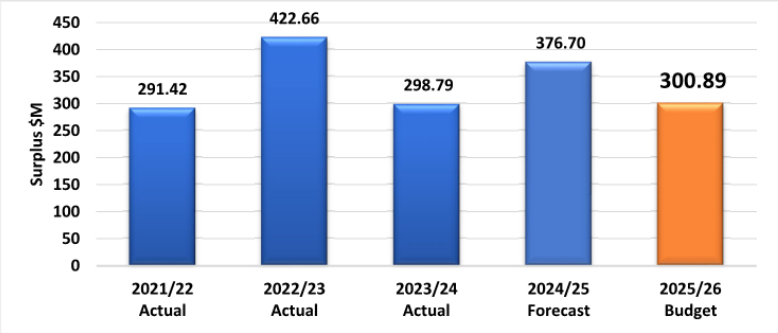


The budget working capital ratio (net current assets) is projected to be 360.60% for 2025/26 that reflects a healthy cash position.

As one of Australia's fastest-growing community, it is important to note that Council receives significant income and assets from developer contributions that contribute to our surplus and cash position.

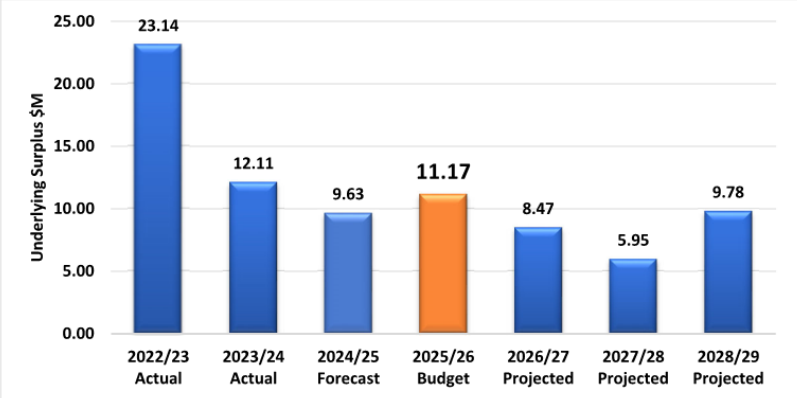
These developer funds can only be used for future capital infrastructure projects within respective development areas like children centres, ovals, parks, open spaces and roads.

3. Operating Result



The expected operating result for the 2025/26 year is a surplus of $300.89 million, which is a decrease of $75.80 million over the forecast result for 2024/25 predominantly due to the timimg associated with developer contributions from year to year.

4. Financial Sustainability



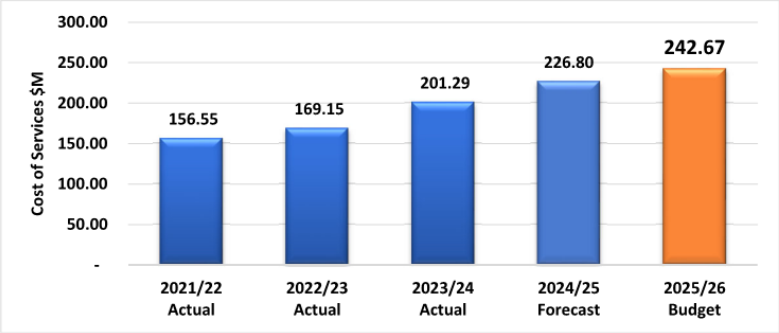
A budget has been prepared for the four-year period ending 30 June 2029. The budget is in turn set within the Financial Plan to assist Council to adopt a budget within a longer-term financial framework. The key objective of the Financial Plan is financial sustainability in the medium to long term, while still achieving the Council's strategic objectives.

The adjusted underlying result, which is a measure of financial sustainability, shows the impact of large scale capital investments in the Plumpton Aquatic and Leisure Centre and Cobblebank Community Services Hub over the four financial years from 2025/26 to 2028/29 inclusive.

Council will continue to work with the community to:

- Review and prioritise the services that we provide;
- Determine the level of service that can be afforded;
- Determine which assets are required to undertake the prioritised services;
- Determine any surplus assets that can be decommissioned or rationalised; and
- Determine where staffing resources may need to be realigned to deliver prioritised services.

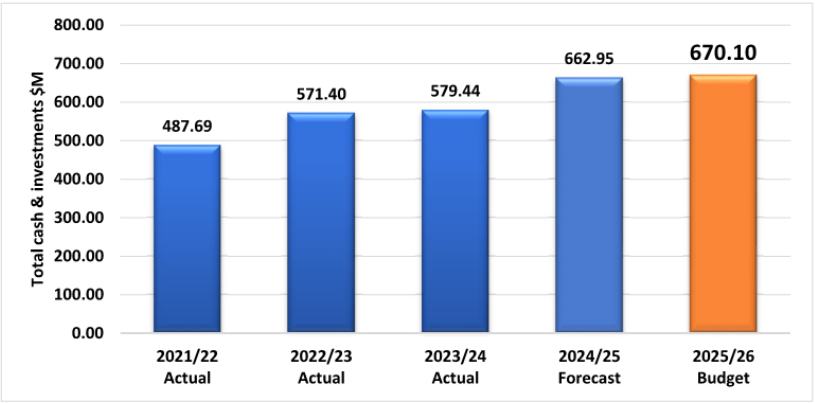
5. Services



The cost of services delivered to the community in the 2025/26 year is expected to be $242.67 million which shows an increase of $15.87 million over the forecast cost for 2024/25. Council will continue to work with the community over the coming years to align community priorities and expectations with Council's service delivery model. This needs to be set within a financially sustainable framework.

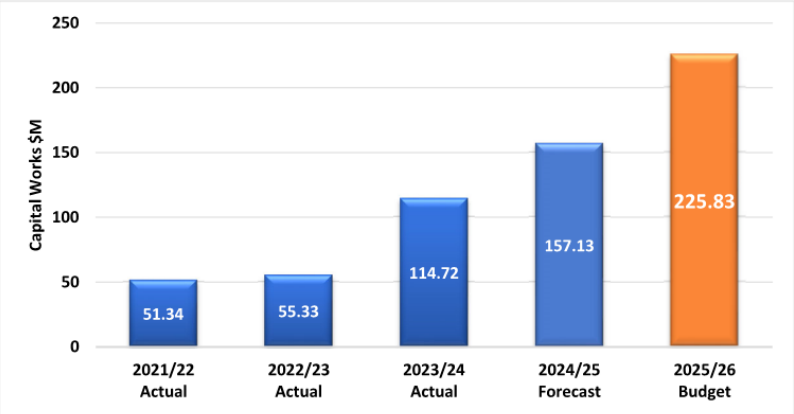
Further detail in relation to the cost of Council's services can be found in section 2 of this document.

6. Cash and Investments



Cash and investments are expected to increase by $7.15 million during the year to $670.10 million as at 30 June 2026. The decrease is a due to a reduction in cash relating to monetary contributions from developers, after allowing for payments made to them for the completion of subdivisions. The budgeted levels of cash are in line with Council's projections and the need to fund ongoing service delivery and invest in new infrastructure particularly in the growth regions of the municipality.

7. Capital Works



The capital works program for the 2025/26 year is expected to be $225.83 million of which $48.22 million relates to projects which will be carried forward from the prior 2024/25 year. The carried forward component is fully funded from the 2024/25 Budget. The budgeted capital works program is funded by:

- $43.00 million from grants;
- $35.09 million from developer contributions and other reserves;
- $25.70 million from borrowings;
- $73.82 million from Council operations; and
- $48.22 million from carry forwards (from 2024-25).

The increase in capital expenditure between 2024/25 and 2025/6 is mainly due to new capital projects including Cobblebank Community Services Hub and Plumpton Aquatic & Leisure Centre. Please refer to section 4.5.2 for the entire listing of the 2025/26 capital works program.

Budget Influences

This section sets out the key budget influences arising from the external environment within which Council operates.

External Influences

The four years represented within the Budget are 2025/26 to 2028/29. In preparing the 2025/26 budget, several external influences have been taken into consideration. These are outlined below:

· **Location** – The Western Highway, an important national freight route runs through the City. The City of Melton is within a comfortable driving distance north-west of the Melbourne Central Business District (CBD). The Melton Township comprises the suburbs of Melton, Melton West, Harkness, Melton South, Kurunjang and Brookfield and is centered on the Melton major activity centre, around 35 kilometers north-west of the Melbourne CBD. The City of Melton's eastern corridor is centered on the major activity centre of Caroline Springs, approximately 19 kilometers north-west of the Melbourne CBD. The eastern corridor includes the suburbs of Burnside, Burnside Heights, Caroline Springs, Diggers Rest, Hillside and Taylors Hill.

· **Population Growth** – The City of Melton is one of the fastest growing municipalities in Australia with an annual population growth of 6.61 per cent and it is the second fastest growing Local Government Area in Victoria. According to Forecast.id, the City of Melton population forecast for 2025 is 241,121, and is forecast to grow to 455,980 by 2046.

· **Defined Benefit Superannuation** – Council has an ongoing obligation to fund any investment shortfalls in the Defined Benefits Scheme. The amount and timing of any liability is dependent on the global investment market. At present the actuarial ratios are at a level that additional calls from Local Government are not expected in the next 12 months.

· **Superannuation Guarantee** – In 2020 the Federal Government implemented policy to 'progressively' increase the Superannuation Guarantee (the minimum and employee must pay an employee in Superannuation payments), from 9.5% where it had sat since 2015, to 12% in 2026 (by increments of 0.5% each year). Accordingly, our proposed 2025-26 budget incorporates a Superannuation Guarantee charge of 12%.

· **Financial Assistance Grants** – The largest source of government funding to Council is through the annual Victorian Local Government Grants Commission allocation. The overall state allocation is determined by the Federal governements Financial Assistance Grant. Core Fnancial Assistance Grants have declined over recent years, while GST revenue has continued to rise.

• **Capital Grant Funding** – Capital grant opportunities arise continually and play a vital role in funding infrastructure growth required to meet our growing demographic.

• **Cost shifting** - This occurs where Local Government continues to provide the same service level to the community on behalf of the State and/or Federal Government. Over time, the funds received by Local Governments' do not increase in line with real cost increases, such as school crossing, Material Child Health or library services, resulting in a further reliance on rate revenue to fund the gap to meet these service delivery expectations.

• **Enterprise Agreement** – The 2025-26 budget year represents the final year of the current Enterprise Agreement originally agreed in 2023. The current agreement is a four- year Agreement from 1 July 2022 to 30 June 2026 comprising an increase of 4% on July 2022 (backdated), then 3% annually to 2026. The employee value proposition also included five weeks annual leave as an important employee attraction entitlement. These have been included in the budgeted employee costs.

• **Rate Capping** – The Victorian State Government continues with a cap on rate increases. On the recommendation from the Essential Services Commission to the Minister for Local Government, the cap for 2025-26 has been set at 3% up 0.25% from 2024-25.

• **Supplementary Rates** – Supplementary rates are additional rates received after the budget is adopted each year, for the part of the year when a property increases in value (eg. due to improvements made or change in land class), or new residents become assessable. Importantly, supplementary rates recognises that new residents require services on the day they move into the Council and Council is committed to providing these. Supplementary rates income is based on historical and forecast data and is set at anticipated levels.

• **Waste Disposal Costs** – The Environment Protection Authority (EPA) regulation has a sustained impact on Council with regards to compliance with existing and past landfills sites. Waste disposal costs are also impacted by industry changes such as increasing EPA landfill levies and negotiation of contracts eg. recycling, sorting and acceptance.

• **Development Contributions** – being reflective of the current and projected growth in our population referred to above, development contributions received play an intrinsic part is sustaining this growth by way of investment in infrastructure and community services. They are also dependent on land sales and the desire of developers to construct new developments within the municipality.

Budget Influences

Internal Influences

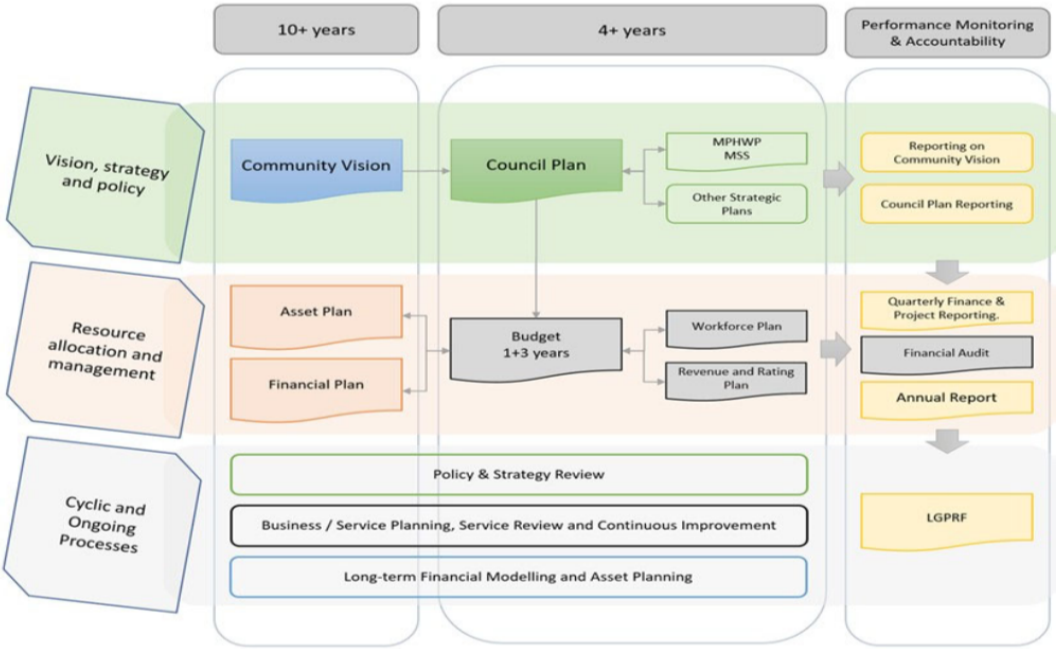
- **Business transformation** – Council has embarked on an organisation-wide continuous improvement across four themes in our workplace Transformation Plan. The themes are People, Customer, Technology and Growth. Our People, Customer and Technology themes are something most of us understand. Our Growth theme, however, is about advancing our organisation and workplace sustainability. The business transformation is underway, and the implementation of the service planning reviews have focused on:
  - Resource levels to maintain and improve services
  - Resources to fill gaps in current service delivery identified through the plans
  - Opportunities for operating efficiencies
  - An increasing demand from the community to address ageing infrastructure, improve the appearance of town centres and enhance parks, playgrounds and sporting facilities
  - Tactical upgrades of key business systems to support the organisation while the longer term enterprise systems are procured, planned and implemented.
- **Adjusted underlying result** – Council's underlying result is impacted by the rate cap and the continued growth in servicing the community. Surplus funds from operations ensures Council has the financial capacity to invest in long term Council assets.
- **Change in accounting policy** – Council was instructed as part of the audit review of its 2023-24 annual accounts, to record all of what was otherwise going to be deemed as capital IT expenditure, to operating expenditure. This is particularly evident in the case of all Cloud based software and Council currently implementing a new Enterprise Software Solution (Tech One). The impact of this decision is more apparent within the income statement when comparisons are made between the 2024-25 budget which was predicated on such expenditure being deemed capital, and the 2025-26 budget predicated on such expenditures being deemed operating.
- **Cash** – Council has cash holdings at a sustainable level and will remain conscious of holding adequate funds to cover reserves, trusts and working capital. This in turn will generate additional interest income to benefit the community.
- **Working capital** – Council requires a certain level of cash to be able to meet its daily obligations (working capital) in times of low income and high expenditure. The 2025-26 cash levels are adequate in ensuring Council covers short-term obligations.

1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision and Financial Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



Source: Department of Jobs, Precincts and Regions

The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

1.1.2 Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services - such as animal management, local roads, food safety and statutory planning - most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.
Community consultation needs to be in line with a council's adopted Community Engagement Policy and Public Transparency Policy.

1.2 Our purpose

Our Vision

A Thriving Community Where Everyone Belongs

Our mission

Support the growth, wellbeing and aspirations of our community through leadership, excellence and inclusion.

Our values

Motivate

We are motivated by:
- Our essential responsibility to strive and to deliver the best possible outcomes for community.
- Creativity, innovation and co-design approaches, with people at the heart of everything we do.
- Our commitment to continuous improvement.
- Our ability to maximise our time and resources.
- The pride we take in our work and the quality of our outcomes.

Empower

We are empowered to:
- Involve others in solving problems, making decisions, and celebrate success.
- Encourage and recognise the contributions of others.
- Build capacity of staff and community.
- Take responsibility and be accountable for our decisions and actions.
- Be curious, think differently and try new things.

Lead

We lead by:
- Demonstrating our Vibrant MELTON Values.
- Embracing challenges and seeking to understand the drivers of future change.
- Encouraging creativity, innovation, design thinking and continuous improvement.
- Welcoming new ideas and ways of working from all levels of the organisation and community.

Trust

We build trust by:
- Demonstrating kindness, respecting all people and valuing differences.
- Learning from others' experiences and perspectives.
- Dealing with others fairly and equitably by actively listening and responding appropriately.
- Taking responsibility to follow through on the commitments we make.

Open

We demonstrate openness and integrity by:
- Creating an environment that fosters honest communication.
- Collaborating with community and partners to achieve outcomes.
- Developing clear plans, policies and procedures and consistently applying them.
- Being transparent, accessible and providing relevant and timely feedback.

Nurture

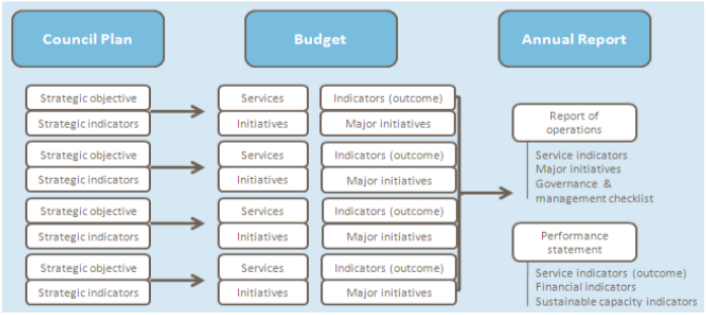
We nurture by:
- Supporting growth and learning to achieve organisational and community goals.
- Being responsible for the way we treat others, and the natural environment.
- Encouraging a sense of belonging by sharing knowledge and actively supporting colleagues and community.
- Enriching the wellbeing and needs of current and future communities.
- Recognising people and projects that exceed expectations, celebrating achievements individually and together.

1.3 Strategic objectives

Strategic Objective	Description
Strategic Objective 1 A safe City that is socially and culturally connected - a diverse, equitable, safe and connected City that people are proud to be a part of.	Our community is at the heart of everything we do. Council is committed to supporting a diverse, equitable and connected community that people are proud to be a part of. Our community has told us they value a sense of belonging, want to feel safe in their homes and neighbourhoods, and want opportunities to come together. A safe City that is socially and culturally connected is created through local leadership, strong partnerships, accessible services, tailored programs and welcoming places that promote community health and wellbeing.
Strategic Objective 2 A vibrant and healthy natural and built environment.	Council is committed to protecting and enhancing the City's natural environment - its grasslands, forests, waterways, flora and fauna. People in our City have told us that the bushfires in early 2020 refined their focus on global warming and renewed their commitment to environmental sustainability whilst heightening their awareness of our community's vulnerability to climate change. They also recognise the health and wellbeing benefits of having close access to green open space, especially on their mental wellbeing during the COVID-19 pandemic. A whole-of-community commitment is required to combat climate change to ensure a thriving natural environment for current and future generations.
Strategic Objective 3 A fast growing, innovative and well-planned City - a City where growth and development occur in a strategic, fair and sustainable way.	Council is committed to ensuring that the growth and development of our City occurs in a strategic, fair and sustainable way. Our community has told us that they want well-planned neighbourhoods that promote walking and cycling, efficient public transport and a free-flowing road network. They want public spaces that foster connection as well as a state-of-the-art hospital, and local health and community services. Council will partner with and advocate to service providers and all tiers of government to work towards achieving this.
Strategic Objective 4 A City that promotes greater education and employment - A City rich in local employment and education opportunities.	Our community has told us that they want to be known as a learning City, for our pioneering innovation and a place with abundant employment opportunities. Council is committed to advocating for local tertiary education, ensuring that as our community grows there is equitable access to schools and training opportunities, as well as providing lifelong learning programs for all stages of life. In addition to this, Council will work closely with local businesses and invest in attracting new business ventures to enable more residents to be locally employed. We will work in partnership with the community, private sector and all tiers of government to achieve this.
Strategic Objective 5 A community that is actively engaged in the City - a community that embraces volunteering and is encouraged and able to engage with Council.	Council is committed to working in collaboration with our community to better understand and represent their diverse needs. Our community has told us that they want to contribute to the development of Council projects that affect their lives so we will encourage our community to engage with us through accessible and transparent consultation. People in our City have also shared that they want to be actively engaged in the community and want to contribute to making their City great through volunteering.
Strategic Objective 6 A high performing organisation that demonstrates civic leadership and organisational excellence - an innovative, transparent, accountable and sustainable organisation.	Council is committed to providing strategic leadership and striving for innovation, transparency, accountability and sustainability. We will manage the City in a socially responsible way and ensure our services and facilities are efficient and equitable. We will work in partnership with our community, stakeholders and all tiers of government to meet the needs and aspirations of our growing City.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2025/26 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below



Source: Department of Jobs, Precincts and Regions

2.1 Strategic Objective 1

A safe City that is socially and culturally connected - a diverse, equitable, safe and connected City that people are proud to be a part of.

Services

Service area	Description of services provided		2023/24 Actual $'000	2024/25 Forecast $'000	2025/26 Budget $'000
Community Safety	Community Safety is responsible for the implementation of Council's General Local Law, including amenity protection, local laws, parking, litter prevention and management of school crossings program. Community Safety are also responsible for building services, environmental health and animal management, including ranger services and management of Council's Pound.	*Income*	10,429	10,212	9,898
		(Expense)	(10,654)	(12,563)	(13,117)
		Surplus / (Deficit)	**(225)**	**(2,350)**	**(3,219)**
Child, Family and Youth	Provision of a range of services for children and young people 0-25 years and their families to support their learning, development, health and wellbeing including early years programs, parenting support and playgroups, kindergarten registration and outreach, preschool field officer program, access to early learning program, and youth leadership, social, active, creative and development programs. Child, Families and Youth also deliver community events, planning and management of early years infrastrucutre and facilitate Council's Youth Advisory Committee.	*Income*	3,461	3,595	4,162
		(Expense)	(6,261)	(6,875)	(7,592)
		Surplus / (Deficit)	**(2,800)**	**(3,280)**	**(3,430)**
Community Care and Active Living	Provision of a range of services and programs for older people, people with a disability and their carers including delivered and centre-based meals, personal care, domestic assistance, community transport, property maintenance, community and centre based respite. Also, includes provision of Integrated Family Support Services and Housing Services providing homelessness support services and manages Council's affordable housing properties. The service area also facilitates Council's Disability Advisory Committee.	*Income*	6,518	6,832	6,425
		(Expense)	(8,422)	(9,098)	(9,380)
		Surplus / (Deficit)	**(1,904)**	**(2,266)**	**(2,955)**
Recreation and Facility Activation	Provision, management and activation of Council's recreation and aquatic facilities and indoor stadiums. Management of Council's cafe services and management of bookings for community facilities. Provide advice to Council on matters pertaining to sport, recreation and leisure planning and service provision.	*Income*	2,107	2,058	2,258
		(Expense)	(3,413)	(4,051)	(4,214)
		Surplus / (Deficit)	**(1,306)**	**(1,993)**	**(1,956)**
Healthy Connected Communities	Plans, promotes and supports a more inclusive, engaged, healthy, and safe community through a range of community capacity initiatives and programs. This is delivered through the provision of community centre and neighbourhood facilities and programs, social and health policy planning and research, health promotion, community safety, the prevention of violence against women, reconciliation and First Nations community engagement, and culturally and linguistically diverse communities engagement along with community grants and awards programs. Plans and delivers Council's major events (civic and community) program.	*Income*	972	542	570
		(Expense)	(7,958)	(6,911)	(8,417)
		Surplus / (Deficit)	**(6,986)**	**(6,369)**	**(7,847)**
Maternal & Child Health	Provision of all Maternal Child Health Services and programs including Universal and Enhanced MCH services, parental education, breast feeding support, sleep and settling support, and family violence support services and the Immunisation services for pre-school and school aged children and families.	*Income*	4,646	4,886	5,390
		(Expense)	(7,244)	(10,823)	(11,474)
		Surplus / (Deficit)	**(2,597)**	**(5,937)**	**(6,084)**

Other Initiatives

1) Uplift in Christmas decorations within the City ($500,000)

Service Performance Outcome Indicators

Service	Indicator
Maternal and Child Health(MCH)*	Participation
Aquatic Facilities*	Participation
Animal Management*	Health and Safety
Food Safety*	Health and Safety

* refer to table at end of section 2.2 for information on the calculation of Service Performance Outcome Indicators

2.2 Strategic Objective 2

A vibrant and healthy natural and built environment.

Services

Service area	Description of services provided		2023/24 Actual $'000	2024/25 Forecast $'000	2025/26 Budget $'000
Operations	Operations is responsible for maintaining the City's assets, including Council's roads, footpaths, drainage, parks, open spaces, sportsgrounds, trees and cleaning Council buildings and public amenities. The Operations department is also responsible for Council's waste services, including operating the Melton Recycling Facility. Operations also coordinates Council's municipal emergency management arrangements (planning, preparedness and recovery) and organisational business continuity planning.	*Income*	1,223	1,537	1,653
		(Expense)	(73,015)	(79,991)	(84,805)
		Surplus / (Deficit)	**(71,792)**	**(78,454)**	**(83,152)**
City Environment and Sustainability	The City Environment & Sustainability (CE&S) Department leads strategy development, project delivery, and internal advice across key environmental areas. The team provides community engagement and education programs to encourage sustainable practices. Our team also handles environmental planning referrals and offers technical advice on natural environment, biodiversity, land management, sustainability, climate change, water management, circular economy, and strategic waste. This integrated approach ensures that environmental considerations are embedded in decision-making and planning processes across the Council.	*Income*	27	-	275
		(Expense)	(1,420)	(1,812)	(2,206)
		Surplus / (Deficit)	**(1,393)**	**(1,812)**	**(1,931)**

Major Initiatives

2) Greening the city through investment in our trees ($500,000)

3) Update of Council's Open Space Plan including community consultation activities including dog parks ($339,000)

Other Initiatives

4) Commemorative Flame installation at RSL memorial at Lake Caroline, Caroline Springs ($50,000)

Service Performance Outcome Indicators

Service	Indicator
Waste Management*	Waste Diversion

* refer to table at end of section 2.2 for information on the calculation of Service Performance Outcome Indicators

2.2 Strategic Objective 3

A fast growing, innovative and well-planned City - a City where growth and development occur in a strategic, fair and sustainable way.

Services

Service area	Description of services provided		2023/24 Actual $'000	2024/25 Forecast $'000	2025/26 Budget $'000
City Strategy	Provision of strategic planning, urban design, community infrastructure planning, open space planning and heritage services.	*Income*	1,388	845	24
		(Expense)	(3,991)	(4,034)	(4,238)
		Surplus / (Deficit)	**(2,603)**	**(3,189)**	**(4,214)**
Engineering and Asset Services	Engineering and Asset Services are responsible for engineering investigations and permits, traffic and transport planning, asset management, including geographic information systems and facilities maintenance.	*Income*	1,207	4,510	4,756
		(Expense)	(13,580)	(19,177)	(16,599)
		Surplus / (Deficit)	**(12,373)**	**(14,667)**	**(11,843)**
City Infrastructure Planning	Provision of strategic infrastructure planning activities including long term capital pipeline management, land acquisition activities, transport network planning, engineering assessment of planning permit applications and monitoring of development construction activity.	*Income*	7,509	8,160	7,654
		(Expense)	(3,182)	(4,022)	(3,958)
		Surplus / (Deficit)	**4,327**	**4,138**	**3,696**
Capital Delivery	Capital Delivery is responsible for the delivery of Council's Capital Works Program, including management of design, approvals, procurement of works and co-ordination and contract management of construction.	*Income*	3	-	-
		(Expense)	1,096	(1,705)	(473)
		Surplus / (Deficit)	**1,099**	**(1,705)**	**(473)**
Major Project Delivery	Major Projects Delivery is responsible for the delivery of Councils high risk high value infrastructure projects. This involves the full end to end project delivery from pipeline and business case development through to completion.	*Income*	-	-	-
		(Expense)	(208)	(131)	(9)
		Surplus / (Deficit)	**(208)**	**(131)**	**(9)**
City Growth and Development	Provision of assessment of planning and subdivision proposals under the relevant planning and subdivision legislation, ensuring compliance with the planning controls and taking enforcement action as appropriate. Services provided include the assessment of Planning and Subdivision Applications, pre-application consultation, planning advice, post permit approvals, issue of Statements of Compliance, and collection, monitoring and reporting of development contributions.	*Income*	1,733	1,644	1,807
		(Expense)	(3,760)	(4,259)	(4,396)
		Surplus / (Deficit)	**(2,026)**	**(2,614)**	**(2,589)**
Commercial Strategy	Provision of services facilitating major public and private investments in the municipality, strategic acquisitions and disposal of Council land, strategic development of key Council owned properties and commercial management and governance of Council Joint Ventures.	*Income*	199	199	204
		(Expense)	(368)	(547)	(658)
		Surplus / (Deficit)	**(169)**	**(348)**	**(454)**

Major Initiatives

5) Upgrade of parks in our City ($10,400,000)
6) Upgrades to footpaths and shared paths within the City ($3,160,000)
7) Design activities associated with the Installation of traffic signals at Taylors Road and Gourlay Road, Taylors Hill ($1,908,000)
8) Construction of roundabout at the intersection of Wilson and Exford Road, Melton South ($1,908,000)
9) Replacement of Navan Park Lake footbridge, Harkness ($1,095,333)
10) Masterplanning the City project that includes a civic and community focus ($500,000)
11) A signalised pedestrian crossing on Bridge Road, Strathtulloh ($483,000)
12) Update of Council's Open Space Plan including community consultation activities ($339,000)

Other Initiatives

13) Upgrade to playspace at Arbour Boulevard, Burnside Heights ($900,470)
14) Maintenance of existing cricket nets to improve safety ($20,000), and assessment of future expansion of the cricket nets through the reserve masterplan ($305,280)
15) Undercover viewing area at Diggers Rest Bowls Club, Diggers Rest ($300,000)
16) Gateway signage within the City ($250,000)
17) Design allocation for a roundabout at the intersection of Westcott Parade and Leakes Road, Rockbank ($220,000)
18) Masterplan and improvements to Watervale Boulevard Reserve, Taylors Hill ($120,000)
19) Construction of raised crossing at Houdini Drive, Diggers Rest ($107,000)
20) Design of a new roundabout at the intersection of Greigs and Exford Road, Exford ($106,000)
21) Maintenance works associated with Melton Waves Leisure Centre, Melton ($273,000)
22) Design associated with the bowling green replacement at Melton Bowling Club, Melton ($80,000)
23) Finalisation the Rockbank East Sports Reserve master plan, Rockbank East ($79,500)
24) Undertake high level review of the 2013 Weribee River Trail Strategy ($50,000)
25) Update of the Brookside Recreation Reserve Masterplan, Caroline Springs ($50,000)
26) Shelter and seating at Springhills Football Club, Caroline Springs ($40,000)
27) Soccer goal storage area at McPherson Park, Harkness ($25,000)
28) Installation tiered seating at Melton Hockey Ground, Strathtulloh ($18,000)
29) Soccer Goals in Diggers Rest, Diggers Rest ($15,000)
30) Investigate the installation of sealed footpath to Willows Homestead, Melton ($10,000)
31) Improve accessability for all to the path between Cambrian Way carpark and the Reserve, Melton West ($9,000)
32) Upgrade to playspace at Sugargum Reserve, Hillside ($143,100)

Service Performance Outcome Indicators

Service	Indicator
Planning Services*	Decision making
Roads*	Satisfaction

* refer to table at end of section 2.2 for information on the calculation of Service Performance Outcome Indicators

2.2 Strategic Objective 4

A City that promotes greater education and employment - A City rich in local employment and education opportunities.

Services

Service area	Description of services provided		2023/24 Actual $'000	2024/25 Forecast $'000	2025/26 Budget $'000
Libraries & Learning	Provision of public library services including collections, programs, activities and access to technology from two library locations, online and via outreach services to promote reading, learning and literacy.	*Income*	1,285	1,390	1,465
		(Expense)	(4,626)	(5,087)	(4,917)
		Surplus / (Deficit)	**(3,341)**	**(3,696)**	**(3,452)**
City Economy and Place	Economy and Place is responsible for supporting local businesses through business engagement, place activations and training and development programs, including the annual Business Awards. This department also has a major focus on investment attraction and place management, working with internal and external stakeholders to attract jobs and investment to the City's existing and growing commercial and industrial precincts.	*Income*	22	-	-
		(Expense)	(1,459)	(1,819)	(2,077)
		Surplus / (Deficit)	**(1,437)**	**(1,819)**	**(2,077)**

Major Initiatives

33) Night markets across the City ($250,000)

Other Initiatives

34) Identify opportunities for revitalised outdoor dining ($70,000)

Service Performance Outcome Indicators

Service	Indicator
Libraries*	Participation

* refer to table at end of section 2.2 for information on the calculation of Service Performance Outcome Indicators

2.2 Strategic Objective 5

A community that is actively engaged in the City - a community that embraces volunteering and is encouraged and able to engage with Council.

Services

Service area	Description of services provided		2023/24 Actual $'000	2024/25 Forecast $'000	2025/26 Budget $'000
Communication	The communications function delivers media liaison, web platforms, strategic communications, communication plans, and produces publications and electronic communications for the community, Councillors and the organisation.	*Income*	-	-	-
		(Expense)	(1,392)	(1,919)	(1,818)
		Surplus / (Deficit)	**(1,392)**	**(1,919)**	**(1,818)**

2.2 Strategic Objective 6

A high performing organisation that demonstrates civic leadership and organisational excellence - an innovative, transparent, accountable and sustainable organisation.

Services

Service area	Description of services provided		2023/24 Actual $'000	2024/25 Forecast $'000	2025/26 Budget $'000
Finance	Provision of financial services to both internal and external customers ensuring the successful management of municipal rates and property valuations as required under the Act, as well as ensuring the financial management of transactions relating to creditors, debtors and collections. Finance provides long-term financial planning to support the ongoing financial sustainability of Council's operation. This includes delivery of the annual Budget, Financial Plan, financial statements, performance statements and a range of other Local Government regulatory reporting.	*Income*	1,554	26,143	30,892
		(Expense)	(12,933)	2,117	(2,968)
		Surplus / (Deficit)	**(11,379)**	**28,260**	**27,924**
Technology	The Information Technology (IT) Group delivers secure, reliable, and innovative technology solutions to support the efficient operation of Melton City Council. The team provides strategic direction, technical expertise, and ongoing support to ensure staff, stakeholders, and the community have access to the digital tools they need. Key services include IT infrastructure and network management, end-user support, application support, cybersecurity, IT asset management, and technology transformation. Additionally, the team ensures governance, compliance, and alignment with IT strategy to drive digital innovation and operational excellence.	*Income*	-	-	-
		(Expense)	(20,002)	(30,189)	(29,935)
		Surplus / (Deficit)	**(20,002)**	**(30,189)**	**(29,935)**
People & Safety	Provision of human resources, learning and organisational development, talent acquisition, payroll, industrial relations. Provides occupational health and safety programs, workers' compensation services, health and wellbeing initiatives.	*Income*	-	-	-
		(Expense)	(2,795)	(3,278)	(4,081)
		Surplus / (Deficit)	**(2,795)**	**(3,278)**	**(4,081)**
Executive Administration	This area of governance includes the Mayor, Councillors, Chief Executive Officer and Executive Leadership Team and associated support which cannot be easily attributed to the direct service provision areas. Responsible for providing strategic direction and operational leadership of Council and its results.	*Income*	-	-	-
		(Expense)	(3,496)	(4,016)	(4,519)
		Surplus / (Deficit)	**(3,496)**	**(4,016)**	**(4,519)**
Customer Experience	Strives to continuously improve services by ensuring they meet customer needs and expectations while enhancing customer experiences and streamlining processes. This service manages our frontline customer support team, including the call centre, online enquires and three customer service centers at the Melton Civic Centre, Caroline Springs and Melton Library and Learning Centres. Additionally the service provides Council-wide support for customer experience service design and improvement, community consultation and engagement, and employee and customer experience insights and analytics.	*Income*	-	-	-
		(Expense)	(2,315)	(2,717)	(3,363)
		Surplus / (Deficit)	**(2,315)**	**(2,717)**	**(3,363)**
Transformation Program	The Transformation Program's purpose is to help drive improvements across Council's key focus areas, which we call the Transformation Pillars. We achieve this by working with people at all levels of our organisation to better understand the day-to-day challenges and opportunities so they can inform approaches.	*Income*	-	-	-
		(Expense)	(564)	(1,496)	(2,539)
		Surplus / (Deficit)	**(564)**	**(1,496)**	**(2,539)**
Governance	Provision of a range of internal services to Council including governance advice and coordination of Meetings and Briefings, coordination of internal audit services, policy review, maintenance of statutory registers, and administrative support to the Mayor and Councillors.	*Income*	194	236	175
		(Expense)	(7,279)	(10,294)	(11,404)
		Surplus / (Deficit)	**(7,085)**	**(10,058)**	**(11,229)**
Procurement	Provision of purchasing, credit cards, fleet management and contract management services to both internal and external customers including category management strattegies, strategic sourcing, contract management, purchasing administration, frameworks, templates, policies and procedures, compliance, data provision and capability development.	*Income*	-	-	-
		(Expense)	(1,427)	(1,609)	(3,072)
		Surplus / (Deficit)	**(1,427)**	**(1,609)**	**(3,072)**

Service area	Description of services provided		2023/24 Actual $'000	2024/25 Forecast $'000	2025/26 Budget $'000
Organisational Performance	Provision of Council's Corporate Planning and Performance functions including the development and revision of the Council and Wellbeing Plan, Annual Report and Council's non-financial quarterly and end-of-year reporting.	*Income*	-	-	-
		(Expense)	(192)	(492)	(440)
		Surplus / (Deficit)	**(192)**	**(492)**	**(440)**
Enterprise Project Management Office	Provision of leadership, support and improvement capability with setting priorities, standards and goals for Council's portfolio of programs and projects.	*Income*	-	-	-
		(Expense)	(435)	(6)	(3)
		Surplus / (deficit)	**(435)**	**(6)**	**(3)**

Service Performance Outcome Indicators

Service	Indicator
Governance*	Satisfaction

* refer to table at end of section 2.2 for information on the calculation of Service Performance Outcome Indicators

Service Performance Outcome Indicators Descriptions and Calculations

Service	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with community consultation and engagement. (Community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
Statutory planning	Service standard	Planning applications decided within required timeframes (percentage of regular and VicSmart planning application decisions made within legislated timeframes)	[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits / Number of planning application decisions made] x100
Roads	Condition	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
Libraries	Participation	Library membership (Percentage of the population that are registered library members)	[Number of registered library members / Population] x100
Waste management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	Number of visits to aquatic facilities / Population
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100
Maternal and Child Health	Participation	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial year) / Number of children enrolled in the MCH service] x100
		Participation in the MCH service by Aboriginal children. (Percentage of Aboriginal children enrolled who participate in the MCH service)	[Number of Aboriginal children who attend the MCH service at least once (in the financial year) / Number of Aboriginal children enrolled in the MCH service] x100

2.3 Reconciliation with budgeted operating result

	Surplus / (Deficit)	(Expenditure)	Income
	$'000	$'000	$'000
Strategic Objective 1	(25,490)	(54,194)	28,703
Strategic Objective 2	(85,083)	(87,011)	1,928
Strategic Objective 3	(15,886)	(30,332)	14,446
Strategic Objective 4	(5,530)	(6,995)	1,465
Strategic Objective 5	(1,818)	(1,818)	-
Strategic Objective 6	(31,258)	(62,324)	31,067
Total	**(165,066)**	**(242,674)**	**77,609**
Expenses added in:			
Depreciation and Amortisation		(69,864)	
Finance costs		(90)	
Surplus/(Deficit) before funding sources	**(235,020)**	**(312,629)**	**77,609**
Funding sources added in:			
Rates and charges revenue			206,022
Interest on Investments			40,171
Developer Contributions			240,391
Net gain (loss) on disposal of property, infrastructure, plant and equipment			6,330
Capital grants			43,000
Total funding sources		-	**535,913**
Operating surplus/(deficit) for the year	**300,893**	**(312,629)**	**613,522**

3. Financial Statements

Comprehensive Income Statement

For the four years ending 30 June 2029

	Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000
Revenue						
Rates and charges	177,031	191,001	**206,022**	222,504	240,304	259,528
Statutory fees and fines	14,871	14,787	**14,068**	14,490	14,925	15,372
User fees	10,404	11,529	**13,526**	17,100	30,679	31,515
Grants - operating	25,896	42,778	**43,985**	45,305	46,664	48,064
Grants - capital	10,513	23,673	**43,000**	12,879	6,080	6,448
Contributions - monetary	32,876	81,934	**85,980**	126,849	106,808	126,700
Contributions - non-monetary	246,042	265,066	**154,410**	151,959	152,226	166,152
Net gain (or loss) on disposal of property, infrastructure, plant and equipment.	(2,756)	(3,607)	**6,330**	10,178	10,743	11,874
Fair value adjustments for investment property.	-	4,867	**6,030**	8,130	4,398	4,562
Other income	38,404	34,285	**40,171**	29,479	29,373	30,922
Total income / revenue	553,281	666,313	**613,523**	638,871	642,197	701,138
Expenses						
Employee costs	72,049	87,852	**93,259**	99,623	102,104	109,461
Materials and services	122,668	136,787	**147,027**	154,978	161,451	168,224
Depreciation	56,203	61,118	**68,456**	69,023	91,497	97,195
Amortisation - intangible assets	327	327	**590**	177	53	16
Depreciation - right of use assets	354	437	**819**	822	426	99
Bad and doubtful debts - allowance for impairment losses	2,678	2,935	**1,366**	1,379	1,393	1,407
Borrowing costs	197	147	**1,023**	2,483	3,450	3,776
Finance costs - leases	20	12	**90**	50	15	1
Total expenses	254,496	289,615	**312,629**	328,535	360,389	380,178
Surplus/(deficit) for the year	298,785	376,698	**300,894**	310,337	281,809	320,959

Balance Sheet Statement

For the four years ending 30 June 2029

	Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000
Assets						
Current assets						
Cash and cash equivalents	18,771	42,952	**70,499**	46,548	18,796	6,005
Trade and other receivables	64,139	35,537	**35,938**	40,835	40,345	43,322
Other financial assets	236,000	300,000	**270,000**	81,000	24,300	25,029
Inventories	15	17	**18**	18	19	19
Prepayments	302	-	**-**	-	-	-
Non-current assets classified as held for sale	230	-	**-**	-	-	-
Other assets	15,512	27,509	**27,509**	27,509	27,509	27,509
Total current assets	334,969	406,015	**403,963**	195,909	110,968	101,884
Non-current assets						
Other financial assets	324,673	320,000	**329,600**	339,488	349,673	360,163
Property, infrastructure, plant & equipment	4,219,875	4,416,377	**4,762,217**	5,333,309	5,743,458	6,075,715
Right-of-use assets	608	1,197	**1,334**	519	98	-
Investment property	9,525	7,170	**13,200**	21,329	25,727	30,289
Intangible assets	2,775	1,396	**806**	629	576	560
Total non-current assets	4,557,456	4,746,140	**5,107,157**	5,695,275	6,119,531	6,466,727
Total assets	4,892,425	5,152,155	**5,511,121**	5,891,184	6,230,499	6,568,611
Liabilities						
Current liabilities						
Trade and other payables	53,886	46,486	**49,762**	51,004	51,730	53,010
Trust funds and deposits	47,602	40,299	**41,508**	42,753	44,036	45,357
Unearned income/revenue	17,205	-	**-**	-	-	-
Provisions	15,324	14,297	**14,297**	14,297	14,297	14,297
Interest-bearing liabilities	2,240	1,537	**5,613**	11,241	16,159	19,352
Lease liabilities	262	392	**843**	446	105	-
Total current liabilities	136,519	103,011	**112,024**	119,741	126,327	132,016
Non-current liabilities						
Provisions	2,116	1,682	**1,682**	1,682	1,682	1,682
Interest-bearing liabilities	922	2,387	**17,687**	45,805	62,181	64,912
Lease liabilities	387	844	**546**	104	-	-
Total non-current liabilities	3,425	4,913	**19,914**	47,591	63,863	66,594
Total liabilities	139,944	107,924	**131,938**	167,332	190,190	198,610
Net assets	4,752,481	5,044,231	**5,379,182**	5,723,853	6,040,309	6,370,001
Equity						
Accumulated surplus	2,605,020	2,945,074	**3,226,680**	3,578,439	3,826,336	4,160,041
Reserves	2,147,461	2,099,157	**2,152,502**	2,145,414	2,213,973	2,209,960
Total equity	4,752,481	5,044,231	**5,379,182**	5,723,853	6,040,309	6,370,001

Cashflow Statement

For the four years ending 30 June 2029

	Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000
Cash Flows from Operating Activities						
Inflows						
Rates and charges	168,075	190,894	**205,289**	220,497	238,246	257,196
Statutory fees and fines	11,318	15,117	**15,420**	15,852	16,335	16,818
User fees	12,274	14,145	**14,826**	18,439	32,471	34,485
Grants - operating	18,417	39,928	**43,829**	45,057	46,431	47,803
Grants - capital	7,663	28,044	**42,847**	15,219	6,602	6,399
Contributions - monetary	32,876	81,934	**85,980**	126,849	106,808	126,700
Interest received	19,336	32,515	**33,961**	23,207	23,038	24,524
Trust funds and deposits taken	9,532	1,174	**1,209**	1,245	1,283	1,321
Other receipts	37,962	56,401	**22,007**	26,388	30,793	30,436
Net GST refund / payment	23,168	17,462	**21,588**	38,467	30,122	19,721
Outflows						
Employee Costs	(70,012)	(108,283)	**(92,061)**	(99,100)	(101,923)	(108,834)
Materials and Services	(147,414)	(175,101)	**(159,652)**	(169,758)	(177,052)	(184,395)
Net Cash provided by/(used in) operating activities	123,195	194,230	**235,243**	262,364	253,154	272,174
Cash Flows from Investing Activities						
Payments for property, infrastructure, plant and equipment	(114,943)	(153,262)	**(245,556)**	(495,793)	(344,803)	(275,787)
Proceeds from sale of property, infrastructure, plant and equipment	5,110					
Payments for Investments, other properties and intangibles	(14,816)	(16,595)	**-**	-	-	(11,219)
Proceeds from Sale of Investments			**20,400**	179,112	46,515	-
Net Cash provided by/(used in) investing activities	(124,649)	(169,857)	**(225,156)**	(316,681)	(298,287)	(287,006)
Cash Flows from Financing Activities						
Repayment of borrowings	(2,608)	(2,912)	**(6,327)**	(10,812)	(15,538)	(19,076)
Finance Costs	(197)	(135)	**(1,023)**	(2,483)	(3,450)	(3,776)
Proceeds from Borrowings	-	3,300	**25,703**	44,558	36,833	25,000
Interest Paid - Lease Liability	(20)	(72)	**(90)**	(50)	(15)	(1)
Repayment of Lease Liability	(351)	(373)	**(803)**	(846)	(449)	(106)
Net Cash provided by/(used in) financing activities	(3,176)	(192)	**17,460**	30,366	17,381	2,041
Net Increase/(Decrease) in Cash and Cash Equivalents	(4,630)	24,181	**27,547**	(23,951)	(27,752)	(12,791)
CASH POSITION						
Cash on Hand at the beginning of the year	23,401	18,771	**42,952**	70,499	46,548	18,796
Net Increase/(Decrease) in Cash and Cash Equivalents	(4,630)	24,181	**27,547**	(23,951)	(27,752)	(12,791)
Cash on Hand at the end of the year	18,771	42,952	**70,499**	46,548	18,796	6,005
plus Other Financial Assets CA - Term Deposits	236,000	300,000	**270,000**	81,000	24,300	25,029
plus Other Financial Assets NCA - Term Deposits	324,673	320,000	**329,600**	339,488	349,673	360,163
Cash on Hand plus Term Deposits	579,444	662,952	**670,099**	467,036	392,768	391,197

Capital Works Statement

For the four years ending 30 June 2029

	Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000
Property						
Land	3,510	17,045	**28,549**	34,111	14,476	42,366
Total land	**3,510**	**17,045**	**28,549**	**34,111**	**14,476**	**42,366**
Buildings	36,415	31,363	**64,703**	77,101	61,959	69,677
Building improvements	-	-	**2,462**	3,556	5,791	7,744
Total buildings	**36,415**	**31,363**	**67,165**	**80,657**	**67,750**	**77,421**
Total property	**39,925**	**48,408**	**95,714**	**114,768**	**82,226**	**119,787**
Plant and equipment						
Plant, machinery and equipment	28	643	**459**	4,905	709	948
Fixtures, fittings and furniture	74	393	**354**	535	840	1,107
Computers and telecommunications	674	1	**131**	-	-	-
Library books	526	588	**600**	922	950	978
Total plant and equipment	**1,302**	**1,625**	**1,544**	**6,362**	**2,499**	**3,033**
Infrastructure						
Roads	49,828	46,528	**32,867**	84,872	50,664	46,060
Bridges	902	474	**2,917**	9,218	27,508	4,403
Footpaths and cycleways	3,764	2,771	**15,248**	18,885	8,220	8,697
Drainage	1,703	886	**910**	2,102	2,052	2,862
Recreational, leisure and community facilities	14,705	37,267	**54,593**	201,895	129,804	58,243
Parks, open space and streetscapes		5,446	**12,268**	11,651	8,586	8,521
Off street car parks	568	116	**655**	-	-	-
Other infrastructure	2,019	13,606	**9,112**	4,069	3,214	2,961
Total infrastructure	**73,489**	**107,094**	**128,570**	**332,692**	**230,048**	**131,747**
Total capital works expenditure	**114,716**	**157,127**	**225,828**	**453,822**	**314,773**	**254,567**
Represented by:						
New asset expenditure	58,886	85,102	**150,303**	315,948	243,937	189,168
Asset renewal expenditure	17,489	11,542	**15,439**	22,832	37,135	49,566
Asset expansion expenditure	4,250	-	**-**	-	-	-
Asset upgrade expenditure	34,091	60,483	**60,086**	115,042	33,701	15,833
Total capital works	**114,716**	**157,127**	**225,828**	**453,822**	**314,773**	**254,567**
Funding sources represented by:						
Grants	10,513	23,673	**43,000**	12,879	6,080	6,448
Contributions	12,087	276	**35,090**	92,142	107,346	46,000
Council Cash	92,116	132,902	**122,035**	304,050	165,002	177,189
Borrowings		-	**25,703**	44,751	36,345	24,929
Total capital works expenditure	**114,716**	**157,127**	**225,828**	**453,822**	**314,773**	**254,567**

Statement of Changes in Equity

For the four years ending 30 June 2029

	Total	Accumulated Surplus	Revaluation Reserve	Other Reserves
	$'000	$'000	$'000	$'000
Forecast 2024/25				
Balance at beginning of the financial year	4,752,481	2,605,020	1,635,811	511,650
Surplus/(deficit) for the year	376,698	376,698	-	-
Net asset revaluation increment/(decrement)	-	-	-	-
Transfer (to)/from reserves	(84,948)	(36,644)	-	(48,304)
Balance at end of financial year	**5,044,231**	**2,945,074**	**1,635,811**	**463,346**
Budget 2025/26				
Balance at beginning of the financial year	5,044,231	2,945,074	1,635,811	463,346
Surplus/(deficit) for the year	300,894	300,894	-	-
Net asset revaluation increment/(decrement)	34,058	-	34,058	-
Transfer (to)/from reserves	(0)	(19,288)	-	19,288
Balance at end of financial year	**5,379,182**	**3,226,680**	**1,669,869**	**482,634**
2026/27				
Balance at beginning of the financial year	5,379,182	3,226,680	1,669,869	482,634
Surplus/(deficit) for the year	310,337	310,337	-	-
Net asset revaluation increment/(decrement)	34,334	-	34,334	-
Transfer (to)/from reserves	(0)	41,422	-	(41,422)
Balance at end of financial year	**5,723,853**	**3,578,439**	**1,704,203**	**441,211**
2027/28				
Balance at beginning of the financial year	5,723,853	3,578,439	1,704,203	441,211
Surplus/(deficit) for the year	281,809	281,809	-	-
Net asset revaluation increment/(decrement)	34,648	-	34,648	-
Transfer (to)/from reserves	0	(33,911)	-	33,911
Balance at end of financial year	**6,040,309**	**3,826,336**	**1,738,850**	**475,122**
2028/29				
Balance at beginning of the financial year	6,040,309	3,826,336	1,738,850	475,122
Surplus/(deficit) for the year	320,959	320,959	-	-
Net asset revaluation increment/(decrement)	8,733	-	8,733	-
Transfer (to)/from reserves	0	12,745	-	(12,745)
Balance at end of financial year	**6,370,001**	**4,160,041**	**1,747,583**	**462,378**

Statement of Human Resources

For the four years ending 30 June 2029

TOTAL STAFF EXPENDITURE	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000
Staff expenditure					
Employee costs - operating	87,852	**93,259**	99,623	102,104	109,461
Employee costs - capital	9,699	**13,649**	10,068	14,237	13,360
Total staff expenditure ##	**97,551**	**106,908**	**109,691**	**116,341**	**122,821**
Staff numbers	**FTE**	**FTE**	**FTE**	**FTE**	**FTE**
Employees - operating	723.9	**788.8**	820.2	848.7	874.1
Employees - capital	83.9	**90.9**	94.6	98.1	101.1
Total staff numbers	**807.8**	**879.7**	**914.8**	**946.8**	**975.2**

Includes other indirect labour costs eg, Psychometric testing & Medical checks

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Directorate	Proposed Budget 2025/26 $'000	Comprises Full Time Perm $'000	Part Time Perm $'000	Casual / Temporary $'000
City Delivery	18,641	15,813	2,440	388
City Futures	14,288	13,931	357	-
City Life	36,649	22,705	12,466	1,478
Office of the CEO	13,851	12,532	1,254	65
Organisational Performance	18,987	18,831	156	-
Total Staff Expenditure	**102,416**	**83,812**	**16,673**	**1,931**
Efficiency Factor	(10,000)			
Capitalised labour costs	13,649			
Other employee related expenditure	843			
Total Expenditure	**106,908**			

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Directorate	Proposed Budget 2025/26 FTE	Comprises Full Time Perm FTE	Part Time Perm FTE	Casual / Temporary FTE
City Delivery	159.1	127.5	28.3	3.3
City Futures	106.2	102.7	3.5	-
City Life	290.4	173.7	106.8	9.9
Office of the CEO	98.6	85.2	12.9	0.5
Organisational Performance	134.5	133.2	1.3	-
Total Staff Expenditure	**788.8**	**622.3**	**152.8**	**13.7**

Summary of Planned Human Resources Expenditure

For the four years ending 30 June 2029

	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000
City Delivery					
Permanent - Full Time	***14,385***	***15,813***	***16,938***	***17,964***	***18,963***
Male	7,784	8,557	9,172	9,728	10,267
Female	6,521	7,168	7,677	8,144	8,589
Persons of self-described gender	80	88	89	92	107
Permanent - Part Time	***2,220***	***2,440***	***2,611***	***2,767***	***2,921***
Male	447	491	524	555	588
Female	1,710	1,880	2,016	2,139	2,249
Persons of self-described gender	63	69	71	73	84
Casual - Temporary	***353***	***388***	***412***	***435***	***458***
Male	246	270	291	298	318
Female	107	118	121	137	140
Persons of self-described gender	-	-	-	-	-
Total City Delivery	**16,958**	**18,641**	**19,961**	**21,166**	**22,342**
City Futures					
Permanent - Full Time	***12,983***	***13,931***	***14,922***	***15,825***	***16,705***
Male	6,827	7,325	7,852	8,321	8,778
Female	6,042	6,484	6,958	7,375	7,780
Persons of self-described gender	114	122	112	129	147
Permanent - Part Time	***333***	***357***	***378***	***399***	***419***
Male	57	61	63	65	66
Female	276	296	315	334	353
Persons of self-described gender	-	-	-	-	-
Casual - Temporary	***-***	***-***	***-***	***-***	***-***
Male	-	-	-	-	-
Female	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-
Total City Futures	**13,316**	**14,288**	**15,300**	**16,224**	**17,124**
City Life					
Permanent - Full Time	***20,553***	***22,705***	***24,317***	***25,793***	***27,231***
Male	4,899	5,412	5,803	6,155	6,493
Female	15,536	17,163	18,379	19,500	20,582
Persons of self-described gender	118	130	135	138	156
Permanent - Part Time	***11,283***	***12,466***	***13,356***	***14,171***	***14,968***
Male	1,056	1,167	1,250	1,331	1,402
Female	10,015	11,065	11,854	12,581	13,288
Persons of self-described gender	212	234	252	259	278
Casual - Temporary	***1,337***	***1,478***	***1,584***	***1,687***	***1,777***
Male	162	179	185	205	210
Female	1,175	1,299	1,399	1,482	1,567
Persons of self-described gender	-	-	-	-	-
Total City Life	**33,173**	**36,649**	**39,257**	**41,651**	**43,976**

Summary of Planned Human Resources Expenditure (cont)

For the four years ending 30 June 2029

	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000
Office of CEO					
Permanent - Full Time	***9,575***	***12,532***	***13,424***	***14,240***	***15,042***
Male	2,563	3,354	3,591	3,820	4,027
Female	6,900	9,031	9,666	10,265	10,840
Persons of self-described gender	112	147	167	155	175
Permanent - Part Time	***958***	***1,254***	***1,342***	***1,427***	***1,505***
Male	44	58	60	62	74
Female	877	1,147	1,232	1,303	1,378
Persons of self-described gender	37	49	50	62	53
Casual - Temporary	***50***	***65***	***67***	***69***	***70***
Male	-	-	-	-	-
Female	50	65	67	69	70
Persons of self-described gender	-	-	-	-	-
Total Office of the CEO	**10,583**	**13,851**	**14,833**	**15,736**	**16,617**
Organisational Performance					
Permanent - Full Time	***13,354***	***18,831***	***20,167***	***21,387***	***22,580***
Male	6,417	9,048	9,698	10,283	10,862
Female	6,937	9,783	10,469	11,104	11,718
Persons of self-described gender	-	-	-	-	-
Permanent - Part Time	***111***	***156***	***173***	***177***	***182***
Male	-	-	-	-	-
Female	111	156	173	177	182
Persons of self-described gender	-	-	-	-	-
Casual - Temporary	***-***	***-***	***-***	***-***	***-***
Male	-	-	-	-	-
Female	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-
Total Organisational Performance	**13,465**	**18,987**	**20,340**	**21,564**	**22,762**
Grand Totals ##	**87,495**	**102,416**	**109,691**	**116,341**	**122,821**

Excludes other indirect labour costs eg, Psychometric testing & Medical checks

Summary of Planned Human Resources by FTE

For the four years ending 30 June 2029

	Annual Forecast 2024/25 FTE	Proposed Budget 2025/26 FTE	Projected 2026/27 FTE	Projected 2027/28 FTE	Projected 2028/29 FTE
City Delivery					
Permanent - Full Time	***138.0***	***127.5***	***132.6***	***137.2***	***141.3***
Male	74.4	69.0	71.8	74.3	76.5
Female	63.6	57.8	60.1	62.2	64.0
Persons of self-described gender	0.0	0.7	0.7	0.7	0.8
Permanent - Part Time	***25.7***	***28.3***	***29.4***	***30.4***	***31.3***
Male	4.5	5.7	5.9	6.1	6.3
Female	21.2	21.8	22.7	23.5	24.1
Persons of self-described gender	0.0	0.8	0.8	0.8	0.9
Casual - Temporary	***3.8***	***3.3***	***3.4***	***3.5***	***3.6***
Male	2.8	2.3	2.4	2.4	2.5
Female	1.0	1.0	1.0	1.1	1.1
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Total City Delivery	**167.5**	**159.1**	**165.4**	**171.1**	**176.2**
City Futures					
Permanent - Full Time	***102.7***	***102.7***	***106.8***	***110.5***	***113.8***
Male	53.9	54.0	56.2	58.1	59.8
Female	48.8	47.8	49.8	51.5	53.0
Persons of self-described gender	0.0	0.9	0.8	0.9	1.0
Permanent - Part Time	***2.6***	***3.5***	***3.6***	***3.7***	***3.8***
Male	0.9	0.6	0.6	0.6	0.6
Female	1.7	2.9	3.0	3.1	3.2
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Casual - Temporary	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
Male	0.0	0.0	0.0	0.0	0.0
Female	0.0	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Total City Futures	**105.3**	**106.2**	**110.4**	**114.2**	**117.6**
City Life					
Permanent - Full Time	***173.9***	***173.7***	***180.6***	***186.9***	***192.5***
Male	39.3	41.4	43.1	44.6	45.9
Female	134.6	131.3	136.5	141.3	145.5
Persons of self-described gender	0.0	1.0	1.0	1.0	1.1
Permanent - Part Time	***105.6***	***106.8***	***111.1***	***115.0***	***118.5***
Male	9.0	10.0	10.4	10.8	11.1
Female	95.2	94.8	98.6	102.1	105.2
Persons of self-described gender	1.4	2.0	2.1	2.1	2.2
Casual - Temporary	***8.3***	***9.9***	***10.3***	***10.7***	***11.0***
Male	1.5	1.2	1.2	1.3	1.3
Female	6.8	8.7	9.1	9.4	9.7
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Total City Life	**287.8**	**290.4**	**302.0**	**312.6**	**322.0**

Summary of Planned Human Resources by FTE (cont)

For the four years ending 30 June 2029

	Annual Forecast 2024/25 FTE	Proposed Budget 2025/26 FTE	Projected 2026/27 FTE	Projected 2027/28 FTE	Projected 2028/29 FTE
Office of CEO					
Permanent - Full Time	***65.3***	***85.2***	***88.6***	***91.7***	***94.5***
Male	13.2	22.8	23.7	24.6	25.3
Female	52.1	61.4	63.8	66.1	68.1
Persons of self-described gender	0.0	1.0	1.1	1.0	1.1
Permanent - Part Time	***13.8***	***12.9***	***13.4***	***13.9***	***14.3***
Male	0.6	0.6	0.6	0.6	0.7
Female	13.2	11.8	12.3	12.7	13.1
Persons of self-described gender	0.0	0.5	0.5	0.6	0.5
Casual - Temporary	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***
Male	0.0	0.0	0.0	0.0	0.0
Female	0.5	0.5	0.5	0.5	0.5
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Total Office of the CEO	**79.6**	**98.6**	**102.5**	**106.1**	**109.3**
Organisational Performance					
Permanent - Full Time	***82.9***	***133.2***	***138.5***	***143.3***	***147.6***
Male	38.3	64.0	66.6	68.9	71.0
Female	44.6	69.2	71.9	74.4	76.6
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Permanent - Part Time	***0.8***	***1.3***	***1.4***	***1.4***	***1.4***
Male	0.0	0.0	0.0	0.0	0.0
Female	0.8	1.3	1.4	1.4	1.4
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Casual - Temporary	***0.0***	***0.0***	***0.0***	***0.0***	***0.0***
Male	0.0	0.0	0.0	0.0	0.0
Female	0.0	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0	0.0
Total Organisational Performance	**83.7**	**134.5**	**139.9**	**144.7**	**149.0**
Grand Totals ##	**723.9**	**788.8**	**820.2**	**848.7**	**874.1**

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget. As per the Local Government Act 2020, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2025/26 the FGRS cap has been set at 3%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 3% in line with the rate cap.

This will raise total rates and charges for 2025/26 to $206,022m.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2024/25 Forecast Actual $'000	2025/26 Budget $'000	Change $'000	Change %
General rates*	147,017	**157,823**	10,806	7.4%
Municipal charge*	14,530	**17,556**	3,026	20.8%
Waste management charge	24,000	**24,878**	878	3.7%
Environmental enhancement rebate	(1,633)	**(1,962)**	(329)	20.1%
Council pensioner rebate	(750)	**(748)**	2	-0.3%
Supplementary rates and rate adjustments	6,260	**6,627**	367	5.9%
Interest on rates and charges	1,578	**1,848**	270	17.1%
Total rates and charges	191,002	**206,022**	15,020	7.9%

*These items are subject to the rate cap established under the FGRS.

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year.

Type or class of land	2024/25 cents/$CIV	2025/26 cents/$CIV	Change
General Rate	0.22079	**0.21158**	-4.17%
Vacant Land	0.33119	**0.35969**	8.61%
Extractive Industry Land	0.63588	**0.60935**	-4.17%
Commercial/Industrial Developed Land	0.35326	**0.33853**	-4.17%
Commercial/Industrial Vacant Land	0.44158	**0.47606**	7.81%
Retirement Village Land	0.18767	**0.17984**	-4.17%
Rural Living Land	0.19871	**0.19042**	-4.17%
Rural Land	0.15897	**0.15234**	-4.17%
Urban Growth Land	0.16559	**0.16926**	2.22%

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year.

Type or class of land	2024/25 $'000	2025/26 $'000	Change $'000	Change %
General Rate	105,382	**110,213**	4,831	4.6%
Vacant Land	14,256	**13,564**	(692)	-4.9%
Extractive Industry Land	311	**306**	(5)	-1.6%
Commercial/Industrial Developed Land	17,924	**23,035**	5,111	28.5%
Commercial/Industrial Vacant Land	4,370	**4,679**	309	7.1%
Retirement Village Land	454	**453**	(1)	-0.2%
Rural Living Land	787	**805**	18	2.3%
Rural Land	2,178	**2,477**	299	13.7%
Urban Growth Land	1,355	**2,316**	961	70.9%
Sub-Total	*147,017*	***157,848***	*10,831*	*7.4%*
Less EER Rebate	(1,892)	**(1,962)**	(70)	3.7%
Less Pension Rebate	(700)	**(748)**	(48)	6.9%
Total amount to be raised by general rates	144,425	**155,138**	21,544	14.9%

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year.

Type or class of land	2024/25 Number	2025/26 Number	Change Number	Change %
General Rate	72,480	**78,442**	5,962	8.2%
Vacant Land	10,591	**8,644**	(1,947)	-18.4%
Extractive Industry Land	8	**8**	-	0.0%
Commercial/Industrial Developed Land	3,549	**3,792**	243	6.8%
Commercial/Industrial Vacant Land	433	**466**	33	7.6%
Retirement Village Land	560	**560**	-	0.0%
Rural Living Land	227	**227**	-	0.0%
Rural Land	547	**546**	(1)	-0.2%
Urban Growth Land	203	**203**	-	0.0%
Total number of assessments	88,598	**92,888**	4,290	4.8%

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year.

Type or class of land	2024/25 $'000	2025/26 $'000	Change $'000	Change %
General Rate	47,729,340	**52,090,248**	4,360,908	9.1%
Vacant Land	4,304,517	**3,770,998**	(533,519)	-12.4%
Extractive Industry Land	49,000	**50,300**	1,300	2.7%
Commercial/Industrial Developed Land	5,073,696	**6,804,465**	1,730,769	34.1%
Commercial/Industrial Vacant Land	989,735	**983,168**	(6,567)	-0.7%
Retirement Village Land	241,970	**252,070**	10,100	4.2%
Rural Living Land	396,250	**422,740**	26,490	6.7%
Rural Land	1,369,850	**1,625,745**	255,895	18.7%
Urban Growth Land	818,125	**1,353,790**	535,665	65.5%
Total value of land	60,972,483	**67,353,524**	6,381,041	10.5%

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property 2024/25 $	Per Rateable Property 2025/26 $	Change $	Change %
Municipal	164	**189**	25	15.2%

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year.

Type of Charge	2024/25 $	2025/26 $	Change $	Change %
Municipal	14,359	**17,556**	3,197	22.3%

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property 2024/25 $	Per Rateable Property 2025/26 $	Change $	Change %
Waste Service – Option A 120L Garbage, 240L Recycling, 240L Green	300	**308**	8	2.7%
Waste Service – Option C 120L Garbage, 240L Recycling, 120L Green	300	**308**	8	2.7%
Waste Service – Option E 120L Garbage, 240L Recycling	300	**308**	8	2.7%
Waste Service – Additional bin	160	**164**	4	2.5%
Waste Service – Option B * 80L Garbage, 240L Recycling, 240L Green	300	**308**	8	2.7%
Waste Service – Option D * 80L Garbage, 240L Recycling, 120L Green	300	**308**	8	2.7%
Waste Service – Option F * 80L Garbage, 240L Recycling	300	**308**	8	2.7%

These Waste Services are no longer offered. Council has one standard Waste Service including 120L Garbage, 240L Recycling. A 120L or 240L Green bin can be provided free of charge.

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year.

Type of Charge	2024/25 $	2025/26 $	Change $	Change %
Waste Service	24,175	**24,878**	703	2.9%

4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year.

	2024/25 $'000	2025/26 $'000	Change $'000	Change %
Rates and charges after rebates	144,425	**155,138**	10,713	7.4%
Municipal charge	14,359	**17,556**	3,197	22.3%
Waste service charge	24,175	**24,878**	703	2.9%
Supplementary rates (including new Waste Services)	7,938	**6,627**	(1,311)	-16.5%
Total rates and charges	**190,897**	**204,199**	13,302	7.0%

4.1.1(l) Fair Go Rates System Compliance

Melton City Council is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2024/25	2025/26
Total Rates	$ 157,235,654	$ 170,310,912
Number of rateable properties	88,598	92,888
Base Average Rate	$ 1,775	$ 1,834
Maximum Rate Increase (set by the State Government)	2.75%	3.00%
Capped Average Rate	$ 1,823	$ 1,889
Maximum General Rates and Municipal Charges Revenue	$ 161,555,988	$ 175,420,239
Budgeted General Rates and Municipal Charges Revenue	$ 161,547,078	$ 175,379,297
Budgeted Supplementary Rates	$ 7,938,219	$ 6,627,119
Budgeted Total Rates and Municipal Charges Revenue	$ 169,485,297	$ 182,006,416

4.1.1(m) Any significant changes that may affect the estimated amounts to be raised by rates and charges.

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2025/26: estimated $6,627,119 and 2024/25: $7,938,219)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.1(n) Differential rates.

Each differential rate will be determined by multiplying the Capital Improved Value of rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

Council believe each differential rate will contribute to the equitable and efficient carrying out of council functions. Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate are set out below.

General Rate

General Rate is any land which does not have the characteristics of:

1. Vacant Land;
2. Extractive Industry Land;
3. Commercial/Industrial Developed Land;
4. Commercial/Industrial Vacant Land;
5. Retirement Village Land;
6. Rural Living Land;
7. Rural Land; or
8. Urban Growth Land.

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.
The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.
The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the financial year.

Vacant Land

Vacant Land is any land:

1. on which no building with an approved occupancy permit is erected;
2. located in a precinct structure plan, and with an approved planning permit for residential subdivision; and
3. which does not have the characteristics of:
   3.1 Commercial/Industrial Vacant Land;
   3.2 Rural Living Land;
   3.3 Rural Land; or
   3.4 Urban Growth Land.

The objective of this differential is to encourage the development of land for non-commercial and non-industrial purposes, and ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. To discourage land banking, and ensure an adequate supply of residential zoned land to the market demand.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.
The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

Extractive Industry Land

Extractive Industry Land is any land which is:

1. used primarily for the extraction or removal of stone, including the treatment of stone; and
2. located within a Special Use Zone 1 under the Melton Planning Scheme.

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.

The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the financial year.

Commercial/Industrial Developed Land

Commercial/Industrial Developed land is any land which:

1. Is used or adapted or designed to be used primarily for commercial or industrial purposes; or
2. Does not have the characteristics of Extractive Industry Land.

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, having regard to the capacity of such land to be used to yield income and the demands such land make on Council's infrastructure. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.

The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the financial year.

Commercial/Industrial Vacant Land

Commercial/Industrial Vacant Land is any land:

1. On which no building with an approved occupancy permit is erected; and
2. Which is located within:
   2.1 a Business 1 Zone
   2.2 a Comprehensive Development Zone;
   2.3 a Mixed Use Zone;
   2.4 an Industrial Zone 1;
   2.5 an Industrial Zone 3;
   2.6 Special Use Zone 4;
   2.7 Special Use Zone 3;
   2.8 Special Use Zone 6;
   2.9 Special Use Zone 7; or
   2.10 Urban Growth Zone located in a precinct structure plan, and with an approved planning permit for commercial/industrial use under the Melton Planning Scheme.

The objective of this differential is to encourage the commercial/industrial development and ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. To discourage land banking, and ensure an adequate supply of commercial/industrial zoned land to the market demand.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.

The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

Retirement Village Land

Retirement Village Land is any land which is located within a retirement village land under the Retirement Villages Act 1986.

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. Recognition of the services undertaken by the retirement village sector.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.

The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the financial year.

Rural Living Land

Rural Living Land is any land which is:

1. Two (2) or more hectares but less than ten (10) hectares in area; and
2. Located within:
   2.1 a Green Wedge A Zone;
   2.2 a Green Wedge Zone;
   2.3 a Rural Conservation Zone;
   2.4 a Farming Zone; or
   2.5 Special Use Zone 5.
   under the Melton Planning Scheme.

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. To assist in the maintenance of rural properties.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.

The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the financial year.

Rural Land

Rural Land is any land which is:

1. Ten (10) hectares or more in area; and
2. Located within:
   2.1 a Green Wedge A Zone;
   2.2 a Green Wedge Zone;
   2.3 a Rural Conservation Zone;
   2.4 a Farming Zone; or
   2.5 Special Use Zone 5.
   under the Melton Planning Scheme.

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district;
6. To recognise the impact of urban land speculation on the valuation of farm land; and
7. To encourage agricultural activity.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.

The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the financial year.

Urban Growth Land

Urban Growth Land is any land which is:

1. Two (2) or more hectares in area; and
2. Located within an Urban Growth Zone under the Melton Planning Scheme in respect of which no precinct structure plan has been approved.

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, having regard to the capacity of such land to be developed (or future developed) and the demands that such land make on Council's infrastructure. These include the:

1. Implementation of good governance and sound financial stewardship;
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets;
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services;
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. Planning & preparation of Precinct Structure Plan.

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

The geographic location of the land within this differential rate is wherever it is located within the municipal district, without reference to ward boundaries.

The use of the land within this differential rate, in the case of improvement, is any use of land.

The planning scheme zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

The types of buildings on the land within this differential rate are all buildings already constructed on the land or which will be constructed prior to the expiry of the financial year.

4.1.2 Statutory fees and fines

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Infringement and Costs	5,963	**4,763**	(1,200)	-20.1%
Permit Fees and other Registration Fees	5,638	**5,976**	337	6.0%
Town Planning Fees	2	**3**	2	100.0%
Court Recoveries	367	**519**	152	41.3%
Land Information Certificates	258	**367**	109	42.4%
Refund- Statutory Fees	(6)	**(2)**	4	-66.7%
Other Statutory Fees	1,095	**933**	(162)	-14.8%
Property Information Requests	1,470	**1,509**	39	2.6%
Total statutory fees and fines	14,787	**14,068**	(719)	-4.9%

4.1.2 Statutory fees and fines ($0.719 million decrease)
Statutory fees and fines relate mainly to fees and fines levied in accordance with legislation and include animal registrations, Health Act registrations and parking infringement fines. Increases in statutory fees are made in accordance with legislative requirements.

Statutory fees and fines are projected to decrease by $0.719 million or 4.9% compared to the 2024/25 forecast. The decrease is mainly related to the 'Infringements' category which is driven by anticipated parking fine revenue and local laws income; the 'Other Statrutory Fees' category driven by open space planning and landscaping fees; and the 'Permit Fees & Other Registration Fees' category driven by the subdivision plan checking fee.

4.1.3 User fees

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Aged and Health Services Client Fees	533	**675**	143	26.8%
Child, Family and Youth Service Client Fees	69	**565**	496	718.3%
Child, Family and Youth Service Levies	232	**373**	141	60.6%
Child, Family and Youth Service Other Fees	33	**68**	35	105.5%
Funeral Services Fees	85	**91**	6	7.2%
Leisure and Recreation Client Fees	3	**1**	(2)	-69.4%
Leisure and Recreation Registration Fees	61	**59**	(2)	-3.0%
Non Standard Street Lighting Fees	326	**383**	57	17.5%
Other Fees and Charges	332	**427**	95	28.7%
Planning, Application and Permit Fees	2,127	**2,388**	261	12.3%
Rental	2,640	**2,927**	287	10.9%
Subdivision Fees	4,800	**5,100**	300	6.3%
Supplementary Valuation Fees	288	**469**	181	62.7%
Total user fees	11,529	**13,526**	1,998	17.3%

4.1.3 User fees ($1.998 million increase)
User charges relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. In setting the budget, the key principle for determining the level of user charges has been to ensure that increases are in line with the increases in the cost of providing the services and/or market pricing levels.

User fees and charges are projected to increase by $1.998 million or 17.3% over the 2024/25 Forecast. This increase is mainly due to increase in 'Planning, Application and Permit Fees' and 'Rental Income' related to Caroline Springs Leisure Centre, Cobblebank Indoor Sports Stadium and Community Centres. This increase is partially offset by a decrease in Subdivision Fees.

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Grants were received in respect of the following:				
Summary of grants				
(a) Commonwealth funded grants	29,137	**61,405**	32,268	110.7%
(b) State funded grants	37,315	**25,580**	(11,734)	-31.4%
Total grants received	66,452	**86,986**	20,534	30.9%
(a) Operating Grants				
Recurrent - Commonwealth Government				
Community support and development	1,619	**1,676**	57	3.5%
Financial Assistance Grant	25,794	**27,333**	1,539	6.0%
Maternal and Child Health	17	**13**	(4)	-23.3%
Aged care	2,027	**2,061**	35	1.7%
Other	351	**322**	(29)	-8.3%
Recurrent - State Government				
Aged care	453	**585**	132	29.2%
Community support and development	654	**204**	(450)	-68.8%
Families and Children	2,646	**2,216**	(430)	-16.2%
Libraries	1,070	**1,068**	(2)	-0.2%
Maternal and Child Health	5,766	**6,181**	415	7.2%
Youth services	1,257	**1,384**	127	10.1%
Other	109	**118**	9	7.8%
Recreation & Leisure	3	**3**	-	0.0%
Total recurrent grants	41,766	**43,164**	1,399	3.3%
Non-recurrent - State Government				
Community support and development	589	**480**	(109)	-18.5%
Environment	216	**300**	84	100.0%
Families and Children	2	**-**	(2)	-100.0%
Youth services	177	**-**	(177)	-100.0%
Libraries	30	**41**	11	36.7%
Total non-recurrent grants	1,013	**821**	(192)	-19.0%
Total operating grants	42,778	**43,985**	1,207	2.8%
(b) Capital Grants				
Non-recurrent - Commonwealth Government				
Roads	-	**-**	-	0.0%
Recreation & Leisure	-	**15,000**	15,000	100.0%
Buildings	57	**15,000**	14,943	26355.0%
Non-recurrent - State Government				
Buildings	9,441	**9,241**	(200)	-2.1%
Roads	4,840	**2,984**	(1,856)	-38.3%
Libraries	156	**-**	(156)	-100.0%
Footpaths & Cycleways	2,867	**459**	(2,408)	-84.0%
Parks and Open Spaces	479	**-**	(479)	-100.0%
Recreation & Leisure	4,064	**200**	(3,864)	-95.1%
Traffic Management	2,346	**117**	(2,229)	-95.0%
Other Infrastructure	150	**-**	(150)	-100.0%
Total non-recurrent grants	24,400	**43,001**	18,600	76.2%
Recurrent - Commonwealth Government				
Roads	(727)	**-**	727	-100.0%
Recurrent - State Government				
Parks and Open Spaces	-	**-**	-	0.0%
Total recurrent grants	(727)	**-**	727	-100.0%
Total capital grants	23,673	**43,001**	19,328	81.6%
Total Grants	66,452	**86,986**	20,534	30.9%

4.1.4 Total Grant Income ($20.534 million increase)
Total grant income includes all monies received from State and Commonwealth Government for both capital and operating purposes. Overall grant funding is set to increase by $20.534 million (or 30.9% over the 2024-25 forecast) to $86.986 million. Of this, Commonwelath Governement funded grants are $61.405 million or 71% of total budgeted grant income and State Government funded grants are $25.580 million or 29%. This represents an increase in Commonwealth funded grants by $32.268 million or 110.7% while State funded grants have decreased by $11.734 million or 31.4%.

4.1.4 (a) Operating Grants ($1.207 million increase)
Operating grants include all monies received from State and Commonwealth Government for the purposes of funding the delivery of Council's services to ratepayers. Operating grant income is budgeted to increase by $1.207 million or 2.8% over the 2024/25 Forecast. This is mainly due to an increase in Financial Assistance Grant income, Local Roads Funding from the Commonwealth Government, Maternal & Child Health Services Funding from Victorian State Government.

4.1.4 (b) Capital Grants ($19.328 million increase)
Capital grants include all monies received from the State and Commonwealth Government & Community sources for the purpose of funding the capital works program. Overall budgeted grant income is set to increase by $19.328 million or 81.6% over the 2024/25 Forecast. This increase is mainly due to the funding for Recreation and Leisure (mainly for Plumpton Aquatic & Leisure Centre), Buildings (mainly for Cobblebank Community Services Hub, Weir Views Childrens and Community Centre & Deanside Community Centre and Neighbourhood) & Roads (mainly for Taylors Road and Sincliars Roads Signalised, Taylors Road and Westwood Drive Signalised & Exford Road/Wilson Road and Exford Road/ Northcott Street Intersection Upgrade). The following summarises the budgeted capital grant income by asset category and project.

Buildings	**$ million**
Cobblebank Community Services Hub	15.000
Weir Views Childrens and Community Centre	4.241
Deanside Community Centre and Neighbourhood House	5.000
Total Buildings	**24.241**

Roads	**$ million**
Taylors Road and Sinclairs Road Signalised Intersection	1.009
Taylors Road and Westwood Drive Signalised Intersection	1.009
Exford Rd-Wilson Rd & Northcott St; Intersection Upgrade	0.967
	2.984

Footpaths and cycleways	
Navan Park - Boardwalk Crossover	0.050
Caroline Springs Boulevard and Gourlay Road, CS	0.100
Westwood Drive Shared Path, Ravenhall	0.309
Total Footpaths and cycleways	**0.459**

Recreational, Leisure and Community Facilities	
Ian Cowie Recreation Reserve, Rockbank	0.200
Plumpton Aquatic & Leisure Centre	15.000
	15.200

Traffic Management Devices	
Exford Road and Mitchell Road, Melton South	0.117
Total Traffic Management Devices	**0.117**

4.1.5 Contributions

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Monetary	81,934	**85,980**	4,046	4.9%
Non-monetary	265,066	**154,410**	(110,656)	-41.7%
Total contributions	347,001	**240,391**	(106,610)	-30.7%

4.1.5 Contributions ($106.610 million decrease)
Contributions comprise of two categories, Monetary represented by monies paid by developers in regard to Precinct Structure Plans (PSP), Developer Contribution Plans (DCP) and Infrastructure Contribution Plans (ICP); and Non-monetary which reflect the value of infrastructure assets (such as footpaths or drainage) completed by Developers with control passed on to the Council. Non-monetary contributions include gifted assets from subdivision activity as well as in-kind assets provided by developers to offset their DCP contributions payable to Council. Given the nature of these two revenue streams being based on levels of development being undertaken at a given point in time, they can be relatively inconsistent year on year.

Funds received from Monetary Contributions are set aside in Council Reserves to fund future capital works relating to public open space and the construction of infrastructure in accordance with planning permits issued for property development. These are expected to increase in 2025/26 by $4.046 million or 4.9% in line with the level of anticipated new developments.

Non-monetary contributions are expected to decrease in 2025/26 by $110.656 million or 41.7% as the level of developments reaching completion and subsequent assets being handed over to the Council is less than 2024/25 Forecast.

4.1.6 Other income

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Interest on Investments	29,663	**33,961**	4,298	14.5%
Investment Property Rental	(197)	**871**	1,068	-542.1%
Insurance Recoveries	101	**15**	(86)	-85.2%
Sale of Merchandise and Consumables	300	**406**	106	35.5%
Sponsorships and Donations	16	**40**	24	150.2%
Photocopying	100	**85**	(15)	-15.1%
Other	4,302	**4,792**	491	11.4%
Total other income	34,285	**40,171**	5,886	17.2%

4.1.6 Other Income ($5.886 million increase)
Other income relates to a range of items such as interest revenue on investments (excluding interest on rate arrears), and other miscellaneous income items. Other income is projected to increase by $5.886 million or 17.2% compared to 2024/25 Forecast mainly due to transition to the Victorian Funds Management Corporation (VFMC).

4.1.7 Employee costs

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Wages and Salaries (FT & PT)	65,128	**71,142**	6,013	9.2%
Casual Staff	1,457	**1,931**	474	32.5%
Annual Leave Loading	2,029	**1,606**	(423)	-20.8%
Long Service Leave	2,465	**2,505**	40	1.6%
Workcover	2,486	**2,372**	(114)	-4.6%
Superannuation	8,541	**11,781**	3,239	37.9%
Fringe Benefits Tax	60	**31**	(29)	-48.8%
Other	5,686	**1,892**	(3,794)	-66.7%
Total employee costs	87,852	**93,259**	5,407	6.2%

4.1.7 Employee costs ($5.407 million increase)
Employee costs include all labour related expenditure such as wages and salaries and on-costs such as allowances, annual leave loading, long service leave, superannuation, fringe benefits tax and work cover premium. Payments to contract employees are not included in this expenditure category.

Employee costs are budgeted to increase by $5.407 million or 6.2% compared to 2024/25 Forecast. This increase includes:
- An expected 3% increase to salary costs in line with the Enterprise Agreement (EA);
- An increase in the Superannuation Guarantee from 11.5% to 12%;
- An increase of 71.91 FTE from 807.8 to 879.7.

4.1.8 Materials and services

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Administrative support	3,825	**3,602**	(223)	-5.8%
Audit Fees	272	**324**	52	19.1%
Contract labour	3,207	**1,897**	(1,310)	-40.8%
Contract payments (incl. Waste Contracts)	62,352	**65,429**	3,077	4.9%
Contributions and donations	751	**1,015**	264	35.1%
General maintenance incl. vehicles	10,831	**13,097**	2,266	20.9%
Hire Charges	2,555	**2,938**	382	15.0%
Insurance	2,065	**2,471**	405	19.6%
IT Networking, Software, Hardware & Licencing	11,319	**12,813**	1,493	13.2%
Legal Fees	1,852	**2,096**	245	13.2%
Minor Asset Purchases	1,785	**2,124**	338	18.9%
Other	3,217	**3,535**	318	9.9%
Professional fees	9,581	**12,304**	2,723	28.4%
Program expenses	6,199	**5,960**	(239)	-3.9%
Subscriptions & Memberships	989	**1,150**	160	16.2%
Training, Seminars & Conferences & Other Staff Related Costs	888	**1,129**	241	27.2%
Utilities	6,079	**5,880**	(199)	-3.3%
Waste Services Levies	9,020	**9,265**	245	2.7%
Total materials and services	136,787	**147,027**	10,240	7.5%

4.1.8 Materials and services ($10.240 million increase)
Materials and services comprises ongoing operational costs (other than Employee costs) incurred by the Council for providing services to community. This includes contractors engaged via agencies. Materials and services are projected to increase by $10.240 million or 7.5% compared to 2024/25 Forecast due to:
- An increase in estimated General Maintenance;
- An increase in estimated Contract Payments driven by contractual agreements;
- An increase in estimated Professional & Legal Fees;

The increase is partially offset by-
- A decrease in estimated Contract Labour;
- A decrease in estimated IT Networking, Software, Hardware & Licencing;
- A decrease in estimated Utilities.

4.1.9 Depreciation

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Property	8,777	**10,410**	1,633	18.6%
Plant & equipment	3,439	**3,543**	104	3.0%
Infrastructure	48,903	**54,505**	5,602	11.5%
Total depreciation	61,118	**68,457**	7,339	12.0%

4.1.9 Depreciation ($7.339 million increase)
Depreciation is projected to increase by $7.339 million or 12% from 2024/25 Forecast. This increase is mainly due to the increase in the value of Council's infrastructure assets. This is due to increasing levels of capital expenditure, the impact of asset revaluations as well as ongoing acquisition of substantial levels of contributed assets from Precinct Structure Plan (PSP) & in-kind assets transferred over to the Council each year from completed development works within the municipality.

4.1.10 Amortisation - Intangible assets

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Intangible assets	327	**590**	263	80.4%
Total amortisation - intangible assets	327	**590**	263	80.4%

4.1.10 Amortisation of Intangible Assets ($0.263 million increase)
The Amortisation of Intangiable Assets is set to increase by $0.263m or 80.4% due to additional amortisation for IT Software in 2025/26.

4.1.11 Depreciation - Right of use assets

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Furniture & Equipment	199	**579**	380	190.8%
Vehicles	238	**240**	2	0.8%
Total depreciation - right of use assets	437	**819**	382	87.2%

4.1.11 Depreciation – Right of Use Assets ($0.382 million increase)
The depreciation of the right of use assets under lease arrangements are reported in accordance with current legislation. This expense is set to increase due to lease costs associated with parking sensors and the acquisition of a new multi function device printer in 2025/26.

4.1.12 Borrowing Costs

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Interest Expense	147	**1,023**	876	595.9%
Total other expenses	147	**1,023**	876	595.9%

4.1.12 Borrowing Costs ($0.876 million increase)
Borrowing costs are set to increase by $0.876m or 595.9% as a result of new borrowings to fund two major capital works projects being Cobblebank Community Services Hub $14.346 million and Plumpton Aquatic and Leisure Centre $11.357 million. Council is taking advantage of a competitive offering by Treasury Corporation of Victoria and in doing so is creating a needed contingency for capital projects. Since September 2021, the Victorian Government has provided loan facility support, with Treasury Corporation of Victoria being given the capacity to lend directly to Local Government entities.

4.2 Balance Sheet

4.2.1 Assets

4.2.1.1 Current Assets ($2.052 million decrease)
Current assets in 2025/26 are projected to decrease by $2.052 million compared to 2024/25 Forecast. This is predominantly as a result of a decrease in cash and cash equivalents relating to monetary contributions from developers & VFMC (Victorian Funds Management Corporation) investments.

4.2.1.2 Non-Current Assets ($361.017 million increase)
Non-Current Assets are budgeted to increase by $361.017 million over the 2024/25 forecast. This is mainly attributable to the increase in property, plant and equipment resulting from developer contributed assets and the planned capital works program. The net increase of assets is partly offset by the depreciation of non-current assets plus the written down value of assets disposed during the year through sale of assets.

4.2.2 Liabilities

4.2.2.1 Current Liabilities ($9.013 million increase)
Current liabilities are expected to increase by $9.013 million over the 2024/25 Forecast. The increase is primarily due to the current component of the new loan borrowings referred to in 4.2.3 below as well as increases against trade & other payables and Precinct Structure Plan (PSP) creditors relating to Works in Kind and Land in Kind. These are assets provided in kind by developers that are budged to be delivered as per the schedules provided by developers.

4.2.2.2 Non-Current Liabilities ($15.001 million increase)
Non-current liabilities are expected to increase by $15.001 million. This increase is primarily due to the increase in loan borrowings in 2025/26 as referenced in 4.2.3 below.

4.2.3 Borrowings
The table below shows information on borrowings specifically required by the Regulations.

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000	Projections 2026/27 $'000	2027/28 $'000	2028/29 $'000
Amount borrowed as at 30 June of the prior year	3,536	**3,924**	23,300	57,046	78,340
Amount proposed to be borrowed	3,300	**25,703**	44,558	36,833	25,000
Amount projected to be redeemed	(2,912)	**(6,327)**	(10,812)	(15,538)	(19,076)
Amount of borrowings as at 30 June	3,924	**23,300**	57,046	78,340	84,264

4.2.3 Borrowings ($22.403 million increase)
Borrowings are set to increase by $22.403 million to $25.703 million as a result of new borrowings to fund two major capital works projects being Cobblebank Community Services Hub $14.346 million and Plumpton Aquatic and Leisure Centre $11.357 million. Council is taking advantage of a competitive offering by Treasury Corporation of Victoria and in doing so is creating a needed contingency for capital projects. Since September 2021, the Victorian Government has provided loan facility support, with Treasury Corporation of Victoria being given the capacity to lend directly to Local Government entities.

4.2.4 Leases by category
As a result of the introduction of *AASB 16 Leases*, right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast Actual Q3 2024/25 $'000	Budget 2025/26 $'000
Right-of-use assets		
Furniture & Equipment	974	**1,085**
Vehicles	223	**249**
Total right-of-use assets	**1,197**	**1,334**
Lease liabilities		
Current lease Liabilities		
Furniture & Equipment	333	**717**
Vehicles	59	**126**
Total current lease liabilities	**392**	**843**
Non-current lease liabilities		
Furniture & Equipment	646	**418**
Vehicles	198	**128**
Total non-current lease liabilities	**844**	**546**
Total lease liabilities	**1,236**	**1,389**

4.3 Statement of changes in Equity

4.3.1 Reserves

	Opening Balance 01-Jul-25 $'000	Transfers In $'000	Transfers Out $'000	Closing Balance 30-Jun-26 $'000
Restricted Reserves				
Street Trees & Drainage	1,064	40	-	1,104
Community Infrastructure	338,840	117,285	(100,171)	355,954
Discretionary Reserves				-
Perpetual Maintenance	148	7	-	155
Defined Benefit Call	421	15	-	436
Infrastructure & Strategic Investment	122,873	15,393	(13,281)	124,985
Total Other Reserves	**463,346**	**132,739**	**(113,452)**	**482,634**

Street Trees & Drainage
Developer contributions for provision of drainage assets and street beautification.

Community Infrastructure
Developer contributions collected to deliver community infrastructure within PSP and non-PSP areas in accordance with the Planning and Environment Act and section 173 agreements.

Perpetual Maintenance
Provision for perpetual maintenance of Melton Cemetery.

Infrastructure & strategic investment (Previously Atherstone Investment)
Income generated from Atherstone estate set aside for major capital works and investments to diversify Council's income streams.

Defined Benefit Call
Provision for potential future funding call under the Defined Benefits Superannuation scheme.

4.3.2 Equity

Total equity is a representation of net assets and comprises the following three components:

Accumulated Surplus - Which is an accumulation of all the operating surpluses and deficits realised by Council since its inception offset by transfers to and from reserves. The accumulated surplus at the end of 2025/26 is budgeted to be $3.227 billion.

Asset Revaluation Reserve - Which represents the difference between the previously recorded values of assets and their current valuations. The asset revaluation reserve balance as at the end of 2025/26 is budgeted at $1.670 billion.

Other Reserves - These are mainly funds that Council wishes to separately identify as being set aside to meet a specific purpose. This includes developer contribution reserves set aside for future capital works. Other reserve balances as at the end of 2025/26 are budgeted to be $482.634 million. These reserves are detailed in table 4.3.1 above.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in Operating activities

Cashflows from operating activities refers to the cash generated or used in the normal service delivery functions of Council and more specifically, records when the cash is physically being received in, or paid out of our bank accounts. The net cash flows from operating activities does not equal the operating surplus (deficit) for the year as the operating revenues and expenses of the Council as outlined in the Income Statement, include non-cash items such as Depreciation, which have been excluded from the Cash Flow Statement.

The 2025/26 budget for 'Net cash provided by operating activities' is $41.013 million greater than 2024/25 forecast. This comprises a decrease in cash receipts of $9.342 million that is offset by a decrease in operating cash expenditure outflows of $31.671 million.

Cash receipts are expected to increase over the current year foreacst for Rates and Charges by $14.395 million and Capital Grants $14.803 million. These increases in cash receipts are offset by decreases in cash payments for Employee Costs $16.222 million and Materials and Services $15.449 million.

4.4.2 Net cash flows provided by/used in Investing activities

Cashflows from Investing activities typically refers to cash outflows related to the purchase of Assets such as equipment (which is seen to be an investment for Council), or cash inflows such as the proceeds on sale of said assets.

The net cash used for investing activities is projected to be greater than current year forecast by $55.299 million. This comprises increased cash outflows associated with Property, Plant and Equipment $92.294 million, offset by Proceeds on Sale of Investments $ 20.4 million.

4.4.3 Net cash flows provided by/used in Financing activities

Cashflows from Financing activities refers to cash generated or used in the financing of Council activities which include borrowings from financial institutions. These activities also include any repayments of principal of said borrowings during the year and / or Finance costs associated with the establishment and maintenance of borrowings.

Net cash inflows for this activity are budgeted to be $17.460 million (or $17.460 million greater than the 2024/25 forecast), mainly comprising new borrowings of $25.703 million dollars. These are mainly offset by cash outflows represented by loan repayments, which are budgeted to be $6.327 million.

4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2025/26 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1 High Level Summary of Capital Works for 2025/26

Asset Category	Forecast Actual 2024/25 $'000	Budget 2025/26 $'000	Change $'000	Change %
Property	48,408	**95,714**	47,306	98%
Plant and equipment	1,625	**1,544**	- 81	-5%
Infrastructure	107,094	**128,570**	21,476	20%
Total	**157,127**	**225,828**	**68,701**	**44%**

Asset Category	Project Cost $'000	*Asset expenditure types* New $'000	Renewal $'000	Upgrade $'000	*Summary of Funding Sources* Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Property	**95,714**	91,178	2,407	2,129	24,241	30,321	14,346	26,808
Plant and equipment	**1,544**	759	622	164	-	-	-	1,544
Infrastructure	**128,570**	58,368	12,410	57,791	18,760	4,770	11,357	93,683
Total	**225,828**	**150,305**	**15,439**	**60,084**	**43,001**	**35,090**	**25,702**	**122,034**

4.5.2 2025/26 Capital Works Budget by Asset Category

Asset Category	Project Cost $'000	Asset expenditure types: New $'000	Renewal $'000	Upgrade $'000	Summary of Funding Sources: Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Property								
Land	**28,549**	28,549	-	-	-	28,549	-	-
Buildings	**64,704**	62,630	-	2,074	24,241	1,772	14,346	24,346
Building Improvements	**2,462**	-	2,407	55	-	-	-	2,462
Total Property	**95,715**	**91,178**	**2,407**	**2,129**	**24,241**	**30,321**	**14,346**	**26,808**
Plant and equipment								
Fixtures, fittings and furniture	**354**	27	327	-	-	-	-	354
Library Books	**600**	600	-	-	-	-	-	600
Computers and telecommunications	**131**	131	-	-	-	-	-	131
Other Plant and equipment	**459**	-	295	164	-	-	-	459
Total Plant and equipment	**1,544**	**759**	**622**	**164**	**-**	**-**		**1,544**
Infrastructure								
Roads	**32,867**	4,220	6,854	21,792	2,984	1,698	-	28,184
Bridges	**2,917**	1,310	1,369	238	-	-	-	2,917
Footpaths and cycleways	**15,248**	12,220	1,485	1,543	459	502	-	14,287
Drainage	**910**	55	548	307	-	-	-	910
Kerb & Channel	**170**	-	170	-	-	-	-	170
Parks, Open Space and Streetscapes	**12,268**	2,251	147	9,870	-	391	-	11,877
Recreational, Leisure and Community Facilities	**54,593**	33,389	1,837	19,367	15,200	2,178	11,357	25,858
Car parks	**655**	655	-	-	-	-	-	655
Traffic Management Devices	**6,993**	3,873	-	3,120	117	-	-	6,875
Other Infrastructure	**1,949**	395	-	1,554	-	-	-	1,949
Total Infrastructure	**128,569**	**58,368**	**12,410**	**57,791**	**18,760**	**4,770**	**11,357**	**93,683**
Grand Total	**225,828**	**150,305**	**15,439**	**60,084**	**43,001**	**35,090**	**25,702**	**122,034**

4.5.2 2025/26 Capital Works Budget by Project

2025/26 Projects grouped by Asset Category	Project Cost $'000	Asset expenditure types: New $'000	Renewal $'000	Upgrade $'000	Summary of Funding Sources: Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
PROPERTY								
LAND								
Mt Atkinson-IT-12-L-46	15	15	-	-	-	15	-	-
Mt Atkinson-IT-12-L-47-E	3,550	3,550	-	-	-	3,550	-	-
Mt Atkinson-IT-12-L-50	191	191	-	-	-	191	-	-
Mt Atkinson-IT-16-L-65	2,719	2,719	-	-	-	2,719	-	-
Mt Atkinson-OS22-L-32	1,249	1,249	-	-	-	1,249	-	-
Mt Atkinson-OS22-L-33	15	15	-	-	-	15	-	-
Mt Atkinson-OS22-L-38	2,444	2,444	-	-	-	2,444	-	-
Mt Atkinson-OS23-L-38	1,265	1,265	-	-	-	1,265	-	-
Mt Atkinson-RD-08-L-47-E	308	308	-	-	-	308	-	-
Mt Atkinson-RD-12-L-55	2,677	2,677	-	-	-	2,677	-	-
Rockbank-CI02A-L-87	3,086	3,086	-	-	-	3,086	-	-
Toolern-CI10-L-43	1,892	1,892	-	-	-	1,892	-	-
Toolern-CI10-L-45	1,666	1,666	-	-	-	1,666	-	-
Toolern-RD08-L-72	68	68	-	-	-	68	-	-
Toolern-RD08-L-73	2,392	2,392	-	-	-	2,392	-	-
Toolern-RD08-L-76	2,460	2,460	-	-	-	2,460	-	-
Toolern-RD08-L-81	2,065	2,065	-	-	-	2,065	-	-
Toolern-RD08-L-82	14	14	-	-	-	14	-	-
Toolern-RD21-L-34	473	473	-	-	-	473	-	-
Total Land	**28,549**	**28,549**	**-**	**-**	**-**	**28,549**	**-**	**-**
BUILDINGS								
(COM 6350) Commemorative Flame RSL Memorial at Lake Caroline	55	55	-	-	-	-	-	55
Bridge Road Athletics Facility	278	278	-	-	-	-	-	278
Children's Centre Amenity Upgrades 24/25	983	-	-	983	-	-	-	983
Cobblebank Community Services Hub	45,319	45,319	-	-	15,000	-	14,346	15,973
Deanside Community Centre and Neighbourhood House	7,612	7,612	-	-	5,000	1,745	-	867
Diggers Rest Community Centre	611	611	-	-	-	27	-	584
Kingsway Kindergarten - Outdoor Playspace Upgrade	382	-	-	382	-	-	-	382
Plumpton Children's Centre and Neighbourhood House	66	66	-	-	-	-	-	66
Pound Redevelopment - Stage 2 Feasibility Study	109	-	-	109	-	-	-	109
Rockbank East Childrens and Community Centre	262	262	-	-	-	-	-	262
Taylors Hill Licensed PlaySpace upgrade program	437	-	-	437	-	-	-	437
Timbertop Children's and Community Centre	164	-	-	164	-	-	-	164
Weir Views Childrens and Community Centre	8,427	8,427	-	-	4,241	-	-	4,186
Total Buildings	**64,704**	**62,630**	**-**	**2,074**	**24,241**	**1,772**	**14,346**	**24,346**
BUILDING IMPROVEMENTS								
Caroline Springs Stadium, Caroline Springs	218	-	218	-	-	-	-	218
Dunvegan Cottage, Melton	67	-	67	-	-	-	-	67
Kirrip House, Melton South	233	-	233	-	-	-	-	233
Kurunjang House, Kurunjang	142	-	142	-	-	-	-	142
Lexcen Close Unit 9, Melton	273	-	273	-	-	-	-	273
Melton Recreation Reserve - Playing court and public convenience upgrade.	55	-	-	55	-	-	-	55
Melton Waves Aquatic Centre, Melton	273	-	273	-	-	-	-	273
Operations Centre, Melton	109	-	109	-	-	-	-	109
Rockbank Childrens Services Centre, Rockbank	164	-	164	-	-	-	-	164
Rockbank Community Hall, Rockbank	655	-	655	-	-	-	-	655
Stevenson House, Caroline Springs	55	-	55	-	-	-	-	55
Taylors Hill Youth and Community Centre, Taylors Hill	218	-	218	-	-	-	-	218
Total Building Improvements	**2,462**	**-**	**2,407**	**55**	**-**	**-**	**-**	**2,462**
TOTAL PROPERTY	**95,715**	**91,178**	**2,407**	**2,129**	**24,241**	**30,321**	**14,346**	**26,808**
PLANT and EQUIPMENT								
FIXTURES, FURNITURE and FITTINGS								
(COM 6399) Macpherson Park Soccer Precinct Goal Storage area	27	27	-	-	-	-	-	27
Acacia Crescent Reserve, Melton South	7	-	7	-	-	-	-	7
Arnolds Creek Recreation Reserve, Harkness	66	-	66	-	-	-	-	66
Blenheim Way, Caroline Springs	11	-	11	-	-	-	-	11
Broadhurst Way, Caroline Springs	6	-	6	-	-	-	-	6
Castlemaine Drive Reserve, Eynesbury	23	-	23	-	-	-	-	23
Childs Street East Reserve, Melton South	10	-	10	-	-	-	-	10
Chisholm Park Wetlands, Caroline Springs	39	-	39	-	-	-	-	39
Hampstead Green, Caroline Springs	4	-	4	-	-	-	-	4
Heaton Court, Caroline Springs	3	-	3	-	-	-	-	3
Heron Park, Taylors Hill	10	-	10	-	-	-	-	10
Kurrajong Crescent Reserve, Melton South	7	-	7	-	-	-	-	7
Lucas Terrace Reserve, Taylors Hill	23	-	23	-	-	-	-	23
Melton Recreation Reserve, Melton	33	-	33	-	-	-	-	33
Melton South Recreation Reserve, Melton South	5	-	5	-	-	-	-	5
Netherton Place, Caroline Springs	3	-	3	-	-	-	-	3
Patterson Close, Caroline Springs	2	-	2	-	-	-	-	2
Rockbank Middle Road and Simpson Court, Caroline Springs	2	-	2	-	-	-	-	2
Springside Community Sports, Caroline Springs	33	-	33	-	-	-	-	33
The Point Reserve, Caroline Springs	13	-	13	-	-	-	-	13
Wattle Place Reserve, Melton South	28	-	28	-	-	-	-	28
Total Fixtures, fittings and furniture	**354**	**27**	**327**	**-**	**-**	**-**	**-**	**354**
LIBRARY BOOKS								
Library Collections Program	600	600	-	-	-	-	-	600
Total Library Books	**600**	**600**	**-**	**-**	**-**	**-**	**-**	**600**
COMPUTERS and TELECOMMUNICATIONS								
Vehicle Telemetry	131	131	-	-	-	-	-	131
Total Computers and telecommunications	**131**	**131**	**-**	**-**	**-**	**-**	**-**	**131**
OTHER PLANT and EQUIPMENT								
Aintree Recreation Reserve, Aintree	164	-	164	-	-	-	-	164
Burnside Heights Recreation Reserve, Burnside Heights	131	-	131	-	-	-	-	131
Melton Recycling Facility - Stage 2	164	-	-	164	-	-	-	164
Total Other Plant and equipment	**459**	**-**	**295**	**164**	**-**	**-**	**-**	**459**
TOTAL PLANT and EQUIPMENT	**1,544**	**759**	**622**	**164**	**-**	**-**	**-**	**1,544**

4.5.2 2025/26 Capital Works Budget by Project

2025/26 Projects grouped by Asset Category		Asset expenditure types			Summary of Funding Sources			
	Project Cost $'000	New $'000	Renewal $'000	Upgrade $'000	Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
INFRASTRUCTURE								
ROADS								
397-497 Parwan-Exford Road, Parwan	459	-	-	459	-	-	-	459
Antionetta Way, Hillside	65	-	65	-	-	-	-	65
Archer Dr, Kurunjang	203	-	203	-	-	-	-	203
Asquith Place, Melton West	28	-	28	-	-	-	-	28
Barleycorn Place, Melton West	49	-	49	-	-	-	-	49
Boundary Road Upgrade	98	-	-	98	-	-	-	98
Bridge Road Construction and Intersection Upgrade	36	36	-	-	-	-	-	36
Bridge Road, Strathtulloh Pedestrian Crossing	498	-	-	498	-	-	-	498
Brooklyn Rd Rbt, Brookfield	42	-	42	-	-	-	-	42
Brooklyn Road Upgrade - Design project	233	-	-	233	-	-	-	233
Bulmans Rd West Melton Urbanisation	32	-	-	32	-	-	-	32
Caroline Springs Boulevard and Rockbank Middle Road Signalised Intersection	131	-	-	131	-	-	-	131
Caroline Springs Boulevard and The Crossing Signalised Intersection	1,856	-	-	1,856	-	-	-	1,856
Catherine Drive Roundabout Hillside	27	-	27	-	-	-	-	27
Catherine Drive Roundabout, Hillside	57	-	57	-	-	-	-	57
Catherine Drive, Hillside	18	-	18	-	-	-	-	18
Catherine Drive, Hillside	493	-	493	-	-	-	-	493
Centenary Av Rbt, Kurunjang	59	-	59	-	-	-	-	59
Cheviot Court, Melton West	30	-	30	-	-	-	-	30
Coburns Road and Centenary Avenue Roundabout Upgrade	467	-	-	467	-	-	-	467
Conifer Pl, Hillside	24	-	24	-	-	-	-	24
Dingley Place, Melton West	29	-	29	-	-	-	-	29
Dougal Ct, Kurunjang	28	-	28	-	-	-	-	28
Emu Ct, Melton	22	-	22	-	-	-	-	22
Exford Road and Greigs Road Intersection Upgrade	109	-	-	109	-	-	-	109
Exford Road/Wilson Road and Exford Road/ Northcott Street; Intersection Upgrade	1,965	-	-	1,965	967	-	-	998
Eynesbury Rd Rbt, Eynesbury	46	-	46	-	-	-	-	46
Eynesbury Rd, Eynesbury	662	-	662	-	-	-	-	662
Germander Court, Hillside	30	-	30	-	-	-	-	30
Glenbrook Gdn, Brookfield	35	-	35	-	-	-	-	35
Glenbruar Dr, Hillside	169	-	169	-	-	-	-	169
Gleneagles Drive, Melton West	39	-	39	-	-	-	-	39
Hamilton Street, Diggers Rest	28	-	28	-	-	-	-	28
Heatherglade Place, Melton West	31	-	31	-	-	-	-	31
High Street, Melton West	104	-	104	-	-	-	-	104
Hilton Way, Melton West	44	-	44	-	-	-	-	44
Hopkins Road and Reed Court Signalised Intersection	1,149	1,149	-	-	-	2	-	1,146
Hopkins Road between Reed Court and Normanby Boulevard	183	183	-	-	-	167	-	16
Hopkins Road between Vel Street and Kororoit Creek	238	238	-	-	-	225	-	13
Hopkins Road from Reed Court to Kororoit Creek Bridge	55	55	-	-	-	-	-	55
Hume Drive Duplication Stage 2 between Calder Park Drive and Gourlay Road	325	-	-	325	-	-	-	325
Intersection of Greigs Road and Mount Cottrell Road, Mount Cottrell	273	273	-	-	-	-	-	273
Intersection of James Cook Drive and High Street, Melton West	164	164	-	-	-	-	-	164
Intersection Upgrade Scarlett Oak Ave and Coburns Road	161	161	-	-	-	-	-	161
Jamieson Tce, Taylors Hill	52	-	52	-	-	-	-	52
Joseph Drive, Hillside	140	-	140	-	-	-	-	140
Kacatica Pl, Brookfield	34	-	34	-	-	-	-	34
Lara Place, Melton West	27	-	27	-	-	-	-	27
Lawson Pl, Burnside Heights	45	-	45	-	-	-	-	45
Leakes Rd & Westcott Pd, Rockbank - Roundabout	233	-	-	233	-	-	-	233
MacPherson Park Secondary Access Road	546	546	-	-	-	-	-	546
Melton Valley Drive, Melton - Urbanisation	-	-	-	-	-	-	-	-
Middle Road, Truganina Road Upgrade	1,638	-	-	1,638	-	-	-	1,638
Minns Road and Coburns Road Intersection Upgrade	681	681	-	-	-	231	-	450
Palmerston St Rbt, Melton	35	-	35	-	-	-	-	35
Pamela Court, Melton West	57	-	57	-	-	-	-	57
Panorama Drive, Hillside	68	-	68	-	-	-	-	68
Pimelea Way, Hillside	74	-	74	-	-	-	-	74
Plumpton Rd, Diggers Rest	543	-	543	-	-	-	-	543
Raglan Street, Diggers Rest	120	-	120	-	-	-	-	120
Rees Road Upgrade	1,092	-	-	1,092	-	-	-	1,092
Renewal Program Sealed Road - Traffic Management Cost	764	-	764	-	-	-	-	764
Reynolds Pl, Melton South	48	-	48	-	-	-	-	48
Rockbank Middle Rd Rbt, Caroline Springs	50	-	50	-	-	-	-	50
Rockbank Middle Rd, Caroline Springs	72	-	72	-	-	-	-	72
Rockbank Middle Road Duplication, Caroline Springs	116	-	-	116	-	-	-	116
Royal Cr, Hillside	141	-	141	-	-	-	-	141
Ryans Lane Sealing	579	-	-	579	-	-	-	579
Santolin Drive, Hillside	64	-	64	-	-	-	-	64
Shogaki Drive, Cobblebank	539	539	-	-	-	509	-	31
Station Rd & Richard Rd Modify Intersection	227	-	-	227	-	-	-	227
Station Road, Melton	526	-	526	-	-	-	-	526
Strawberry Road, Kurunjang	84	-	84	-	-	-	-	84
Taylors Rd Duplication - Gourlay Rd to Westwood Drive	1,856	-	-	1,856	-	-	-	1,856
Taylors Road and Plumpton Road Signalised Intersection	2,072	-	-	2,072	-	-	-	2,072
Taylors Road and Sinclairs Road Signalised Intersection	4,531	-	-	4,531	1,009	564	-	2,958
Taylors Road and Westwood Drive Signalised Intersection	1,310	-	-	1,310	1,009	-	-	301
Taylors Road Duplication including Upgrade of Gourlay Road intersection	1,965	-	-	1,965	-	-	-	1,965
Telopea Pl, Hillside	66	-	66	-	-	-	-	66
The Bellevue, Hillside	29	-	29	-	-	-	-	29
Todman Ct, Harkness	31	-	31	-	-	-	-	31
Troups Rd S, Mount Cottrell	1,092	-	1,092	-	-	-	-	1,092
Unitt Street, Melton	434	197	237	-	-	-	-	434
Varna Court, Hillside	31	-	31	-	-	-	-	31
Vine Court, Hillside	26	-	26	-	-	-	-	26
West Melton Drive Roundabout, Melton West	35	-	35	-	-	-	-	35
Total Roads	**32,867**	**4,220**	**6,854**	**21,792**	**2,984**	**1,698**	**-**	**28,184**
BRIDGES								
Bridge Upgrades - Exford Road and Greigs Road, Exford	238	-	-	238	-	-	-	238
Hopkins Road Bridge over Kororoit Creek	655	655	-	-	-	-	-	655
Lake Caroline Waterfront, Caroline Springs	655	-	655	-	-	-	-	655
Sinclairs Road Bridge over Kororoit Creek	655	655	-	-	-	-	-	655
Tenterfield Drive, Burnside Heights	6	-	6	-	-	-	-	6
Waterside Dr, Burnside Heights	44	-	44	-	-	-	-	44
Westlake Reserve, Melton West	655	-	655	-	-	-	-	655
Yuille Street, Melton	8	-	8	-	-	-	-	8

4.5.2 2025/26 Capital Works Budget by Project

2025/26 Projects grouped by Asset Category	Project Cost $'000	Asset expenditure types: New $'000	Renewal $'000	Upgrade $'000	Summary of Funding Sources: Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Total Bridges	**2,917**	**1,310**	**1,369**	**238**	**-**	**-**	**-**	**2,917**
FOOTPATHS and CYCLEWAYS								
(COM 6378) Access for all	10	10	-	-	-	-	-	10
(COM 6414) The Willows Mens Shed sealed footath	11	11	-	-	-	-	-	11
Aberfeldie Way, Caroline Springs	20	-	20	-	-	-	-	20
Active Transport Connection - Taylors Road, Deanside.	1,326	1,326	-	-	-	-	-	1,326
Active Transport Connection - Vineyard Road, Diggers Rest	67	67	-	-	-	-	-	67
Adams Drive and Beatty's Road, Fraser Rise	2	2	-	-	-	-	-	2
Alfred Road Shared Path	655	655	-	-	-	-	-	655
Arena Circuit, Strathtulloh	3	3	-	-	-	-	-	3
Argyll Circuit, Melton West	140	-	140	-	-	-	-	140
Arnolds Creek West, Melton	167	167	-	-	-	-	-	167
Banchory Avenue and Wolviston Avenue, Hillside	10	10	-	-	-	-	-	10
Banchory Avenue, Hillside	24	-	24	-	-	-	-	24
Barnong Close, Kurunjang	25	-	25	-	-	-	-	25
Bellfield Avenue and Caroline Springs Boulevard, Caroline Springs	30	30	-	-	-	-	-	30
Belmont Court and Taylors Road, Taylors Hill	12	12	-	-	-	-	-	12
Brack Place and Heysen Parkway, Caroline Springs	4	4	-	-	-	-	-	4
Bunyip Walk and Hascombe Drive, Caroline Springs	15	15	-	-	-	-	-	15
Bushy Park Avenue, Caroline Springs	37	-	37	-	-	-	-	37
Carina Drive, Melton	12	-	12	-	-	-	-	12
Caroline Springs Boulevard and Gourlay Road, Caroline Springs	376	376	-	-	100	-	-	276
Colston Drive, Hillside	34	-	34	-	-	-	-	34
Domain Drive and Banchory Avenue, Hillside	11	11	-	-	-	-	-	11
Dominic Parade, Melton	19	-	19	-	-	-	-	19
Dorcas Lane, Taylors Hill	7	-	7	-	-	-	-	7
Eaton Street, Melton South	5	-	5	-	-	-	-	5
Gamalite Drive and Galilee Boulevard, Harkness	12	12	-	-	-	-	-	12
Gardenia Way, Caroline Springs	34	-	34	-	-	-	-	34
Gisborne-Melton Road and Kirkton Drive, Kurunjang	13	13	-	-	-	-	-	13
Glenelg Blvd, Taylors Hill	40	-	40	-	-	-	-	40
Greenhills Drive and Eura Walk, Kurunjang	38	38	-	-	-	-	-	38
Haysen Parkway, Caroline Springs	13	13	-	-	-	-	-	13
Highfield Way, Kurunjang	5	-	5	-	-	-	-	5
Hilton Way and Corriedale Road, Melton West	12	12	-	-	-	-	-	12
Hume Avenue and Mitchell Road, Melton South	13	13	-	-	-	-	-	13
Hume Drive and Jardine Drive, Fraser Rise	4	4	-	-	-	-	-	4
James Cook Drive and Cambrian Way, Melton West	21	21	-	-	-	-	-	21
Jamieson Link pedestrian bridge	167	167	-	-	-	-	-	167
Jindabyne Avenue, Taylors Hill	26	-	26	-	-	-	-	26
Keynes Circuit and Edison Street, Fraser Rise	14	14	-	-	-	-	-	14
Keynes Circuit and Somers Street, Fraser Rise	14	14	-	-	-	-	-	14
Kyora Court, Melton	9	-	9	-	-	-	-	9
Lachlan Road and Bligh Street, Melton South	12	12	-	-	-	-	-	12
Lagarna Drive, Kurunjang	17	-	17	-	-	-	-	17
Little Blind Creek Culvert Upgrade	409	409	-	-	-	-	-	409
Lydeamore Place, Kurunjang	42	-	42	-	-	-	-	42
Maplewood/Arnolds Creek Walkway (South), Brookfield	558	-	558	-	-	-	-	558
Marrowie Place, Taylors Hill	61	-	61	-	-	-	-	61
Mavora/Taylors Road Courthead, Taylors Hill	8	-	8	-	-	-	-	8
Melton Town Centre Revitalisation Project (Active Transport, Streetscapes & Capital upgrades)	218	-	-	218	-	-	-	218
Moodie Street, Melton South	7	-	7	-	-	-	-	7
Navan Park - Boardwalk Crossover	1,128	-	-	1,128	50	-	-	1,078
Niewand Avenu, Burnside	7	-	7	-	-	-	-	7
Niewand Avenue, Burnside	64	-	64	-	-	-	-	64
Nopinan Place and Streeton Avenue, Caroline Springs	3	3	-	-	-	-	-	3
Oak Park Drive and Birch Lane, Harkness	12	12	-	-	-	-	-	12
Oak Park Drive and Windmill Lane, Harkness	12	12	-	-	-	-	-	12
Panorama Drive, Hillside	26	-	26	-	-	-	-	26
Park Lane and Amber Way, Taylors Hill	14	14	-	-	-	-	-	14
Pedestrian Bridge at Hannah Watts Park	459	459	-	-	-	-	-	459
Pedestrian Bridge - Modeina Estate, Burnside	2,175	2,175	-	-	-	187	-	1,988
Pedestrian Bridge over Toolern Creek	1,201	1,201	-	-	-	-	-	1,201
Rebecca Drive and Ballarat Road Service Road, Ravenhall	22	22	-	-	-	-	-	22
Rockbank Middle Road, Caroline Springs	404	404	-	-	-	-	-	404
Rushworth Avenue and Benalla Avenue, Eynesbury	25	25	-	-	-	-	-	25
Southdean and Garden Terrace, Melton West	12	12	-	-	-	-	-	12
St Arnaud Road and Charlton Avenue, Eynesbury	7	7	-	-	-	-	-	7
Sugar Gum Estate Footpaths	2,305	2,305	-	-	-	-	-	2,305
Sugarloaf Bend Shared Path	197	-	-	197	-	-	-	197
Taylors Road and Burnett Close, Taylors Hill	12	12	-	-	-	-	-	12
Taylors Road, Burnside Heights	16	16	-	-	-	-	-	16
Tenterfield Drive, Burnside	8	8	-	-	-	-	-	8
Toolern Creek Regional Park Minor Works (Toolern Creek Linear Reserve)	983	983	-	-	-	-	-	983
Toolern Creek, Weir Views	334	334	-	-	-	315	-	19
Trentwood Avenue and Sunderland Way, Melton West	12	12	-	-	-	-	-	12
Tulloch Avenue, Kurunjang	33	33	-	-	-	-	-	33
Wattle Valley Drive, Hillside	186	-	186	-	-	-	-	186
Westwood Drive Shared Path, Ravenhall	337	337	-	-	309	-	-	28
Whitmore Place and Tormorvey Avenue, Hillside	12	12	-	-	-	-	-	12
William Circuit, Caroline Springs	14	-	14	-	-	-	-	14
Yale Street, Melton South	58	-	58	-	-	-	-	58
Yuille Street and High Street, Melton	381	381	-	-	-	-	-	381
Total Footpaths and cycleways	**15,248**	**12,220**	**1,485**	**1,543**	**459**	**502**	**-**	**14,287**
DRAINAGE								
3 Grey Box Drive, Strathtulloh	28	-	-	28	-	-	-	28
406 Harkness Road, Harkness	33	-	-	33	-	-	-	33
54a Aubisque Close, Fraser Rise	66	-	-	66	-	-	-	66
Alkemade Drive, Melton	53	-	53	-	-	-	-	53
Carberry Drive, Kurunjang	11	-	11	-	-	-	-	11
Christopher Crescent, Melton	11	-	11	-	-	-	-	11
Clarke Road, Deanside	55	-	-	55	-	-	-	55
Collins Road, Melton	55	-	-	55	-	-	-	55
First Avenue, Melton South	16	-	16	-	-	-	-	16
Gateway Drive, Melton	133	-	133	-	-	-	-	133
Gretel Grove, Melton	16	-	16	-	-	-	-	16
Hazel Street, Melton South	16	-	16	-	-	-	-	16
High Street, Melton	17	-	17	-	-	-	-	17
Joan Street, Melton	5	-	5	-	-	-	-	5
Kinkora Road, Melton	5	-	5	-	-	-	-	5
Kirra Court, Kurunjang	5	-	5	-	-	-	-	5
Manning Avenue, Kurunjang	27	-	27	-	-	-	-	27
Raheen Place, Melton West	5	-	5	-	-	-	-	5

4.5.2 2025/26 Capital Works Budget by Project

2025/26 Projects grouped by Asset Category	Project Cost $'000	Asset expenditure types: New $'000	Renewal $'000	Upgrade $'000	Summary of Funding Sources: Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Rathdowne Circuit, Melton West	5	-	5	-	-	-	-	5
Riddle Drive, Melton - outfall	55	55	-	-	-	-	-	55
Sandra Street, Melton	60	-	60	-	-	-	-	60
Scarbouough Crescent kerb & channel works	38	-	-	38	-	-	-	38
Trethowan Avenue, Melton West	54	-	54	-	-	-	-	54
Tulloch Avenue, Kurunjang	5	-	5	-	-	-	-	5
Vista Drive, Melton	84	-	84	-	-	-	-	84
Waratah Street, Melton South	16	-	16	-	-	-	-	16
Yuille Street, Melton	33	-	-	33	-	-	-	33
Total Drainage	**910**	**55**	**548**	**307**	**-**	**-**	**-**	**910**
KERB and CHANNEL								
Henry Street, Melton	56	-	56	-	-	-	-	56
Margaret Ct, Kurunjang	50	-	50	-	-	-	-	50
Moray Cl, Taylors Hill	19	-	19	-	-	-	-	19
Sunray Rise, Harkness	21	-	21	-	-	-	-	21
Walsingham Cr, Kurunjang	23	-	23	-	-	-	-	23
Total Kerb and Channel	**170**	**-**	**170**	**-**	**-**	**-**	**-**	**170**
PARKS, OPEN SPACE and STREETSCAPES								
Arbour Boulevard Central Reserve, Burnside Heights	983	-	-	983	-	-	-	983
Archer Drive Reserve, Kurunjang	120	-	-	120	-	-	-	120
Auburn Drive Reserve, Fraser Rise	47	-	-	47	-	-	-	47
Barwon Street Reserve - Taylors Hill	16	-	-	16	-	-	-	16
Black Knight Way Reserve	16	-	-	16	-	-	-	16
Blackwood Drive Recreation Reserve, Melton South	16	-	-	16	-	-	-	16
Cobblestone Green	19	-	-	19	-	-	-	19
Cypress Views Village Park, Caroline Springs	229	-	-	229	-	-	-	229
Diggers Rest Recreation Reserve â€" District scale fenced off lead area	87	-	-	87	-	-	-	87
Diggers Rest Recreation Reserve, Diggers Rest	95	95	-	-	-	-	-	95
Dog Park Off Lead Plan - future site	175	175	-	-	-	-	-	175
Earlington Square	16	-	-	16	-	-	-	16
Emil Court Reserve, Melton	98	-	-	98	-	-	-	98
Frontier Park, Aintree	55	-	-	55	-	-	-	55
Hillside Recreation Reserve	87	-	-	87	-	-	-	87
Jai Court Reserve, Burnside	153	-	-	153	-	-	-	153
Lake Caroline Reserve , Caroline Springs	218	218	-	-	-	-	-	218
McDonald Street Reserve, Melton South	328	328	-	-	-	-	-	328
Melton South Recreation Reserve	884	-	-	884	-	-	-	884
Melton Weir Reserve, Exford	55	55	-	-	-	-	-	55
Mt Carberry Reserve, Melton South	873	-	-	873	-	-	-	873
Navan Park - fenced off lead area	87	-	-	87	-	-	-	87
Navan Park Play Space Upgrade, Harkness	363	-	-	363	-	-	-	363
Norm Raven Reserve, Diggers Rest	737	-	-	737	-	-	-	737
Northgate Linear Reserve, Caroline Springs	109	-	-	109	-	-	-	109
Parkview Street Reserve, Harkness	109	-	-	109	-	-	-	109
Parkwood Green Reserve	1,019	-	-	1,019	-	-	-	1,019
Scarlet Oak Reserve, Melton West	36	-	-	36	-	-	-	36
Sedate Drive Reserve	109	-	-	109	-	-	-	109
Seniors Exercise Park - Bridge Road Recreation Reserve, Strathtulloh	375	375	-	-	-	-	-	375
Seniors Exercise Park - Lexington Drive, Burnside	376	376	-	-	-	-	-	376
Sirdar Street Reserve, Melton	98	-	-	98	-	-	-	98
Sovereign Boulevard Reserve	17	-	-	17	-	-	-	17
Springbank Park, Taylors Hill	328	-	-	328	-	-	-	328
Springlake Village Park, Caroline Springs	53	-	-	53	-	-	-	53
St Georges Avenue Reserve, Caroline Springs	328	-	-	328	-	-	-	328
Stolen Generations Marker	84	84	-	-	-	-	-	84
Street Tree Planting Program	546	546	-	-	-	-	-	546
Sugar Gum Reserve, Hillside	147	-	147	-	-	-	-	147
Taylors Hill Blvd Central Park	873	-	-	873	-	391	-	482
Taylors Hill Sports Park, Taylors Hill	47	-	-	47	-	-	-	47
The Grange Reserve Upgrade	21	-	-	21	-	-	-	21
The Outlook Reserve/Freemans Link, Hillside	328	-	-	328	-	-	-	328
The Parkway	16	-	-	16	-	-	-	16
Turf Club Boulevard	664	-	-	664	-	-	-	664
Warringah Reserve, Hillside	164	-	-	164	-	-	-	164
Westmelton Drive Reserve, Melton West	664	-	-	664	-	-	-	664
Total Parks, Open Space and Streetscapes	**12,268**	**2,251**	**147**	**9,870**	**-**	**391**	**-**	**11,877**
RECREATIONAL, LEISURE and COMMUNITY FACILITIES								
(COM 6436) Better opportunities for engagement & viewing at Melton Hockey Ground	20	20	-	-	-	-	-	20
Aintree Recreation Reserve Sports Pavillion Upgrade	218	-	-	218	-	-	-	218
Aintree Recreation Reserve, Aintree	371	-	371	-	-	-	-	371
Arnolds Creek Recreation Reserve, Harkness	140	-	140	-	-	-	-	140
Arnolds Creek Tennis Court Reconstruction	2,453	-	-	2,453	-	-	-	2,453
Blackwood Drive Rec Reserve, Melton South	144	-	-	144	-	-	-	144
Blackwood Drive Recreation Reserve, Melton South - Sportsground Upgrade	502	-	-	502	-	-	-	502
Bridge Road Community Hub	155	155	-	-	-	-	-	155
Bridge Road Recreation Reserve Stage 3	546	546	-	-	-	-	-	546
Brookside Community, Caroline Springs	188	-	188	-	-	-	-	188
Burnside Heights Recreation Reserve, Burnside Heights	175	-	175	-	-	-	-	175
Caroline Springs Recreation Reserve, Caroline Springs	355	55	218	82	-	-	-	355
Caroline Springs Town Centre Oval Redevelopment	55	-	-	55	-	-	-	55
City Vista Media Tower	138	138	-	-	-	-	-	138
Cobblebank Stadium Airconditioning Upgrade	169	-	-	169	-	-	-	169
CS Town Centre Redevelop Spectator Area Oval 1	782	-	-	782	-	-	-	782
Deanside Recreation Reserve	55	55	-	-	-	23	-	32
Diggers Rest Bowling Club, Diggers Rest	520	-	-	520	-	491	-	29
Diggers Rest Bowls Club (Stan Payne Reserve) Shelter	164	164	-	-	-	-	-	164
Diggers Rest Recreation Reserve - Kitchen Facilites Upgrade	87	-	-	87	-	-	-	87
Diggers Rest Recreation Reserve Oval redevelopment	218	-	-	218	-	-	-	218
Diggers Rest Recreation Reserve, Diggers Rest	132	-	132	-	-	-	-	132
Diggers Rest, Diggers Rest	132	-	132	-	-	-	-	132
Eynesbury Tennis Precinct	79	79	-	-	-	-	-	79
Hillside Recreation Reserve - Oval Redevelopment	82	-	-	82	-	-	-	82
Ian Cowie Rec Reserve, Rockbank	144	-	-	144	-	-	-	144
Ian Cowie Recreation Reserve, Rockbank	559	-	341	218	200	-	-	359
Kurunjang Recreation Reserve	1,293	-	-	1,293	-	-	-	1,293
Kurunjang Recreation Reserve Tennis Pavilion	218	-	-	218	-	-	-	218
Kurunjang Sports Reserve Soccer Pavilion	336	-	-	336	-	-	-	336
Macpherson Park Baseball Pavillion	55	-	-	55	-	-	-	55
Macpherson Park Baseball Precinct, Harkness	472	-	-	472	-	-	-	472
Macpherson Park Cricket Wicket upgrade	38	-	-	38	-	-	-	38
MacPherson Park Oval 1	53	-	-	53	-	-	-	53
Macpherson Park Oval 2 Shelter and Seating	256	256	-	-	-	-	-	256

4.5.2 2025/26 Capital Works Budget by Project

2025/26 Projects grouped by Asset Category		Asset expenditure types			Summary of Funding Sources			
	Project Cost $'000	New $'000	Renewal $'000	Upgrade $'000	Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Macpherson Park Rugby Pavilion	3,811	-	-	3,811	-	-	-	3,811
Macpherson Park Rugby Precinct	164	164	-	-	-	-	-	164
MacPherson Park Soccer Pitch Redevelopment	53	-	-	53	-	-	-	53
Macpherson Park Soccer Precinct	164	164	-	-	-	-	-	164
Melton Recreation Reserve CFA building	273	273	-	-	-	-	-	273
Melton Recreation Reserve, Melton	82	-	-	82	-	-	-	82
Melton South Recreation Reserve - 2 New Tennis Courts	1,497	1,497	-	-	-	-	-	1,497
Melton South Recreation Reserve, Melton South	229	-	-	229	-	-	-	229
Melton West Public Tennis Courts	1,116	-	-	1,116	-	-	-	1,116
Mt Atkinson East Sports Reserve	27	27	-	-	-	-	-	27
Mt Carberry Reserve, Melton South	140	-	140	-	-	-	-	140
Plumpton Aquatic & Leisure Centre	27,751	27,751	-	-	15,000	-	11,357	1,394
Plumpton North Sports Reserve	437	437	-	-	-	304	-	133
Rockbank East Active Open Space, Rockbank	82	82	-	-	-	77	-	5
Taylors Hill Rec Reserve Sportsground	5,937	-	-	5,937	-	-	-	5,937
Thornhill Park Active Open Space Precinct	1,092	1,092	-	-	-	997	-	95
Weir Views East Sports Reserve	437	437	-	-	-	287	-	150
Total Recreational, Leisure and Community Facilities	**54,593**	**33,389**	**1,837**	**19,367**	**15,200**	**2,178**	**11,357**	**25,858**
CAR PARKS								
Becca Way, Caroline Springs car park expansion	655	655	-	-	-	-	-	655
Total Car parks	**655**	**655**	**-**	**-**	**-**	**-**	**-**	**655**
TRAFFIC MANAGEMENT DEVICES								
Aintree Primary School - Elmhurst Avenue and Fields St, Aintree	349	349	-	-	-	-	-	349
Becca Way/Hume Drive	142	142	-	-	-	-	-	142
Binap Primary School - Clarkes Road, Brookfield	132	132	-	-	-	-	-	132
Brookside P-9 College - Federation Way, Caroline Springs	93	93	-	-	-	-	-	93
Brookside P-9 College - Rockbank Middle Road, Caroline Springs	480	480	-	-	-	-	-	480
Cana Catholic primary School - Banchory Avenue and Wolviston Avenue, Hillside	365	365	-	-	-	-	-	365
Chisholm Drive, Caroline Springs	292	292	-	-	-	-	-	292
Cobblebank Primary School - Alfred Road, Strathtulloh	55	55	-	-	-	-	-	55
Disability Discrimination Act (DDA) Program	109	109	-	-	-	-	-	109
Exford Road and Mitchell Road, Melton South	136	136	-	-	117	-	-	19
Exford Road Car Park & Murphy's Road turning lanes.	2,806	-	-	2,806	-	-	-	2,806
Frontier Avenue, Aintree	349	349	-	-	-	-	-	349
Heathdale Christian College - Centenary Avenue, Kurunjang	17	17	-	-	-	-	-	17
Houdini Drive, Diggers Rest	110	110	-	-	-	-	-	110
Hume Drive & City Vista Court traffic & pedestrian improvement project	655	655	-	-	-	-	-	655
Kurunjang Primary School - Kurunjang Drive, Kurunjang	76	76	-	-	-	-	-	76
Kurunjang Secondary College - Kurunjang Drive, Kurunjang	8	8	-	-	-	-	-	8
Meadow Glen Drive and Westlake Drive, Melton West	57	57	-	-	-	-	-	57
Parwan Exford Rd & Exford Rd Intersection upgrade including Street Lighting	314	-	-	314	-	-	-	314
Plumpton Primary School - Pear Parade ,Fraser Rise	55	55	-	-	-	-	-	55
Speed Reduction	66	66	-	-	-	-	-	66
Tarneit Plains Primary School - Trickett Drive, Truganina	55	55	-	-	-	-	-	55
Toolern Waters Primary School - Elpis Road, Weir Views	55	55	-	-	-	-	-	55
Wolviston Avenue, Hillside	218	218	-	-	-	-	-	218
Total Traffic Management Devices	**6,993**	**3,873**	**-**	**3,120**	**117**	**-**	**-**	**6,875**
OTHER INFRASTRUCTURE								
Aintree Recreation Reserve Tennis Precinct, Aintree	277	-	-	277	-	-	-	277
Arnolds Creek Recreation Reserve Path Lighting	88	88	-	-	-	-	-	88
Arnolds Creek Recreation Reserve Single Netball Court	26	-	-	26	-	-	-	26
Blackwood Drive Recreation Reserve Path Lighting	41	41	-	-	-	-	-	41
Bloomsbury Drive Reserve, Taylors Hill	47	47	-	-	-	-	-	47
Boundary Road and Downing Street, Mount Cottrell	76	-	-	76	-	-	-	76
Boundary Road and Oxford Street, Mount Cottrell	76	-	-	76	-	-	-	76
Boundary Road and The Mall, Mount Cottrell	76	-	-	76	-	-	-	76
Boundary Road and Faulkners Road, Mount Cottrell	76	-	-	76	-	-	-	76
Boundary Road and Mt Atkinson Road, Truganina	76	-	-	76	-	-	-	76
Brookside Recreation Reserve Tennis Precinct, Caroline Springs	175	-	-	175	-	-	-	175
Brookside Synthetic Soccer Pitch	112	-	-	112	-	-	-	112
Bulmans Road and Porteous Road, Harkness	7	-	-	7	-	-	-	7
Diggers Rest Netball and Tennis Courts	210	-	-	210	-	-	-	210
Hampstead Green Reserve Path Lighting	29	29	-	-	-	-	-	29
Ian Cowie Recreation Reserve, Rockbank	273	-	-	273	-	-	-	273
Katrina/Lyons Walkway Path Lighting	12	12	-	-	-	-	-	12
Melton South Recreation Reserve Tennis Precinct, Melton South	76	-	-	76	-	-	-	76
Middle Road and Troups Road South, Mount Cottrell	9	-	-	9	-	-	-	9
Mt Cottrell Road and Iramoo Circuit, Thornhill Park	7	-	-	7	-	-	-	7
Navan Park, Cootamundra Circuit, Harkness	33	33	-	-	-	-	-	33
Springbank Way Footpaths, Brookfield	109	109	-	-	-	-	-	109
Sumac Street Reserve Path Lighting	18	18	-	-	-	-	-	18
Urban Wetlands Path Lighting	18	18	-	-	-	-	-	18
Total Other Infrastructure	**1,949**	**395**	**-**	**1,554**	**-**	**-**	**-**	**1,949**
TOTAL INFRASTRUCTURE	**128,569**	**58,368**	**12,410**	**57,791**	**18,760**	**4,770**	**11,357**	**93,683**
GRAND TOTAL	**225,828**	**150,305**	**15,439**	**60,084**	**43,001**	**35,090**	**25,702**	**122,034**

4.5.3 Capital works budgeted to be carried forward from the 2024/25 year into 2025/26

Asset Category	Project Cost $'000	Asset expenditure types			Summary of Funding Sources			
		New $'000	Renewal $'000	Upgrade $'000	Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Property								
Land								
Buildings	**13,549**	12,321	-	1,227	-	-	-	13,549
Building Improvements	**52**	-	-	52	-	-	-	52
Total Property	**13,600**	**12,321**	**-**	**1,279**	**-**	**-**	**-**	**13,600**
Plant and equipment								
Fixtures, fittings and furniture	**-**	-	-	-	-	-	-	-
Library Books	**-**	-	-	-	-	-	-	-
Other Plant and equipment	**-**	-	-	-	-	-	-	-
Total Plant and equipment	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Infrastructure								
Roads	**15,800**	1,217	-	14,583	-	-	-	15,800
Bridges	**1,461**	1,236	-	225	-	-	-	1,461
Footpaths and cycleways	**7,692**	7,692	-	-	-	-	-	7,692
Drainage					-	-	-	-
Kerb & Channel					-	-	-	-
Parks, Open Space and Streetscapes	**1,090**	124	-	966	-	-	-	1,090
Recreational, Leisure and Community Facilities	**8,278**	3,636	-	4,642	-	-	-	8,278
Car parks					-	-	-	-
Traffic Management Devices	**296**	-	-	296	-	-	-	296
Other Infrastructure					-	-	-	
Total Infrastructure	**34,617**	**13,906**	**-**	**20,711**	**-**	**-**	**-**	**34,617**
Grand Total	**48,217**	**26,227**	**-**	**21,990**	**-**	**-**	**-**	**48,217**

4.6 Summary of Planned Capital Works Expenditure
For the years ending 30 June 2027, 2028 & 2029

2026/27	Project Cost $'000	Asset expenditure types: New $'000	Renewal $'000	Upgrade $'000	Summary of Funding Sources: Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Property								
Land	**34,111**	34,111	-	-	-	34,111	-	-
Buildings	**77,101**	71,186	-	5,915	5,835	17,225	18,358	35,684
Building Improvements	**3,556**	-	3,556	-	-	-	-	3,556
Total Property	**114,769**	**105,298**	**3,556**	**5,915**	**5,835**	**51,336**	**18,358**	**39,239**
Plant and equipment								
Fixtures, fittings and furniture	**535**	53	483	-	-	-	-	535
Library Books	**922**	922	-	-	-	-	-	922
Other Plant and equipment	**4,905**	-	435	4,470	-	-	-	4,905
Total Plant and equipment	**6,363**	**975**	**918**	**4,470**	**-**	**-**	**-**	**6,363**
Infrastructure								
Roads	**84,872**	24,920	10,110	49,843	1,826	16,070	-	66,976
Bridges	**9,218**	900	2,021	6,298	1,075	441	-	7,703
Footpaths and cycleways	**18,885**	14,028	2,193	2,664	1,812	7	-	17,066
Drainage	**2,102**	533	810	759	-	-	-	2,102
Kerb & Channel	**251**	-	251	-	-	-	-	251
Parks, Open Space and Streetscapes	**11,651**	4,630	262	6,759	-	53	-	11,598
Recreational, Leisure and Community Facilities	**201,895**	162,514	2,714	36,667	1,897	23,785	26,200	150,012
Traffic Management Devices	**1,158**	1,158	-	-	-	253	-	905
Other Infrastructure	**2,660**	993	-	1,667	-	-	-	2,660
Total Infrastructure	**332,691**	**209,675**	**18,360**	**104,657**	**6,610**	**40,610**	**26,200**	**259,272**
Grand Total	**453,823**	**315,948**	**22,833**	**115,042**	**12,445**	**91,946**	**44,558**	**304,875**

4.6 Summary of Planned Capital Works Expenditure
For the years ending 30 June 2027, 2028 & 2029

2027/28	Project Cost $'000	Asset expenditure types: New $'000	Renewal $'000	Upgrade $'000	Summary of Funding Sources: Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Property								
Land	**14,476**	14,476	-	-	-	14,476	-	-
Buildings	**61,959**	61,194	-	764	-	25,977	-	35,981
Building Improvements	**5,791**	-	5,791	-	-	-	-	5,791
Total Property	**82,225**	**75,670**	**5,791**	**764**	**-**	**40,454**	**-**	**41,772**
Plant and equipment								
Fixtures, fittings and furniture	**840**	54	786	-	-	-	-	840
Library Books	**950**	950	-	-	-	-	-	950
Other Plant and equipment	**709**	-	709	-	-	-	-	709
Total Plant and equipment	**2,499**	**1,004**	**1,495**	**-**	**-**	**-**	**-**	**2,499**
Infrastructure								
Roads	**50,664**	23,818	16,464	10,382	6,326	5,621	-	38,717
Bridges	**27,508**	24,216	3,292	-	-	17,003	-	10,504
Footpaths and cycleways	**8,220**	3,593	3,571	1,056	-	-	-	8,220
Drainage	**2,052**	241	1,319	492	-	-	-	2,052
Kerb & Channel	**408**	-	408	-	-	-	-	408
Parks, Open Space and Streetscapes	**8,586**	3,337	375	4,874	-	55	-	8,532
Recreational, Leisure and Community Facilities	**129,804**	110,268	4,419	15,117	13	43,589	36,834	49,368
Traffic Management Devices	**1,578**	1,462	-	116	-	-	-	1,578
Other Infrastructure	**1,228**	328	-	900	-	-	-	1,228
Total Infrastructure	**230,048**	**167,263**	**29,848**	**32,937**	**6,339**	**66,268**	**36,834**	**120,606**
Grand Total	**314,772**	**243,938**	**37,134**	**33,701**	**6,339**	**106,722**	**36,834**	**164,877**

4.6 Summary of Planned Capital Works Expenditure
For the years ending 30 June 2027, 2028 & 2029

2028/29	Project Cost $'000	Asset expenditure types: New $'000	Renewal $'000	Upgrade $'000	Summary of Funding Sources: Grants $'000	Contributions & Oth. Reserves $'000	Borrowings $'000	Council cash $'000
Property								
Land	**42,366**	42,366	-	-	-	27,464	14,903	-
Buildings	**69,677**	68,890	-	787	-	17,242	9,356	43,079
Building Improvements	**7,744**	-	7,744	-	-	-	-	7,744
Total Property	**119,788**	**111,256**	**7,744**	**787**	**-**	**44,706**	**24,258**	**50,824**
Plant and equipment								
Fixtures, fittings and furniture	**1,107**	56	1,051	-	-	-	-	1,107
Library Books	**978**	978	-	-	-	-	-	978
Other Plant and equipment	**948**	-	948	-	-	-	-	948
Total Plant and equipment	**3,034**	**1,034**	**1,999**	**-**	**-**	**-**	**-**	**3,034**
Infrastructure								
Roads	**46,060**	19,345	22,019	4,696	6,387	565	306	38,802
Bridges	**4,403**	-	4,403	-	-	-	-	4,403
Footpaths and cycleways	**8,697**	3,921	4,776	-	-	-	-	8,697
Drainage	**2,862**	591	1,764	507	-	-	-	2,862
Kerb & Channel	**546**	-	546	-	-	-	-	546
Parks, Open Space and Streetscapes	**8,521**	597	405	7,519	-	-	-	8,521
Recreational, Leisure and Community Facilities	**58,243**	50,936	5,910	1,397	-	802	435	57,006
Traffic Management Devices	**1,150**	1,150	-	-	-	-	-	1,150
Other Infrastructure	**1,265**	338	-	927	-	-	-	1,265
Total Infrastructure	**131,748**	**76,878**	**39,823**	**15,047**	**6,387**	**1,367**	**742**	**123,253**
Grand Total	**254,570**	**189,168**	**49,567**	**15,835**	**6,387**	**46,073**	**25,000**	**177,110**

5a. Targeted performance indicators

For the four years ending 30 June 2029

The following table highlights Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives. The targeted performance indicators below are the prescribed financial performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted performance indicators - Service

Indicator	Measure	Notes	Actual	Forecast	Budget Target	Target Projections			Trend
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+/o/-
Governance									
Satisfaction with community consultation and engagement	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	64.00	69.00	70.00	71.09	72.15	73.23	+
Roads									
Sealed local roads below the intervention level	Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	2	96.50%	97.06%	97.00%	97.00%	97.00%	97.00%	o
Statutory planning									
Planning applications decided within the relevant required time	Number of planning application decisions made within the relevant required time / Number of decisions made	3	75.00%	52.80%	55.00%	55.00%	55.00%	55.00%	o
Waste management									
Kerbside collection waste diverted from landfill	Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins	4	45.62%	39.73%	40.33%	40.93%	41.95%	43.00%	+

Targeted performance indicators - Financial

Indicator	Measure	Notes	Actual	Forecast	Budget Target	Target Projections			Trend
			2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+/o/-
Liquidity									
Working Capital	Current assets / current liabilities	5	245%	394%	360.6%	163.61%	87.84%	77.18%	o
Obligations									
Asset renewal	Asset renewal and upgrade expense / Asset depreciation	6	91.8%	117.85%	110.33%	199.75%	77.42%	67.29%	-
Stability									
Rates concentration	Rate revenue / adjusted underlying revenue	7	66.4%	63.83%	63.6%	66.02%	65.60%	66.55%	o
Efficiency									
Expenditure level	Total expenses/ no. of property assessments	8	$3,057	$3,269	$3,374	$3,409	$3,596	$3,648	o

5b. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.
The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the Local Government (Planning anc Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual 2023/24	Forecast 2024/25	Budget 2025/26	2026/27	2027/28	2028/29	Trend +/o/-
Operating position									
Adjusted underlying result (an adjusted underlying surplus is generated in the ordinary course of business)	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	9	4.5%	3.2%	**3.5%**	2.5%	1.6%	2.5%	o
Liquidity									
Unrestricted cash (sufficient cash that is free of restrictions is available to pay bills as and when they fall due)	Unrestricted cash / current liabilities	10	246.3%	478.8%	**411.4%**	167.7%	59.0%	101.9%	-
Obligations									
Loans and borrowings	Interest bearing loans and borrowings / rate revenue	11	1.8%	2.1%	**11.3%**	25.6%	32.6%	32.5%	-
Stability									
Rates effort	Rate revenue / CIV of rateable properties in the municipality	12	0.313%	0.313%	**0.307%**	0.302%	0.296%	0.291%	-
Efficiency									
Revenue level	General rates and municipal charges / no. of property assessments	13	$2,126	$2,156	**$2,224**	$2,309	$2,398	$2,490	+

Key to Trend:

+ increase in Council's overall targets

o maintaining Council's overall targets

- decrease in Council's overall targets

Notes to indicators

5a

1. Satisfaction with community consultation and engagement

Based on Council's recent performance, a 1.5% annual increase in our targets across the years 2025 to 2029 has been determined as achievable. This is reflective of Council's commitment to continual improvement in community consultation & engagement.

2. Sealed local roads below the intervention level

With the growth in kilometres of roads within the munincipality maintaining a 97% conformance to targets is acceptable and inline with industry practice.

3. Planning applications decided within the relevant required time

The target is based on the average of recent performances and Council's current capacity to deliver.

4. Kerbside collection waste diverted from landfill

Council have increased the future year targets by 1.5% in 2026/27, and 2.5% for 2027/28 and beyond with the introduction of anticipated continuous improvement in waste disposal practices.

5. Working Capital

Working capital is a general measure of the organisation's liquidity and its ability to meet its commitments as and when they fall due. A working capital ratio of above 1 (100%) indicates that Council is able to adequately meet all of its short-term expenses. Council's working capital position is strong due to the high level of cash held in reserves mainly for completion of future capital works relating to Council's development contribution plans.

6. Asset renewal

A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed. The projected 2025-26 estimate is 110.3% which indciates a healthy level of asset renewal.

7. Rates concentration

Reflects extent of reliance on rate revenues to fund all of Council's on-going services. This ratio is mainly impacted by annual movements in Council's profitability (adjusted underlying result). An increase to profitability will result in a reduction to the rates concentration ratio.

8. Expenditure level

This ratio measures the proportion of operating expenditure per property assessment and indicates if resources are planned to be used efficiently in the delivery of services. It is expected to remain relatively constant as total expenses are projected to move in line with population changes.

5b

9. Adjusted underlying result

Underlying result is an indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. This ratio refers to the operational outcome as assessed in the comprehensive income statement, adjusted for non-operational items such as capital income, contributed monetary and non-monetary assets and non-operational asset sales. A positive annual result is projected for 2025-26 demonstrating Council's ongoing financial sustainability.

10. Unrestricted Cash

Part of the cash and cash equivalents held by Council are restricted in their application and are not fully available for all Council's operations. The budgeted unrestricted cash statement indicates Council's unrestricted cash and reserve balances, however a significant proportion of the unrestricted funds are earmarked as funding for the Infrastructure and Strategic Investment Reserve. This ratio is well above 100% due to the amount of discretionary reserve funds plus working capital necessary to meet the service and infrastructure demands of a growing community.

11. Debt compared to rates

This indicator measures the level of Council's total debt as a percentage of rate revenue. The spike in 2025-26 is due to Council budgeting to borrow funds in 2025-26 using the TCV / State Government loan vehicle.

12. Rates effort

Rates effort is a measure of rate revenue as a percentage of the capital improved value of rateable properties in the municipality. This ratio is expected to marginally decrease each year given the increasing number of supplementary rates.

13. Revenue level

This ratio measures the proportion of rate revenue per property assessment. This ratio is expected to increase each year as the rate of increase in supplementary rates exceeds the increase in the number of rateable properties.

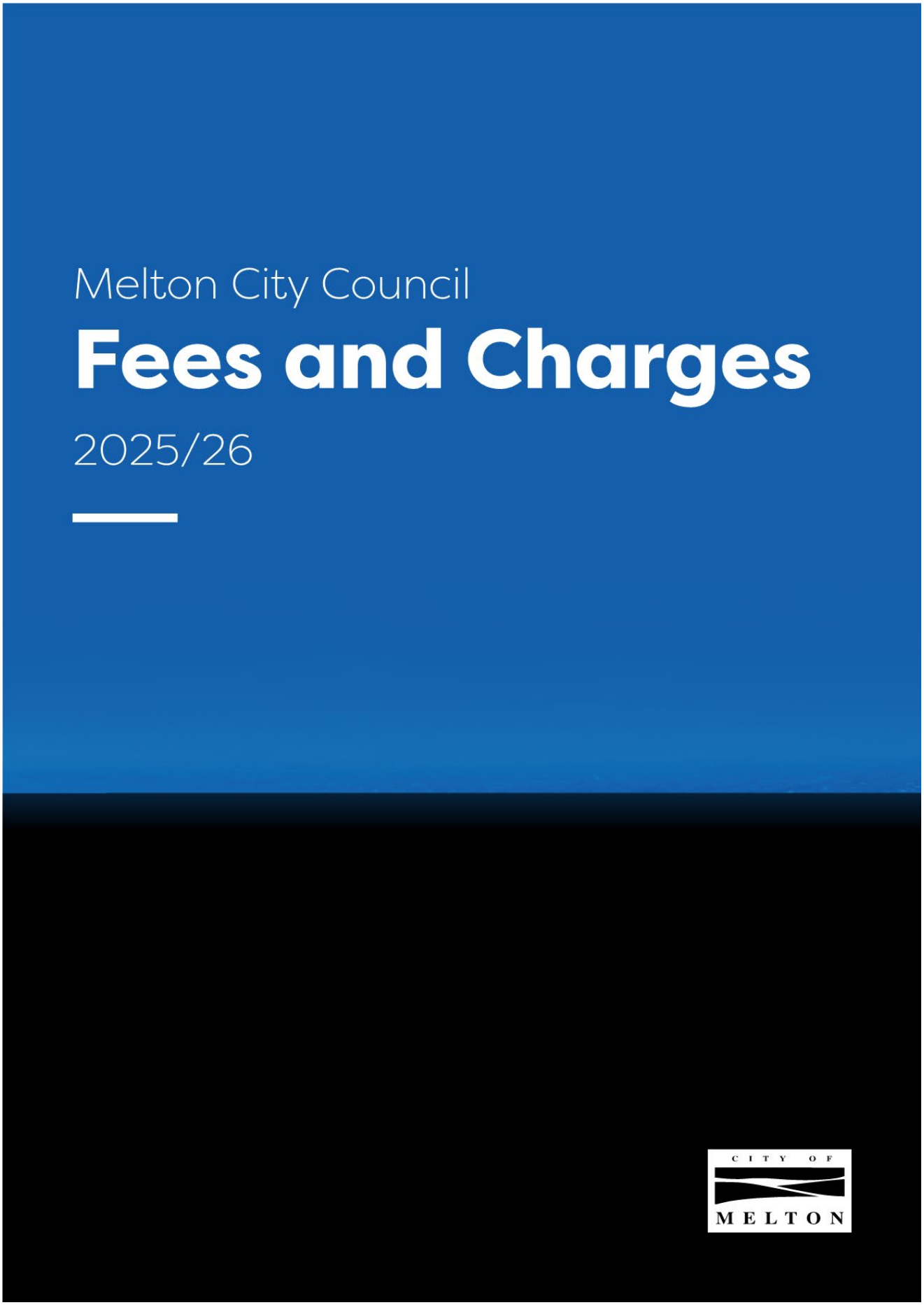

Melton City Council
Fees and Charges
2025/26
CITY OF
MELTON

Table Of Contents

Office of CEO 6
- **Advocacy and Government Relations** 6
  - **Cemetery Operations** 6
    - Right of Interment 6
    - Interment 6
    - Memorial 7

City Futures 10
- **City Infrastructure Planning** 10
  - **Infrastructure Planning** 10
    - Landscaping 10
    - Works Within Road Reserve 10
  - **Civil Infrastructure Planning** 11
    - Civil 11
- **City Strategy** 12
  - **Planning Scheme Amendments** 12
- **City Growth and Development** 13
  - **Subdivision Fees** 13
  - **Planning Applications** 14
  - **Planning Amendments** 16
  - **Other Planning Fees** 17
  - **Subdivision Certification** 18

City Life 20
- **Community Care and Active Living** 20
  - **Wellness & Engagement** 20
    - Community Transport 20
    - Care Melton Expo 20
    - CHSP - Social Support 20
    - CHSP - Social Support (Centre Based) 21
    - HACC Domestic Assistance 21
    - Food Services 21
    - HACC Personal Care 21
    - HACC Respite Care 21
    - HACC Property Maintenance 22
    - CHSP Domestic Assistance 22

continued on next page ...

Table Of Contents [continued]

CHSP Personal Care ... 22
CHSP Respite ... 22
CHSP Property Maintenance ... 22
CHSP Social Support Group ... 22
CHSP Social Support Individual ... 22
HACC Planned Activity Group ... 23
Healthy Connected Communities ... 23
Festivals and Events ... 23
Event Vendor Fees ... 23
Community Participation & Connection ... 23
Child Family and Youth ... 23
Early Childhood Programs ... 23
Family Day Care Services ... 23
Vacation Care ... 24
Young Communities ... 24
Melton Youth Centre ... 24
Career Expo ... 25
Employability Workshop ... 26
Teenage Holiday Program ... 26
Recreation and Facility Activation ... 26
Civic and Community Facilities Operations ... 28
Athletic Facilities ... 28
Indoor Stadiums ... 28
Recreation Reserves ... 29
Libraries and Learning ... 30
Libraries Services ... 30
Consumables ... 30
Programs ... 30
Membership ... 30
Photocopying/Printing ... 30
Venue Hire ... 31
Maternal and Child Health ... 32
Immunisation ... 32
Freedom of Information ... 33

continued on next page ...

Table Of Contents [continued]

Organisational Performance 34
Finance 34
Rates 34
Rates Information 34
Land Information 34
Supplementary Valuations 34
Administration 34
Other 34
City Delivery 35
Community Safety 35
Fire Prevention 35
Accommodation 35
Animal Registration 35
Animal Adoption 37
Building Lodgement 37
Building Permit 37
Caravan Parks 38
Environmental Health 38
Food Act 38
Health Act 39
Impounded Animals 39
Parking 40
Regulatory Services 40
Septic Tanks 41
Council Land 41
Swimming Pools 42
Occupancy Permit (POPE) 43
Operations 43
Waste Management 43
Bins 43
Recycling Facility 44
Asset Protection 48
Engineering and Asset Services 49

continued on next page ...

Table Of Contents [continued]

Property Information 49
Property 49

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Office of CEO								
Advocacy and Government Relations								
Cemetery Operations								
Supply of Approved Products	$200.00	$205.00	2.50%	$5.00	Per Product	Y	Y	
Right of Interment								
Agonas Standard Rose Memorial (Double)	$2,330.00	$2,390.00	2.58%	$60.00	Per Unit	N	N	Cremation - Memorials
Agonas Tree Memorial (Multiple)	$1,805.00	$1,850.00	2.49%	$45.00	Per Unit	Y	N	Burials - Graves
Garden Memorial (Bluestone/Beam edge)	$635.00	$650.00	2.36%	$15.00	Per Unit	Y	N	Cremation - Memorials
Garden Memorial (Rock/Boulder)	$705.00	$725.00	2.84%	$20.00	Per Unit	Y	N	Cremation - Memorials
Lawn Beam (Plaque/Headstone)	$1,745.00	$1,790.00	2.58%	$45.00		Y	N	
Lawn Beam Child (1- 5 years)	$930.00	$955.00	2.69%	$25.00	Per Unit	Y	N	Burials - Graves
Lawn Beam Child (6-10 years)	$1,010.00	$1,035.00	2.48%	$25.00	Per Unit	Y	N	Burial -Graves
Lawn Beam -Stillborn	$635.00	$650.00	2.36%	$15.00	Per Unit	Y	N	Burials - Graves
Manchurian Pear Trees	$1,205.00	$1,235.00	2.49%	$30.00		Y	N	Cremation - Memorials
Monumental	$1,805.00	$1,850.00	2.49%	$45.00	Per Unit	Y	N	
Niche Wall (Single)	$600.00	$615.00	2.50%	$15.00	Per Unit	Y	N	Cremation - Memorials
Pre Need - Lawn Beam - Plaque/Headstone Section	$1,875.00	$1,920.00	2.40%	$45.00		Y	N	
Pre Need- Monumental	$2,015.00	$2,065.00	2.48%	$50.00		Y	N	
Red and White Rose Gardens	$3,265.00	$3,345.00	2.45%	$80.00		Y	N	
Rose Garden/Garden Beds (Double)	$1,205.00	$1,235.00	2.49%	$30.00	Per Unit	Y	N	Cremation - Memorials
Rose Garden/Garden Beds (Single)	$635.00	$650.00	2.36%	$15.00	Per Unit	Y	N	Cremation - Memorials
Interment								
Additional Inscription	$80.00	$80.00	0.00%	$0.00		Y	N	
Additional Operating Hours for Actvity	$180.00	$185.00	2.78%	$5.00		Y	N	
Cancellation of Order to Dig Grave	$305.00	$315.00	3.28%	$10.00	Per Unit	Y	Y	
Copy of Certificate of Right of Interment	$33.00	$33.00	0.00%	$0.00	Per Cerificate	Y	N	
Record Search Fee	$33.00	$33.00	0.00%	$0.00	Per Hour	Y	N	Per hour or Part There Of

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Interment [continued]								
Sand or Special Material for Backfilling	$260.00	$265.00	1.92%	$5.00	Per Request	Y	Y	
Sinking Grave 1.8m deep (Single) / 2.2m (Double)	$1,550.00	$1,590.00	2.58%	$40.00	Per Unit	Y	Y	
Sinking Grave 2.2m (Double)	$1,915.00	$1,965.00	2.61%	$50.00	Per Unit	Y	Y	
Sinking Grave 1.8m (Single)	$1,740.00	$1,785.00	2.59%	$45.00	Per Unit	Y	Y	
Sinking Grave 2.7m deep (Triple)	$1,905.00	$1,955.00	2.62%	$50.00	Per Unit	Y	Y	
Stillborn	$530.00	$545.00	2.83%	$15.00	Per Unit	Y	Y	
Child (1-5yrs)	$585.00	$600.00	2.56%	$15.00	Per Unit	Y	Y	
Child (6-10yrs)	$745.00	$765.00	2.68%	$20.00	Per Unit	Y	Y	
Additional - Oversize Casket/Coffin (greater than 650mm wide or 2050mm long)	$290.00	$295.00	1.72%	$5.00	Per Unit	Y	Y	
Additional - Inaccessible grave (Full or partial hand digging required)	$745.00	$765.00	2.68%	$20.00	Per Unit	Y	Y	
Reopen (Plaque/Headstone Section)	$1,550.00	$1,590.00	2.58%	$40.00	Per Unit	Y	Y	
Reopen (Monumental - no cover)	$1,550.00	$1,590.00	2.58%	$40.00	Per Unit	Y	Y	
Reopen (Monumental - chip top)	$1,835.00	$1,880.00	2.45%	$45.00	Per Unit	Y	Y	
Reopen (Monumental - ledger)	$2,495.00	$2,555.00	2.40%	$60.00	Per Unit	Y	Y	
Additional - Removal of ledger/monument	$585.00	$600.00	2.56%	$15.00	Per Unit	Y	Y	
Services outside prescribed hours 10.00am to 4.00pm Monday to Friday	$405.00	$415.00	2.47%	$10.00	Per Unit	Y	Y	
Services on Saturday, Sunday & Public Holidays	$775.00	$795.00	2.58%	$20.00	Per Unit	Y	Y	
Cremated remains into a grave site	$265.00	$270.00	1.89%	$5.00	Per Unit	Y	Y	
Cremated remains into a garden memorial	$265.00	$270.00	1.89%	$5.00	Per Unit	Y	Y	
Cremated remains into a wall memorial	$155.00	$160.00	3.23%	$5.00	Per Unit	Y	Y	
Cremated Remains - Scattering of Cremated Remains	$250.00	$255.00	2.00%	$5.00	Per Unit	Y	Y	
Exhumation Fee (as authorised)	$5,590.00	$5,730.00	2.50%	$140.00	Per Unit	Y	Y	
Lift & Reposition	$3,735.00	$3,830.00	2.54%	$95.00	Per Unit	N	Y	
Removal of ashes (Niche Wall)	$90.00	$90.00	0.00%	$0.00	Per Unit	N	Y	
Attendance for Ashes Interment	$190.00	$195.00	2.63%	$5.00	Per Unit	Y	Y	
Niche Wall (ashes only) Wall Bud Vase - screwed connection	$130.00	$135.00	3.85%	$5.00	Per Unit	N	Y	
Location Probing	$300.00	$310.00	3.33%	$10.00	Per Unit	N	Y	
Memorial								
Additional Inscription - Minor Renovation Work	$140.00	$145.00	3.57%	$5.00	Per Permit	Y	N	Single Grave

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Memorial [continued]								
Additional Inspection for Monument	$44.00	$44.00	0.00%	$0.00	Per Permit	Y	N	Application for Second and for each additional inspection for Monument Completion Certificate
Affixing Bronze and or Granite Panel - Above Ground Cremation	$44.00	$44.00	0.00%	$0.00		Y	N	Other Base by External Supplier Excludes $145 for concrete rest/spacing block
Base by Cemetery	$125.00	$130.00	4.00%	$5.00	Per Permit	Y	N	Affixing Bronze Externally Supplied Plaque and or Granite Panel Supply of concrete rest, spacing block or other necessary base
Base by Cemetery	$125.00	$130.00	4.00%	$5.00	Per Permit	Y	N	Affixing Bronze Externally Supplied Plaque and or Granite Panel Affixing or installation or placement fee
Cemetery Trust Records - Search	$33.00	$44.00	33.33%	$11.00	Per Item	Y	N	Fee charged to cover costs associated with providing the information, copies or extracts fro, cemetery trust records
Copy or Reissue of Certificate previously issued	$33.00	$44.00	33.33%	$11.00	Per Copy	Y	N	Cremation or Interment Deed, Right of Interment
Crypt Shutters	$125.00	$130.00	4.00%	$5.00	Per Crypt	Y	N	
In Ground Cremation	$125.00	$130.00	4.00%	$5.00	Per Permit	Y	N	Affixing Bronze And Or Granite Panel or Other Base by External Supplier Excludes $145 for concrete rest/spacing block
Lawn Grave or Lawn Beam	$44.00	$44.00	0.00%	$0.00	Per Permit	Y	N	Affixing Bronze and or Graniute Panel or Other Base by External Supplier Excludes $145 for concrete rest/spacing block
Major Renovation Work - Additonal	$44.00	$44.00	0.00%	$0.00	Per Permit	Y	N	Each additional contiguous grave forming the same monument
Major Renovation Work - Single Grave	$190.00	$195.00	2.63%	$5.00	Per Permit	Y	N	
Memorialisation - Vase	$130.00	$135.00	3.85%	$5.00	Per Unit	Y	N	
New Headstone and Base with Existing Foundation - Addtional	$44.00	$44.00	0.00%	$0.00	Per Permit	Y	N	Each additional contigous grave forming the same monument
New Headstone and Base with Existing Foundation - Single Grave	$180.00	$185.00	2.78%	$5.00	Per Permit	Y	N	
New Headstone and Base without Existing Foundation - Additional	$44.00	$44.00	0.00%	$0.00	Per Permit	Y	N	Each addtional contigous grave forming the same monument
New Headstone and Base without Existing Foundation - Single Grave	$190.00	$195.00	2.63%	$5.00	Per Permit	Y	N	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Memorial [continued]								
New Monument with Existing Foundation - Additional	$60.00	$60.00	0.00%	$0.00	Per Permit	Y	N	Each Monument with Existing Foundation
New Monument with Existing Foundation -Single Grave	$220.00	$225.00	2.27%	$5.00	Per Permit	Y	N	
New Monument without Existing Foundation - Additional	$80.00	$80.00	0.00%	$0.00	Per Permit	Y	N	Each additional contigous grave forming the same monument
New Monument without Existing Foundation -Single Grave	$250.00	$255.00	2.00%	$5.00	Per Permit	Y	N	
Weekend or Public Holiday Access	$140.00	$145.00	3.57%	$5.00	Per Permit	Y	N	For memorial installation with prior approval
Weekend or Public Holiday Access +4 hours	$270.00	$275.00	1.85%	$5.00	Per Permit	Y	N	For Memorial Installation with Prior Approval

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
City Futures								
City Infrastructure Planning								
Infrastructure Planning								
Landscaping								
Fee charged to check the Landscape Plan	Landscape Plan check at 0.75% value of work				Per Cost Of Works	Y	N	
Fee charged to supervise Landscape Works	Landscape Construction Supervision based on 2.5 % value of work				Per Cost of works	Y	N	
Works Within Road Reserve								
Municipal Road Above 50 km/h - Nature Non Minor Works	$379.50	$388.99	2.50%	$9.49	Per Works	Y	N	Municipal Road Speed Limit above 50 km/hr - Works Other than Minor Work. Work conducted on a nature strip or reserve (Soil/Seeded Area)
Municipal Road Above 50km/h - Nature Minor Works	$96.74	$99.16	2.50%	$2.42	Per Works	Y	N	Municipal Road Speed Limit above 50km/h Roadway Minor Works Works conducted on nature strip or reserve (Soil/Seeded Area)
Municipal Road Above 50km/h - Roadway Minor Works	$150.19	$153.94	2.50%	$3.75	Per Works	Y	N	Municipal Road Speed Limit above 50km/h - Minor Works Works conducted on roadway, shoulder or pathway (Asphalt/gravel road, kerb & channel, concrete vehicle crossing and footpaths)
Municipal Road Above 50km/h - Roadway Non Minor Works	$693.79	$711.13	2.50%	$17.34	Per Works	Y	N	Municipal Road Speed Limit above 50km/h - Works Other than Minor Works. Conducted on Roadway, shoulder, or pathway. (Asphalt/Gravel Road, kerb & channel, concrete vehicle crossing and footpaths) Conducted on roadway, shoulder or pathway. (Asphalt/Gravel road, kerb, & channel, concrete vehicle crossing and footpaths 43.1 fee units

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Works Within Road Reserve [continued]								
Municipal Road Below 50km/h - Roadway Minor Works	$150.19	$153.94	2.50%	$3.75	Per Works	Y	N	Municipal Road Speed Limit 50 km/h or less- Minor Works Works conducted on roadway, shoulder or pathway. (Asphalt/gravel road, kerb & channel, concrete vehicle crossing and foothpaths)
Municipal Road Below 50km/h - Nature Minor Works	$96.74	$99.16	2.50%	$2.42	Per Works	Y	N	Municipal Road Speed Limit 50 km/h or less- Nature Minor Works Works conducted on nature strip or reserve. (Soil/Seeded Area)
Municipal Road Below 50km/h - Nature Non Minor Works	$96.74	$99.16	2.50%	$2.42	Per Works	Y	N	Municipal Road Speed Limit 50 km/h or less. Works conducted on nature strip or reserve. (Soil/Seeded Area)
Municipal Road Below 50km/h - Roadway Non Minor Works	$379.50	$388.99	2.50%	$9.49	Per Works	Y	N	Municipal Road Speed Limit 50 km/h or less. Works conducted on roadway, shoulder or pathway (Asphalt/gravel road, kerb & channel, concrete vehicle crossing and footpaths)
Civil Infrastructure Planning								
Civil								
Engineering Civil Construction Supervision	2.5% Value of Work				Per Item	Y	N	Engineering Civil Construction Supervision 10% of Cost of Lights, Supply and Installation.
Engineering Civil Plan Checking	0.75% Value of Work					Y	N	
Non Standard Public Lighting	10% of Costs of Lights - Supply & Installation					N	N	

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
City Strategy								
Planning Scheme Amendments								
Planning Scheme Amendment - Stage 1	$3,364.00	$3,364.00	0.00%	$0.00	(206 fee units)	Y	N	For a) Considering a request to amend a plannng scheme and b) Taking Action required by Division 1 of Part 3 of the Act and c) Considering any submissions which do not seek a change to the amendment and d) If applicable, abandoning the amendment
Planning Scheme Amendment- Stage 2A up to (and including) 10 Submissions	$16,672.90	$16,672.90	0.00%	$0.00	(1021 fee units) or	Y	N	For considering up to (and including) 10 submissions which seek to change an amendment and where necessary referring the submissions to a panel
Planning Scheme Amendment - Stage 2A - Between 11 (and including) 20 Submissions	$33,313.20	$33,313.20	0.00%	$0.00	(2040 fee units)	Y	N	For considering 11 (and including) 20 submissions which seek to change an amendment and where necessary referring the submission to the panel.
Planning Scheme Amendment - Stage 2A Exceeding 20 Submissions	$44,531.90	$44,531.90	0.00%	$0.00	(2727 fee units)	Y	N	For considering Submissions that exceed 20 submissions which include: a) Seek to change an amendment and where necessary referring the submissions to a panel b) Providing assistance to a panel in accordance with Section 158 of Act c) Making a submission to a panel under Part 8 of the Act at a hearing referred to in Section 24 (b) of the Act d) After considering submissions and the panel's report, abandoning the amendment

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Planning Scheme Amendments [continued]								
Planning Scheme Amendment - Stage 3	$530.70	$530.70	0.00%	$0.00	(32.5 fee units) if the Minister is not the planning authority or nil fee if the Minister is the planning authority	Y	N	For: a) Adopting the amendment or part of the amendment, in accordance with Section 29 of the Act b) Submitting the amendment for approval by the Minister in Accordance with Section 31 of the Act c) Giving Notice of the approval of the amendment required by section 36 (2) of the Act
Planning Scheme Amendment - Stage 4	$530.70	$530.70	0.00%	$0.00	(32.5 fee units) if the Minister is not the planning authority or nil fee if the Minister is the planning authority - This Fee is paid to the Minister	Y	N	Paid to the Minister for: a) Consideration by the Minister of a request to approve the amendment in accordance if Section 35 of the Act b) Giving Notice of approval of the amendment in accordance with section (36)1 of the act
Planning Scheme Amendment – Minister Request – Section 20A	$1,061.50	$1,061.50	0.00%	$0.00	(65 fee units)	Y	N	Fee for requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act
Planning Scheme Amendment – Minister Request – Section 20(4)	$4,409.10	$4,409.10	0.00%	$0.00	(270 fee units)	Y	N	Fee for requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act
City Growth and Development								
Subdivision Fees								
Amendment Subdivision - Class 18	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to Class 18 permit
Amendment Subdivision - Class 17	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to Class 11 permit
Amendment Subdivision - Class 19	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to Class 19 permit- Per 100 lots created
Amendment Subdivision - Class 20	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to Class 20 permit
Amendment Subdivision - Class 21	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to Class 21 permit

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Subdivision Fees [continued]								
Amendment Subdivision - Class 22	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to Class 16 permit
Subdivision Permit - Class 17	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	To subdivide an existing building (other than a class 9 permit)
Subdivision Permit - Class 18	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	To subdivide land into 2 lots (other than a class 9 or class 16 permit)
Subdivision Permit - Class 19	$1,453.40	$1,453.40	0.00%	$0.00		Y	N	To effect a realignment of a common boundary between lots or consolidate 2 or more lots (other than a class 9)
Subdivision Permit - Class 20	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Subdivide land (other than a class 9, class 16, class 17 or class 18 permit)
Subdivision Permit - Class 21	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	To complete a) Create, vary or remove a restriction within the meaning of the Subdivision Act 1988 b) Create or remove right of way c) Create, vary of remove an easement other than right of way d) Vary or remove a condition om the nature of an easement (other than right of way) in Crown grant
Subdivision Permit - Class 22	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Subdivision Permit - Class 22
Planning Applications								
Change of Use - Class 1	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	An Application for change of use only
Other Development - Class 11	$1,265.60	$1,265.60	0.00%	$0.00	Per Application	Y	N	To develop land (other than class 2, class 3 or class 7 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is less $100,000
Other Development - Class 12	$1,706.50	$1,706.50	0.00%	$0.00	Per Application	Y	N	To develop land (other than a class 4, class 5 or class 8 or a permit to subdivide or consolidate land) if the estimated cost of development is more than $100,000 and not more than $1 million

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Planning Applications [continued]								
Other Development - Class 13	$3,764.10	$3,764.10	0.00%	$0.00	Per Application	Y	N	To develop land (other than a class 6 or class 8 or permit to subdivide or consolidate land) if the estimated cost of development is more than $1 million and not more than $5 million
Other Development - Class 14	$9,593.90	$9,593.90	0.00%	$0.00	Per Application	Y	N	
Other Development - Class 15	$28,291.70	$28,291.70	0.00%	$0.00	Per Application	Y	N	To develop land (other than a class 8 or permit to subdivide or consolidate land) if the estimated cost of development is more than $5 million and not more than $15 million
Other Development - Class 16	$63,589.00	$63,589.00	0.00%	$0.00	Per Application	Y	N	To develop land (other than a class 8 or a permit to subdivide or consolidate land) if the estimate cost of development is more than $50 million
Single Dwelling - Class 2	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	To develop land or use and develop land if a single dwelling per lot and undertake development ancillary to use the land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or permit to subdivide or consolidate land) if the estimated cost is $10,000 or less
Single Dwelling - Class 3	$694.00	$694.00	0.00%	$0.00	Per Application	Y	N	To develop land or use and develop land if a single dwelling per lot and undertake development ancillary to use the land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or permit to subdivide or consolidate land) if the estimated cost is $10,000 but not more than $100,000
Single Dwelling - Class 6	$1,649.30	$1,649.30	0.00%	$0.00	Per Application	Y	N	To develop land or use and develop land if a single dwelling per lot and undertake development ancillary to use the land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or permit to subdivide or consolidate land) if the estimated cost is $1 million and $ 2 million

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Planning Applications [continued]								
Single Dwelling -Class 4	$1,420.70	$1,420.70	0.00%	$0.00	Per Application	Y	N	To develop land or use and develop land if a single dwelling per lot and undertake development ancillary to use the land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or permit to subdivide or consolidate land) if the estimated cost is $100,000 but not more than $500,000
Single Dwelling- Class 5	$1,535.00	$1,535.00	0.00%	$0.00	Per Application	Y	N	To develop land or use and develop land if a single dwelling per lot and undertake development ancillary to use the land for a single dwelling per lot included in the application (other than a class 7 or 8 permit or permit to subdivide or consolidate land) if the estimated cost is $500,000 but not more than $1 million
VicSmart Application - Class 7	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	VicSmart Application where the cost of develop is $10,000 or less
VicSmart Application - Class 8	$473.60	$473.60	0.00%	$0.00	Per Application	Y	N	VicSmart Application if te estimated cost of development is more than $10,000
VicSmart Application - Class 9	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	VicSmart Application to subdivide or consolidate land
VicSmart Application - Other than Class 7, 8 or 9	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	VicSmart Application Class 10
Planning Amendments								
Amend or End a Section 173 Agreement	$726.70	$726.70	0.00%	$0.00	Per Agreement	Y	N	Fee for an agreement to a proposal to amend or end an agreement under 173 of the act.
Amendment Change of Use- Class 1	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to a permit to change the use of land allowed by the permit or allow a new use of land

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Planning Amendments [continued]								
Amendment Development other than Single Dwelling - Class 2	$1,453.40	$1,453.40	0.00%	$0.00	Per Application	Y	N	Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit.
Amendment Other Development - Class 11,12,13,14,15 or 16 permit if cost of development is $100.000 or less	$1,265.60	$1,265.60	0.00%	$0.00	Per Application	Y	N	Amendment to Class 10 permit
Amendment Other Development - Class 11,12,13,14,15 or 16 permit if cost of development is between $100,000 and $1,000,000	$1,706.50	$1,706.50	0.00%	$0.00	Per Application	Y	N	Amendment to Class 11 permit
Amendment Other Development - Class 11,12,13,14,15 or 16 permit if the cost of development is more than $1,000,000	$3,764.10	$3,764.10	0.00%	$0.00	Per Application	Y	N	Amendment to Class 12,13,14 or 15 permit
Amendment Single Dwelling - Class 2,3,4,5 or 6 if cost of additional development is more than $10,000 but not more than $100,000	$694.00	$694.00	0.00%	$0.00		Y	N	Amendment to a class 3 permit
Amendment Single Dwelling - Class 2,3,4,5 or 6 if cost of additional development is more than $100,000 but not more than $500,000	$1,420.70	$1,420.70	0.00%	$0.00	Per Application	Y	N	Amendment to Class 4 permit
Amendment Single Dwelling - Class 2,3,4,5 or 6 permit if cost of additional development is more than $500,000	$1,535.00	$1,535.00	0.00%	$0.00	Per Application	Y	N	Amendment to a class 5 or class 6 permit
Amendment Single Dwelling- Class 2,3,4,5 or 6 Permit if cost of additional development is $10,000 or less	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	Amendment to a Class 2 Permit
Amendment Single Vic Smart - Class 7	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	Amendment to Class 7 permit
Amendment VicSmart - Class 8	$473.60	$473.60	0.00%	$0.00	Per Application	Y	N	Amendment to Class 8 permit
Amendment VicSmart - Class 9	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	Amendment to Class 9 permit
Amendment VicSmart - Other than Class 7, 8 or 9	$220.50	$220.50	0.00%	$0.00	Per Application	Y	N	Amendment to a Class 10 permit (VicSmart application other than a class 7, 8 or 9 permit)
Other Planning Fees								
Advertising of Planning - Public Notice	$23.60	$25.00	5.93%	$1.40	Per Notice	N	N	Charge for each notice
Advertising of Planning applications - Over 10 notices	$15.40	$17.00	10.39%	$1.60	Per Letter	N	N	Per Letter after first 10 letters
Application - Property Planning Controls	$184.00	$190.00	3.26%	$6.00	Per Application	N	N	Application for Information of Property Planning Controls
Bond/Bank Guarantee return processing fee	$527.88	$545.00	3.24%	$17.12		N	N	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Other Planning Fees [continued]								
Certificate of Compliance	$359.30	$359.30	0.00%	$0.00	Per Certificate	Y	N	Issue a certificate of compliance
Demolition Approval	$93.90	$93.90	0.00%	$0.00	Per Application	Y	N	Requst for demolition approval
Other Fees - Combined Permits	Value of the fee is sum of the highest of the fees which would have applied if seperate applications were made and 50% of each other fees which would have applied if separate applications were made					Y	N	Fee for combined permit applications
Planning Permit- Application Change of Use	$1,453.40	$1,453.40	0.00%	$0.00	Per Permit	Y	N	Plannig Permit - Application for Change of Use Only
Pre Application - Prior to Application	$184.00	$190.00	3.26%	$6.00		N	Y	Pre Application - Prior to Application
Satisfaction Matter	$359.30	$359.30	0.00%	$0.00	Each	Y	N	Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council
Advertising of planning application - up to 10 notices	$118.00	$122.00	3.39%	$4.00	Per Application	N	N	Discretionary fees
Copy of planning Permit (with associated plans) -Other	$179.00	$185.00	3.35%	$6.00	Per Application	N	N	Discretionary fees - Other
Copy of planning Permit (with associated plans) -Residential	$118.00	$121.00	2.54%	$3.00	Per Application	N	N	Discretionary fees - Residential
Development plan approval	$292.00	$359.30	23.05%	$67.30	Per Application	N	N	Discretionary fees
Extension of time	$215.00	$220.00	2.33%	$5.00	Per Application	N	N	Discretionary fees
Planning Controls	$190 or Planning Controls and Copy of Permit & Plans Discretionary fees				Per Application	N	N	
Precinct plan approval	$670.00	$685.00	2.24%	$15.00	Per Application	N	N	Discretionary fees
Property enquiries & searches	$184.00	$190.00	3.26%	$6.00	Per Application	N	N	Discretionary fees
Request to vary precinct plan approval	$292.00	$300.00	2.74%	$8.00	Per Application	N	N	Discretionary fees
Researching existing use right or non-conforming use right	$266.00	$275.00	3.38%	$9.00	Per Application	N	N	Discretionary fees
Secondary Consent Applications	$585.00	$600.00	2.56%	$15.00	Per Application	N	N	Discretionary Fees
Subdivision Certification								
Alteration of Plan	$122.50	$122.50	0.00%	$0.00		Y	N	Alteration of plan under section 10(2) of the Act
Amended Certified Plan	$155.10	$155.10	0.00%	$0.00		Y	N	Certificate issues to show amended certified plan under Section 11(1) of the Act

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Subdivision Certification [continued]								
Certification of Plan of Subdivision	$192.70	$192.70	0.00%	$0.00	Per Certificate	Y	N	Certificate of Plan of Subdivision

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
City Life								
Community Care and Active Living								
Wellness & Engagement								
Seniors Exercise Programs			Cost $5.00 to $15.00 Depending on the Activity		Per Program	N	N	Seniors Exercise Programs
Community Transport								
Hire of Community Bus - Bond	$218.00	$223.00	2.29%	$5.00		N	N	
Hire of Community Bus - Daily Fee	$68.50	$70.00	2.19%	$1.50	Daily Use	N	Y	
Hire of Community Bus - Overnight Fee	$164.00	$168.00	2.44%	$4.00		N	Y	
Hire of Community Bus - Bond 5 hours	$218.00	$223.00	2.29%	$5.00		N	N	
Hire of Community Bus - Fee 5 hours	$35.00	$36.00	2.86%	$1.00		N	Y	
Excess applicable for Insurance	$600.00	$2,000.00	233.33%	$1,400.00		N	Y	
Fuel Replacement & Administration Cost	$55.50	$57.00	2.70%	$1.50	Per Litre	N	Y	
Damage - Internal or External			Charges for internal or external damage to Community Bus		Associated Cost	N	Y	Associated Cost
Late Cancellation			Full scheduled booking fee		Full Scheduled Cost	N	Y	
Care Melton Expo								
Care Expo Site Fee	$163.00	$167.00	2.45%	$4.00	Per Stall	N	Y	
Exhibitor cancellation fee	$350.00	$359.00	2.57%	$9.00		N	Y	
CHSP - Social Support								
Social Support Individual - Full Cost	$56.00	$58.00	3.57%	$2.00	Per Session	N	N	
Social Support Group (Community Based) - High Fee Range	$111.00	$114.00	2.70%	$3.00	Per Session	N	N	Outing including meal
HACC Planned Activity Group (Community Based) - Low Fee Range	$29.00	$10.95	-62.24%	-$18.05	Per Session	N	N	Outing including meal
Social Support Group (Community Based) - Medium Fee Range	$29.00	$29.75	2.59%	$0.75	Per Session	N	N	Outing including meal
Social Support Individual - Low Fee Range	$7.25	$8.70	20.00%	$1.45	Per Session	N	N	
Social Support Individual - Medium Fee Range	$10.35	$10.60	2.42%	$0.25	Per Session	N	N	

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
CHSP - Social Support (Centre Based)								
Social Support Group (Centre Based) - High Fee Range	$141.00	$145.00	2.84%	$4.00	Per Session	N	N	
Social Support Group (Centre Based) - Medium Fee Range	$10.70	$29.75	178.04%	$19.05	Per Session	N	N	
Social Support Group - Low Fee Range	$10.70	$17.50	63.55%	$6.80	Per Session	N	N	
HACC Domestic Assistance								
Domestic Assistance - High Fee Range	$56.50	$58.00	2.65%	$1.50	Per Hour	N	N	
Domestic Assistance - Low Fee Range	$8.10	$7.10	-12.35%	-$1.00	Per Hour	N	N	Charge for Late Cancellation
Domestic Assistance - Medium Fee Range	$15.70	$17.65	12.42%	$1.95	Per Hour	N	N	
Food Services								
Food Services low fee 2 course	$9.80	$13.10	33.67%	$3.30		N	N	Current fees is Food Services low fee range for 3 course meal and the new charge is to provide an option of 2 course meal based on feedback through client consultation.
Food Service - High Fee Range	$31.00	$32.00	3.23%	$1.00	Per Meal	N	N	
Food Service - Low Fee Range	$10.80	$11.05	2.31%	$0.25	Per Meal	Y	N	
Food Service - Medium Fee Range	$12.60	$14.20	12.70%	$1.60	Per Meal	N	N	
HACC Personal Care								
Personal Care - High Fee Range	$56.50	$58.00	2.65%	$1.50	Per Hour	N	N	
Personal Care - Low Fee Range	$6.55	$7.10	8.40%	$0.55	Per Hour	Y	N	
Personal Care - Medium Fee Range	$14.45	$17.65	22.15%	$3.20	Per Hour	N	N	
HACC Respite Care								
Respite - High Fee Range	$58.00	$58.00	0.00%	$0.00	Per Hour	N	N	
Respite - Low Fee Range	$5.90	$7.10	20.34%	$1.20	Per Hour	N	N	
Respite - Medium Fee Range	$13.75	$17.65	28.36%	$3.90	Per Hour	N	N	

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
HACC Property Maintenance								
Property Maintenance - High Fee Range	HACC High Fee Range - 1 hour minimum charge of $68.00 and additional costs for materials				Per Hour	Y	N	Minimum charge is $49.50 per hour plus additional costs for materials
Property Maintenance - Low Fee Range	Low Fee Ranges - 1 hour minimum charge of $14.15 and additional costs for materials				Per Hour	Y	N	Minmum charge is $10.10 per hour plus additional costs for materials Per Hour
Property Maintenance - Medium Fee Range	HACC Medium Fee Range - 1 hour minimum charge of $21.10 and additional costs for materials				Per Hour	Y	N	Minimum charge is $18.70 per hour, plus additional cost for materials
CHSP Domestic Assistance								
CHSP Domestic Assistance - Full Cost	$0.00	$58.00	∞	$58.00		N	N	
CHSP Domestic Assistance - Low Fee	$0.00	$13.10	∞	$13.10		N	N	
CHSP Personal Care								
CHSP Personal Care - Low Fee	$0.00	$13.10	∞	$13.10		N	N	
CHSP Respite								
CHSP Respite - Full Cost	$0.00	$58.00	∞	$58.00		N	N	
CHSP Respite - Low Fee	$0.00	$7.10	∞	$7.10		N	N	
CHSP Property Maintenance								
CHSP Property Maintenance - Full Cost	$0.00	$68.00	∞	$68.00		N	N	
CHSP Property Maintenance - Low Fee	$0.00	$21.80	∞	$21.80		N	N	
CHSP Social Support Group								
CHSP Social Support Group - Full Cost	$0.00	$145.00	∞	$145.00		N	N	
CHSP Social Support Group - Low Fee	$0.00	$17.50	∞	$17.50		N	N	
CHSP Social Support Individual								
CHSP Social Support Individual - Full Cost	$0.00	$58.00	∞	$58.00		N	N	
CHSP Social Support Individual - Low Fee	$0.00	$8.70	∞	$8.70		N	N	

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
HACC Planned Activity Group								
Planned Activity Group - Full Cost	$0.00	$145.00	∞	$145.00		N	N	
Planned Activity Group - Low Fee	$0.00	$8.75	∞	$8.75		N	N	
Planned Activity Group - Medium Fee	$0.00	$8.75	∞	$8.75		N	N	
Healthy Connected Communities								
Festivals and Events								
Event Vendor Fees								
Coffee Vendor Fees Lakeside Alive	$169.00	$169.00	0.00%	$0.00	Per Event	N	Y	Vendor Fee
Food Vendor Fee Flavour Fest	$225.50	$225.50	0.00%	$0.00	Per Event	N	Y	Vendor Fee
Food Vendor Fees Lakeside Alive	$338.00	$338.00	0.00%	$0.00	Per Event	N	Y	Vendor Fee
Event Vendor Fees Djerriwarrh Festival	$675.00	$675.00	0.00%	$0.00	Per Event	N	Y	Vendor Fee
Event Vendor Fees Carols by Candlelight	$500.00	$500.01	0.00%	$0.01	Per Event	N	Y	Vendor Fee
Community Participation & Connection								
Men's Shed - Session	Dependent on Activity - Per Session Fee Range $3.00 to $23.00				Per Session	N	Y	
Class Fee	Fee for Class - variable between $0 - $150.				Per Hour	N	Y	Dependent on Program 75% of Tutor Cost
Child Family and Youth								
Early Childhood Programs								
Family Day Care Services								
Booked Core Hours - 8am to 6pm	Fee Range (Hourly Rate) $8.35 to $11.40				Per Hour	N	N	Booked Core Hours - 8:00am to 6:00pm
Booked Non Core Hours - 6pm to 8am	Fee Range (Hourly Rate) $9.30 to $11.90				Per Hour	N	N	Booked Non Core Hours 6:00pm to 8:00am
Casual Care - Weekdays	Fee Range (Hourly Rate) $13.35 to $17.90				Per Hour	N	N	
Meals - Breakfast	Charge Range $4.10 to $6.65				Per Meal	N	N	
Meals - Dinner	Charge Range $7.70 to $9.40				Per Meal	N	N	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Family Day Care Services [continued]								
Meals - Lunch			Charge range $6.15 to $9.50		Per Meal	N	N	
Meals - Snack			Charge Range $3.10 to $3.90		Per Meal	N	N	
Public Holiday In Care			Fee Range (Hourly Rate) $15.95 to $23.50			N	N	
Transport - Local Trip			Charge Range $4.60 to $6.35		Per Trip	N	N	
Administration Levy	$2.65	$2.75	3.77%	$0.10	Per Hour	Y	N	Per Hour Per Child nil capping
Educator Levy	$0.35	$0.35	0.00%	$0.00	Per Hour	Y	N	Per Hour Per Child nil capping
Vacation Care								
Centre Days	$89.50	$91.75	2.51%	$2.25	Per child	Y	N	
Excursions	$40.00	$41.00	2.50%	$1.00	Per child	Y	N	Maximum
Incursions	$27.50	$28.20	2.55%	$0.70	Per child	Y	N	Minimum
Late Enrolment Fee	$23.65	$24.25	2.54%	$0.60	Per booking	Y	N	
Late Pickup Fee	$5.65	$5.80	2.65%	$0.15	Per child Per minute	Y	N	
Young Communities								
Melton Youth Centre								
Office Hire – Melton Youth Centre – Permanent Agency User (5 days per week for 52 weeks)	$0.00	$8,513.07	∞	$8,513.07		N	Y	Office Hire – Melton Youth Centre – Permanent Agency User (5 days per week for 52 weeks) Office Hire – Melton Youth Centre – Permanent Agency User (5 days per week for 52 weeks)

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Melton Youth Centre [continued]								
Office Hire Melton Youth Centre – Permanent Agency User (1 day per week for 52 weeks)	$0.00	$1,706.05	∞	$1,706.05		N	Y	Melton Youth Centre – Permanent Agency User (1 day per week for 52 weeks) Melton Youth Centre – Permanent Agency User (1 day per week for 52 weeks)
Workstation Hire - Youth Centres - Permanent Agency User - 1 day per week for 52 weeks	$1,490.00	$1,581.64	6.15%	$91.64	Per Day	N	Y	Workstation Hire - Youth Centres - Permanent Agency User - per day Workstation Hire - Youth Centres - Permanent Agency User Workstation Hire - Youth Centres - Permanent Agency User
Workstation Hire - Youth Centres - Permanent Agency User - 5 days per week for 52 weeks	$7,435.00	$7,892.24	6.15%	$457.24	Annual - 5 days per week	N	Y	Office/Workstation Hire - Youth Services - Permanent Agency User
Career Expo								
Career Expo - Vendor Fee	$0.00	$168.00	∞	$168.00		N	Y	Career Expo - Vendor Fee (per Stall holder) Career Expo - Vendor Fee (per Stall holder)
Careers Expo- Sponsorship Tier 1	$0.00	$1,000.00	∞	$1,000.00		N	Y	Careers Expo- Sponsorship Tier 1 Careers Expo- Sponsorship Tier 1
Careers Expo- Sponsorship Tier 2	$0.00	$2,000.00	∞	$2,000.00		N	Y	Careers Expo- Sponsorship Tier 2 Careers Expo- Sponsorship Tier 2
Careers Expo- Sponsorship Tier 3	$0.00	$3,000.00	∞	$3,000.00		N	Y	Careers Expo- Sponsorship Tier 3 Careers Expo- Sponsorship Tier 3

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Employability Workshop								
Employability Workshops- Enrolment	$0.00	$20.00	∞	$20.00		N	Y	Employability Workshops- Enrolment Employability Workshops- Enrolment
Teenage Holiday Program								
Teenage Holiday Program	Fee Range $5 to $55- dependent on activity				Per Participant	N	Y	Teenage Holiday Program
Recreation and Facility Activation								
After Function Hire Clean	$134.00	$137.00	2.24%	$3.00	Per Hire	N	Y	
After Function Inspection	$63.00	$64.50	2.38%	$1.50	Per Hire	N	Y	
Insurance Casual User	$32.50	$33.50	3.08%	$1.00	Per Hire	N	Y	
Community Room - Casual Community Agency User	$21.70	$22.25	2.53%	$0.55	Per Hour	N	Y	
Community Room - Casual Community User	$17.10	$17.55	2.63%	$0.45	Per Hour	N	Y	
Community Room - Casual User Bond	$500.00	$500.00	0.00%	$0.00	Per Hire	N	N	
Community Room - Permanent and Casual Commercial Users OR Private function before 5pm	$32.50	$33.50	3.08%	$1.00	Per Hour	N	Y	
Community Room - Permanent Community Agency users	$15.80	$16.20	2.53%	$0.40	Per Hour	N	Y	
Community Room - Permanent Community Users	$11.80	$12.10	2.54%	$0.30	Per Hour	N	Y	
Community Room - Function Hire after 5pm	$67.00	$68.50	2.24%	$1.50	Per Hour	N	Y	
Meeting Room hire (<20 capacity) - Casual Community Agency Users	$16.45	$16.85	2.43%	$0.40	Per Hour	N	Y	
Meeting Room hire (<20 capacity) - Casual Community Users	$12.40	$12.70	2.42%	$0.30	Per Hour	N	Y	
Meeting room hire (<20 capacity) - Casual User Bond	$200.00	$200.00	0.00%	$0.00	Per Hire	N	N	
Meeting Room hire (<20 capacity) - Permanent and Casual Commercial Users	$28.65	$29.35	2.44%	$0.70	Per Hire	N	Y	
Meeting Room hire (<20 capacity) - Permanent Community Agency Users	$11.80	$12.10	2.54%	$0.30	Per Hour	N	Y	
Meeting Room hire (<20 capacity) - Permanent Community Users	$10.05	$10.30	2.49%	$0.25	Per Hour	N	Y	
Office Hire in Community Facilities	$60.50	$62.00	2.48%	$1.50	Per Day	N	Y	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Recreation and Facility Activation [continued]								
PA System/Audio system – (no operator inc. Lecturn and Microphone and access to lighting controls) - Commercial OR Private function	$150.00	$154.00	2.67%	$4.00	Per Hire	N	Y	
PA System/Audio system – (no operator Inc. Lectern and Microphone and access to lighting controls) - Community group/Community agency	$88.50	$90.50	2.26%	$2.00	Per Hire	N	Y	
Staff: Set Up / Service Per Officer/Per Hour	$56.00	$57.50	2.68%	$1.50	Per Hour	N	Y	
Day booking (prior to 5pm) - Commercial OR Private function	$102.00	$105.00	2.94%	$3.00	Per Hour	N	Y	
Day booking (prior to 5pm) - Community group/Community agency	$60.50	$62.00	2.48%	$1.50	Per Hour	N	Y	
Evening booking (after 5pm) - Commercial OR Private function	$117.00	$120.00	2.56%	$3.00	Per Hour	N	Y	
Evening booking (after 5pm) - Community group/Community agency	$69.00	$70.50	2.17%	$1.50	Per Hour	N	Y	
Bond for Auditorium	$500.00	$500.00	0.00%	$0.00	Per Booking	N	N	
Bond for Auditorium - Meeting Rooms	$200.00	$200.00	0.00%	$0.00	Per Booking	N	N	
Meeting room 1 or 2/3 - Community group/Community agency - Per Hour	$18.80	$19.25	2.39%	$0.45	Per Hour	N	Y	
Meeting room 1 or 2/3 - Community group/Community agency - Per Day	$93.00	$95.50	2.69%	$2.50	Per Day	N	Y	
Meeting room 1, or 2 /3 - Commercial - Per Day	$127.00	$130.00	2.36%	$3.00	Per Day	N	Y	
Meeting room 1, or 2 /3 - Commercial - Per Hour	$25.25	$25.90	2.57%	$0.65	Per Hour	N	Y	
Meeting Room 4 - Commercial rate - Per Day	$192.00	$197.00	2.60%	$5.00	Per Day	N	Y	
Meeting Room 4 - Commercial rate - Per Hour	$39.00	$40.00	2.56%	$1.00	Per Hour	N	Y	
Meeting room 4 - Community group/Community agency Per Day	$127.00	$130.00	2.36%	$3.00	Per Day	N	Y	
Meeting room 4 - Community group/Community agency - Per Hour	$25.25	$25.90	2.57%	$0.65	Per Hour	N	Y	
Casual Community - Room Hire - Community Agency	$21.70	$22.25	2.53%	$0.55	Per Hour	N	Y	
Casual Community Room Hire - Community Group	$17.10	$17.55	2.63%	$0.45	Per Hour	N	Y	
Permanent & Casual Commercial Room Hire	$32.50	$33.50	3.08%	$1.00	Per Hour	N	Y	
Permanent Community Room Hire - Community Agency	$15.80	$16.20	2.53%	$0.40	Per Hour	N	Y	
Permanent Community Room Hire - Community group	$11.80	$12.10	2.54%	$0.30	Per Hour	N	Y	
Casual User Insurance	$32.50	$33.50	3.08%	$1.00	Per Hour	N	Y	
Community Room hire - Casual Community Agency User (other than Seniors groups)	$21.70	$22.25	2.53%	$0.55	Per Hour	N	Y	
Community Room hire - Casual Community User (other than Seniors groups)	$17.10	$17.55	2.63%	$0.45	Per Hour	N	Y	
Community Room hire - Casual User Bond/Private function bond	$500.00	$500.00	0.00%	$0.00	Per Hire	N	N	
Community Room hire - Permanent and Casual Commercial Users OR Private function before 5pm (other than Seniors groups)	$32.50	$33.50	3.08%	$1.00	Per Hour	N	Y	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Recreation and Facility Activation [continued]								
Community Room hire - Permanent Community Agency users (other than Seniors groups)	$15.80	$16.20	2.53%	$0.40	Per Hour	N	Y	
Community Room hire - Permanent Community Users (other than Seniors groups)	$11.80	$12.10	2.54%	$0.30	Per Hour	N	Y	
Function hire after 5pm (other than Seniors groups)	$67.00	$68.50	2.24%	$1.50	Per Hour	N	Y	
Civic and Community Facilities Operations								
Private function - Seniors Rate	$249.00	$255.00	2.41%	$6.00	Per Hire	N	Y	
Seniors Community Groups - Permanent	$7.75	$7.95	2.58%	$0.20	Per Hour	N	Y	
Athletic Facilities								
Carnivals - Regional association/combined schools carnival hire fee	$494.00	$505.00	2.23%	$11.00	Per Event	N	Y	Maximum 6 hours Hire fee per carnival (max 6 hrs booking)
Casual use/training - commercial use (including PT, coaches) and community use from outside the municipality (including schools, clubs)	$84.00	$86.00	2.38%	$2.00	Per Event	N	Y	Fee per hour for commercial hire (e.g. personal training) and communty hire from groups outside the municipality (e.g. schools, sporting clubs)
Casual use/training (local schools and clubs)	$56.00	$57.50	2.68%	$1.50	Per hour	N	Y	Fe per hour - excludes lighting
School Carnivals - Local Schools	$331.00	$339.00	2.42%	$8.00	Per event	N	Y	Hire fee per carnival for local schools (max 6 hrs booking)
School Carnivals - users from outside the municipality	$447.00	$458.00	2.46%	$11.00	Per event	N	Y	Hire fee per carnival for schools outside the municipality (max 6 hrs booking)
Standard equipment hire (Core equipment)	$226.00	$232.00	2.65%	$6.00	Per event	N	Y	Equipment hire fee for carnivals (max 6 hrs booking)
Indoor Stadiums								
Basketball Court - Peak	$47.00	$48.00	2.13%	$1.00	per hr /court	N	Y	
Basketball Court -Off Peak	$34.00	$35.00	2.94%	$1.00	per hr /court	N	Y	
Cobblebank Meeting Room 1 (accommodates 8 people)	$13.00	$13.50	3.85%	$0.50	per hour	N	Y	
Cobblebank Meeting Room 2 (accommodates 12 people)	$16.00	$16.50	3.13%	$0.51	per hour	N	Y	
Cobblebank Multi Purpose Room	$66.00	$67.50	2.27%	$1.50	per hour	N	Y	
Cobblebank Foyer/Function space	$11.00	$11.50	4.55%	$0.49	per hour	N	Y	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Indoor Stadiums [continued]								
Cobblebank Office (Club office)	$16,502.00	$16,914.50	2.50%	$412.50	annual fee	N	Y	
Cobblebank Desk Space (1 desk within Admin Office)	$7,438.00	$7,625.00	2.51%	$187.00	annual fee	N	Y	
Cobblebank Retractable Seating- Total 962 people (Cleaning only)	$212.00	$217.00	2.36%	$5.00	per day	N	Y	
Cobblebank Elite Change Rooms (Cleaning only)	$160.00	$164.00	2.50%	$4.00	per booking	N	Y	
Caroline Springs Café (meetings space)	$39.00	$40.00	2.56%	$1.00	per hour	N	Y	
Bond	$650.00	$650.00	0.00%	$0.00	per hour	N	N	
Council Insurance Fee	$32.00	$33.00	3.13%	$1.00	per booking	N	Y	
Caroline Springs Tennis Courts - no lights (casual rate)	$12.00	$12.60	5.00%	$0.60	per hour	N	Y	
Caroline Springs Tennis Courts - with lights (casual rate)	$23.00	$23.50	2.17%	$0.50	per hour	N	Y	
Caroline Springs Tennis Social Room & Kitchen (casual rate)	$48.00	$49.00	2.08%	$1.00	per hour	N	Y	
Recreation Reserves								
Casual Pavilion Hire	$13.00	$13.50	3.85%	$0.50		N	Y	Casual Pavilion Hire
Bond for hire	$500.00	$500.00	0.00%	$0.00	Per booking	N	N	Refundable
Cleaning after Pavilion Hire	$138.00	$141.00	2.17%	$3.00	Per event/hire	N	Y	Pavilion cleaning fee following casual/ event hire
Hard Court Hire (Tennis & Netball) - Casual users from outside the municipality	$14.50	$12.60	-13.10%	-$1.90	Per Court Per Hour	N	Y	Casual hire of tennis and netball courts by non-Melton groups - per court per hour
Hard Court Hire (Tennis & Netball) - Commercial Use	$371.00	$380.00	2.43%	$9.00	Per month	N	Y	Monthly fee for hire of up to 4 courts
Hard Courts (Tennis & Netball) - Seasonal use local sporting clubs	$460.00	$472.00	2.61%	$12.00	Per unit	N	Y	Includes Pavillion & Ground Use
Sports Lighting	$28.00	$29.00	3.57%	$1.00	Per hour	N	Y	
Sportsground Hire (Grass) - Casual users from outside the municipality	$31.00	$32.00	3.23%	$1.00	Per hour	N	Y	
Sportsground Hire (Grass) - Commercial Use, Coaching, Academies, Events	$240.00	$246.00	2.50%	$6.00	Per Week	N	Y	
Sportsground Hire (Grass) - Personal Trainers	$120.00	$123.00	2.50%	$3.00	Per Month	N	Y	
Seasonal Use (Sportsgrounds) - local sporting clubs	$460.00	$472.00	2.61%	$12.00	Per unit	N	Y	Includes Pavilion and Ground (Grass and Synthetic Surfaces) Use
Synthetic Sportsground Hire - users from outside the municipality	$87.00	$89.00	2.30%	$2.00	Per hour	N	Y	Casual hire of synthetic sportsground per hour for non-melton schools and groups - does not include lighting or pavilion access
Synthetic Sportsground Hire - City of Melton Schools and Clubs	$28.00	$29.00	3.57%	$1.00	Per hour	N	Y	Hire of synthetic sportsground per hour - does not include lighting or pavilion access

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Libraries and Learning								
Libraries Services								
Consumables								
Basic Ear Phones	$2.00	$2.00	0.00%	$0.00	Each	N	Y	
USB 8GB	$9.00	$9.00	0.00%	$0.00	Each	N	Y	Charge is for USBs sold to the public. We purchase for $4.50 each at wholesale. This is not revenue raising - more of a community service. Charge is for USBs sold to the public. We purchase for $4.50 each at wholesale. This is not revenue raising - more of a community service.
Library Bags	$2.00	$2.05	2.50%	$0.05	Per bag	N	Y	
Programs								
Per Person for some events and programs	Minimum Charge $2.00. Charge varies depending on program.				Per Person	N	Y	
Membership								
Replacement of membership card	$2.60	$2.60	0.00%	-$0.01	Per item	N	N	Replacement cost for lost, damaged or stolen library card.
Charge for late library item returns	$0.20	$0.20	0.00%	$0.00	Per item Per day	N	N	. Accrues daily to maximum of $2.00 Per item
Inter-Library Loan requests outside of Swift Consortium	$16.40	$16.80	2.44%	$0.40	Per item	N	Y	This is the standard national rate for Inter-library loans, however the library passes on to customers any further charges levied by the lending library.
Lost Damaged & Stolen Items	Replacement cost for lost, damaged or stolen library items as recorded on the library database.					N	N	
Photocopying/Printing								
Black and white A3	$0.40	$0.40	0.00%	$0.00	Per page	N	Y	
Black and white A4	$0.20	$0.20	0.00%	$0.00	Per page	N	Y	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Photocopying/Printing [continued]								
Colour A3	$2.00	$2.00	0.00%	$0.00	Per page	N	Y	
Colour A4	$1.00	$1.00	0.00%	$0.00	Per page	N	Y	
Venue Hire								
Meeting Room (16 maximum capacity) – Commercial – per day	$167.50	$170.00	1.49%	$2.50	Per Day	N	Y	
Meeting Room (16 maximum capacity) – Commercial – per hour	$33.50	$35.00	4.48%	$1.51	Per Hour	N	Y	
Meeting Room (16 maximum capacity) – Community group/Community agency – per day	$100.00	$102.50	2.50%	$2.50	Per Day	N	Y	
Meeting Room (16 maximum capacity) – Community group/Community agency – per hour	$20.00	$21.50	7.50%	$1.50	Per Hour	N	Y	
Workstation Licence - Per Calendar Year	$7,700.00	$7,892.50	2.50%	$192.50	Per Workstation	N	Y	Workstation Licence - per calendar year Annual licence fee for community service organisation use of one desk in co -working space
Workstation Licence - Per Quarter	$1,920.00	$1,970.00	2.60%	$50.00	Per Workstation	N	Y	Workstation licence - per quarter Quarterly Licence fee for community service organisation, use of one desk in co working space.
Bond - after hours	$243.00	$249.00	2.47%	$6.00	Per Booking	N	N	
Staff setup/Clean- Per Hour	$55.00	$56.50	2.73%	$1.50	Per Hour	N	Y	Per Staff officer
Balam Balam Seminar room - Commercial rate - Per Day	$530.00	$543.25	2.50%	$13.25	Per Day	N	Y	
Balam Balam Seminar room - Commercial rate - Per Hour	$107.00	$110.00	2.80%	$3.00	Per Hour	N	Y	
Balam Balam Seminar room - Community group/Community agency - Per Day	$262.00	$268.55	2.50%	$6.55	Per Day	N	Y	
Balam Balam Seminar room - Community group/Community agency	$54.00	$55.35	2.50%	$1.35	Per Hour	N	Y	
Butler AV room - Commercial - Per Day	$227.00	$232.60	2.47%	$5.60	Per Day	N	Y	
Butler AV room - Commercial - Per Hour	$46.00	$47.15	2.50%	$1.15	Per Hour	N	Y	
Butler AV room - Community group/Community agency - Per Day	$113.00	$115.00	1.77%	$2.00	Per Day	N	Y	
Butler AV room - Community group/Community agency - Per Hour	$23.00	$23.60	2.61%	$0.60	Per Hour	N	Y	
Double training room - Commercial - Per Day	$363.00	$372.00	2.48%	$9.00	Per Day	N	Y	
Double training room - Commercial - Per Hour	$72.00	$73.85	2.57%	$1.85	Per Hour	N	Y	
Double training room - Community group/Community agency - Per Day	$175.00	$179.30	2.46%	$4.30	Per Day	N	Y	
Double training room - Community group/Community agency - Per Hour	$35.50	$36.40	2.54%	$0.90	Per Hour	N	Y	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Venue Hire [continued]								
Meeting room (8 maximum capacity) - Commercial Per Day	$124.00	$127.10	2.50%	$3.10	Per Day	N	Y	
Meeting room (8 maximum capacity) - Commercial Per Hour	$26.00	$26.65	2.50%	$0.65	Per Hour	N	Y	
Meeting room (8 maximum capacity) - Community group/Community agency - Per Hour	$90.50	$92.75	2.49%	$2.25	Per Hour	N	Y	
Meeting room (8 maximum capacity) - Community group/Community agency - Per Hour	$19.60	$20.10	2.55%	$0.50	Per Hour	N	Y	
Training/meeting room (20-25 maximum capacity) - Commercial Per Day	$188.00	$192.70	2.50%	$4.70	Per Day	N	Y	
Training/meeting room (20-25 maximum capacity) - Commercial Per Hour	$38.50	$39.50	2.60%	$1.00	Per Hour	N	Y	
Training/meeting room (20-25 maximum capacity) - Community group/ Community agency Per Day	$124.00	$127.10	2.50%	$3.10	Per Day	N	Y	
Training/meeting room (20-25 maximum capacity) - Community group/ Community agency Per Hour	$24.60	$25.20	2.44%	$0.60	Per Hour	N	Y	
Triple training room - Commercial Per Day	$386.00	$395.65	2.50%	$9.65	Per Day	N	Y	
Triple training room - Commercial Per Hour	$78.50	$80.50	2.55%	$2.00	Per Hour	N	Y	
Triple training room - Community group/Community agency Per Day	$227.00	$232.60	2.47%	$5.60	Per Day	N	Y	
Triple training room - Community group/Community agency Per Hour	$46.00	$47.15	2.50%	$1.15	Per Hour	N	Y	
Laptop Hire	$3.00	$3.10	3.33%	$0.10	Per Hire	N	Y	
Maternal and Child Health								
Immunisation								
Bexsaro Vaccination	$0.00	$145.00	∞	$145.00		N	Y	Bexsaro Vaccination Bexsaro Vaccination
Influenza vaccination	$0.00	$25.00	∞	$25.00		N	Y	Influenza vaccination Influenza vaccination

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Freedom of Information								
Freedom Of Information - Application Fee	$31.35	$32.13	2.49%	$0.78	Per Application	Y	N	
Freedom of Information - Charge for Search	$23.47	$24.06	2.51%	$0.58	Per hour or part thereof	Y	N	This fee is charged to undertake a search for documents
Freedom of Information - Charge for Supervision	$23.47	$24.06	2.51%	$0.58	Per quarter hour or part thereof	Y	N	This fee is charged to undertake a search for documents
Freedom Of Information Photocopying - Colour	$1.15	$1.18	2.61%	$0.03	Per Copy	Y	N	Freedom of Information- Colour
Freedom Of Information Photocopying - A3 Copy	$0.60	$0.62	3.33%	$0.02	Per Copy	Y	N	Freedom of Information - A3 Black
Freedom Of Information Photocopying - A4 Copy	$0.20	$0.21	5.00%	$0.01	Per Copy	Y	N	Freedom of Information - A4 Black

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Organisational Performance								
Finance								
Rates								
Rates Information								
Copy of Previous Years Rates & Valuation Notice	$16.75	$17.17	2.51%	$0.42	Per request	N	N	
Interest on outstanding rates	Penalty interest rate approved by Minister				Per request	N	N	As set by Attorney General
Land Information								
Land Information Certificates	Land Information Certificates - As per the Local Government (General) Regulations 2015				Per Certificate	N	N	
Land Information certificates same day service (in additional to statutory fee)	$48.00	$49.20	2.50%	$1.20	Per Certificate	N	N	
Rate History Search	$55.50	$56.89	2.50%	$1.39	Per hour	N	N	
Supplementary Valuations								
Supplementary Valuations City West Water	$27.60	$28.29	2.50%	$0.69	Per Request	N	N	
Administration								
Other								
Dishonoured Payment (Cheque, Direct debits) - Administration fee	$16.05	$16.45	2.49%	$0.40	Per Dishonour	N	N	
Water charges from stand pipe	$5.80	$5.95	2.59%	$0.15	Per Kilo Litre	N	N	

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
City Delivery								
Community Safety								
Interest on Unpaid Money - Section 227 A Local Government Act		Penalty Interest Rate approved by the Attorney General in accordance with Section 2 of the Penalty Interest Rate Act 1983			Per Application	Y	N	Penalty Interest Rate approved by the Attorney General in accordance with Section 2 of the Penalty Interest Rate Act 1983
Fire Prevention								
Fire Prevention Notice		Administration Fee for Fire Prevention Cost include any associated Contractor charges no increase for FY 23/24 other than the CPI; the current costs reflect officer time accurately				Y	N	Administration Fee for Fire Prevention Cost includes Contractor charges
Accommodation								
Prescribed Accommodation Premises - Up to 5 people		$235 plus $25 Per Additional Person over 5			Per Application	Y	N	
Prescribed Accommodation Premises - rooming houses Up to 4 people		$235 plus $25 Per Additional Person over 5			Per Application	Y	N	
Animal Registration								
Deceased Refund		Pro Rata 50% of Reduction - Per Half			Per Half	N	N	Pro Rata 50% Reduction
Pro Rata Registration		Pro Rata Rate 50% Reduction Per Half			Per Half	Y	N	Pro Rata Rate - 50% Reduction
Unsterilised Dog – Full Fee	$166.50	$171.00	2.70%	$4.50	Per Animal	Y	N	
Unsterilised Dog – Full Fee (Pensioner)	$83.25	$85.50	2.70%	$2.25	Per Animal	Y	N	
Unsterilised Cat – Full Fee (Only Animals Register prior to Aug 2011 or exemption)	$120.10	$123.20	2.58%	$3.10	Per Animal	Y	N	
Unsterilised Cat – Full Fee (Only Animals Register prior to Aug 2011 or exemption) Pensioner	$60.05	$61.60	2.58%	$1.55	Per Animal	Y	N	
Sterilised Dog – Reduced Fee	$55.50	$57.00	2.70%	$1.50	Per Animal	N	N	
Sterilised Dog – Reduced Fee (Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	N	N	
Sterilised Cat – Reduced Fee	$40.20	$41.50	3.23%	$1.30	Per Animal	N	N	
Sterilised Cat – Reduced Fee (Pensioner)	$20.10	$20.75	3.23%	$0.65	Per Animal	N	N	
Micro chipped Dog (Registered Prior to 10th April 2013)	$55.50	$57.00	2.70%	$1.50	Per Animal	N	N	

continued on next page ...

Animal Registration [continued]

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Micro chipped Dog (Registered Prior to 10th April 2013) (Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	N	N	
Micro chipped Cat (Registered prior to 10th April 2013)	$40.20	$41.50	3.23%	$1.30	Per Animal	N	N	
Micro chipped Cat (Registered prior to 10th April 2013) (Pensioner)	$20.10	$20.75	3.23%	$0.65	Per Animal	N	N	
Dog kept for breeding by Domestic Animal Business	$55.50	$57.00	2.70%	$1.50	Per Animal	N	N	
Dog kept for breeding by Domestic Animal Business (Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	N	N	
Cat kept for breeding by Domestic Animal Business	$40.20	$41.50	3.23%	$1.30	Per Animal	N	N	
Cat kept for breeding by Domestic Animal Business (Pensioner)	$20.10	$20.75	3.23%	$0.65	Per Animal	N	N	
Approved Applicable Obedience Trained Dog	$55.50	$57.00	2.70%	$1.50	Per Animal	N	N	
Approved Applicable Obedience Trained Dog (Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	N	N	
Unsterilised Working Dog - Livestock	$55.50	$57.00	2.70%	$1.50	Per Animal	N	N	
Unsterilised Working Dog - Livestock(Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	N	N	
Sterilised Working Dog - Livestock	$55.50	$57.00	2.70%	$1.50	Per Animal	N	N	
Sterilised Working Dog - Livestock (Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	N	N	
Dangerous Dog - Guard Dog Non-Residential Premises	$187.00	$191.80	2.57%	$4.80	Per Animal	N	N	
Declared Restricted Breed Dog	$304.00	$311.80	2.57%	$7.80	Per Animal	N	N	
Declared Dangerous Dog	$304.00	$311.80	2.57%	$7.80	Per Animal	N	N	
Declared Menacing dog	$304.00	$311.80	2.57%	$7.80	Per Animal	N	N	
Dog > 10 years old	$55.50	$57.00	2.70%	$1.50	Per Animal	Y	N	
Dog > 10 years old (Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	Y	N	
Cat > 10 years old	$40.20	$41.50	3.23%	$1.30	Per Animal	Y	N	
Cat > 10 years old (Pensioner)	$20.10	$20.75	3.23%	$0.65	Per Animal	N	N	
Feline Council Control or Approved Applicable Organisation Registered Cat	$40.20	$41.50	3.23%	$1.30	Per Animal	N	N	
Feline Council Control or Approved Applicable Organisation Registered Cat (Pensioner)	$20.10	$20.75	3.23%	$0.65	Per Animal	N	N	
Approved Applicable Organisation Registered Dog	$55.50	$57.00	2.70%	$1.50	Per Animal	Y	N	
Approved Applicable Organisation Registered Dog (Pensioner)	$27.75	$28.50	2.70%	$0.75	Per Animal	Y	N	
Microchip	$93.00	$95.50	2.69%	$2.50	Per Animal	N	Y	
Permit Application Fee - (Bi-Yearly) Multiple animals	$117.65	$120.60	2.51%	$2.95	Per Permit	Y	N	
Multiple Animal Permit Renewal	$84.50	$87.00	2.96%	$2.50	Per Permit	Y	N	
Multiple Animal Permit Amendment Fee	$56.75	$58.17	2.50%	$1.42	Per Permit	Y	N	

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Animal Adoption								
Adoption Cost for Animal (Male) - Dog	$400.00	$450.00	12.50%	$50.00	Per Animal	N	Y	Does not include registration fee - Dog
Adoption Cost for Animal (Female) - Dog	$450.00	$500.00	11.11%	$50.00	Per Animal	N	Y	Does not include registration fee
Adoption Cost for Animal (Male) - Cat	$100.00	$130.00	30.00%	$30.00	Per Animal	N	Y	Does not include registration fee -Cat
Adoption Cost for Animal (Female) - Cat	$120.00	$150.00	25.00%	$30.00	Per Animal	N	Y	Does not include Registration Fee - Cat
Building Lodgement								
Request for building Permit information - Regulation 51 (1), (2), & (3)				As per Regulations	Per Information	Y	N	
Council consent/discretion - Part 5 Siting Requirements (Reg 73-97)				As per Regulations	Per Inspection	Y	N	
Affected Owners Written Consultation Fee	$374.00	$383.35	2.50%	$9.35	Per Lodgement	N	Y	
Lodgement fees - Other Classes				As per Regulations	Per Lodgement	Y	N	
Building permit lodgement fees (section 30)				As per Regulations	Per Lodgement	N	N	
Council consent/discretion Non - Siting Matters (Reg 310, 513,515,604,801,802, & 806)				As per Regulations	Per Lodgement	Y	N	
Domestic Building Plans Search Fee (non - refundable)	$205.00	$211.00	2.93%	$6.00	Per Search	N	N	
Commercial Building Plans Search Fee (non - refundable)	$205.00	$220.00	7.32%	$15.00	Per Search	N	N	
Copy of Building Permit Form	$49.00	$51.00	4.08%	$2.00	Per Item	N	N	
Copies of plans (Maximum of 10 A3's) must also include search fee	$55.50	$57.00	2.70%	$1.50	Per Search	N	N	
Copies of A1 Plans (each)	$45.00	$47.00	4.44%	$2.00	Per Copy	N	N	
Copies of occupancy Permits must also include search fee	$87.00	$90.00	3.45%	$3.00	Per Permit	N	N	
Copies of Building Insurance certificate include search fee	$49.00	$51.00	4.08%	$2.00	Per Certificate	N	N	
Copies of Soil Report must also include search fee	$49.00	$51.00	4.08%	$2.00	Per Search	N	N	
Copies of Structural Computations must also include search fee	$87.00	$90.00	3.45%	$3.00	Per Search	N	N	
Property Information				Prescribed	Per Item	Y	N	
Building Permit								
Domestic Building Work Value of Works < $50,000	$5,327.75	$5,460.94	2.50%	$133.19	Per Item	Y	Y	
Domestic Building Work Value of Works $50,001 < $1000,000	$5,998.05	$6,148.00	2.50%	$149.95	Per Item	Y	Y	
Domestic Building Work Value of Works $100,001 < $250,000	$6,668.35	$6,835.06	2.50%	$166.71	Per Item	Y	Y	
Domestic Building Work Value of Works $250,001 < $500,000	$7,338.65	$7,522.12	2.50%	$183.47	Per Item	Y	Y	
Two storey domestic building work additional fee	$1,080.55	$1,107.57	2.50%	$27.02	Per Item	Y	Y	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Building Permit [continued]								
Relocated Dwelling	$8,274.70	$8,481.56	2.50%	$206.86	Per Item	Y	Y	
Commercial Building Work < 500 sq. M.	$6,668.35	$6,835.06	2.50%	$166.71	Per Item	Y	Y	
Sheds, Verandas, Pergolas, Carport, or Masks, etc	$2,658.10	$2,724.55	2.50%	$66.45	Per Item	Y	Y	
Building Permit - Fence	$2,658.10	$2,724.55	2.50%	$66.45	Per Item	Y	Y	
Building Permit - Retaining Wall	$2,658.10	$2,724.55	2.50%	$66.45	Per Item	Y	Y	
Building Permit - Restump	$3,998.70	$4,098.67	2.50%	$99.97	Per Item	Y	Y	
Building Permit - Swimming Pool	$3,998.70	$4,098.67	2.50%	$99.97	Per Item	Y	Y	Include a Fence
Building Permit - Demolition	$3,998.70	$4,098.67	2.50%	$99.97	Per Item	Y	Y	
Building Permit - Temporary Structure & Special Use Permit	$907.25	$930.01	2.51%	$22.76	Per Item	Y	Y	
Building Permit - Illegal Building Works			125 % of Permit Fee		Per Item	Y	Y	
Building Inspection	$239.00	$245.01	2.51%	$6.01	Per Inspection	N	Y	
Building Notice Administration Fee	$610.00	$626.00	2.62%	$16.00	Per Inspection	N	Y	
Building Inspection Compliance Certificate	$290.00	$298.00	2.76%	$8.00	Per Inspection	N	Y	
Caravan Parks								
Fixed Statutory Fee			Fixed Statutory Fee			N	N	
Transfer - % of Registration			50% of Registration			N	N	
Environmental Health								
Copy of Document -Environmental Health Record	$26.20	$27.00	3.05%	$0.80	Per Application	Y	N	% of Registration
Food Act								
Food Act Closure – Reopening Fee	$315.70	$324.00	2.63%	$8.30		N	N	**Food Act Closure – Reopening Fee**
Food Act Registration/Renewal - Class 2 Supermarkets and Manufacturers	$1,025.00	$1,051.00	2.54%	$26.00		N	N	**Health Food Act – Class 2 Supermarkets and Manufacturers**
Food Act Registration/Renewal – Class 3A	$635.50	$652.00	2.60%	$16.50		N	N	**Health Food Act – Class 3A**
Food Act Registration/Renewal - Class 1	$922.50	$946.00	2.55%	$23.50	Per Application	Y	N	
Food Act Registration/Renewal - Class 2	$840.50	$862.00	2.56%	$21.50	Per Application	Y	N	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Food Act [continued]								
Food Act Registration/Renewal - Class 3	$430.50	$442.00	2.67%	$11.50	Per Application	Y	N	
Class 2, 3 & 3A Premises (Sporting Body)				25% of Annual Fee	Per Application	Y	N	
Short term Mobile / Temporary Food Premises >3 months				25% of Annual Fee	Per Application	Y	N	
Registration Fee reduced by 25% Per quarter (calendar year)				25% Per Quarter	Per Application	Y	N	
Water Transport Vehicles - Class 3 fee Per vehicle	$430.50	$442.00	2.67%	$11.50	Per Application	Y	N	
Application fee for plan assessment Food Act	$384.00	$394.00	2.60%	$10.00	Per Application	N	N	% of Registration
Transfer Inspection - within 5 days Food Act	$406.60	$417.00	2.56%	$10.40	Per Application	Y	N	
Transfer Inspection - within 24 hrs Food Act	$748.05	$767.00	2.53%	$18.95	Per Application	Y	N	
Health Act								
Hairdressers once off registration	$256.25	$310.00	20.98%	$53.75	Per Application	Y	N	
Health Act Premises - High Risk	$0.00	$380.00	∞	$380.00	Per Application	Y	N	
Health Act Premises - Medium Risk	$307.50	$320.00	4.07%	$12.50	Per Application	Y	N	
Registration Fees Reduced by 25% per Quarter Health Act				Registration fees reduced by 25% per quater (calendar year)	Per Application	Y	N	
Application fee for plan assessment Health Act	$363.50	$373.00	2.61%	$9.50	Per Application	Y	N	
Transfer of Registration Health Act				Transfer of registration 50%	Per Application	Y	N	
Transfer Inspection - within 5 days	$307.50	$315.00	2.44%	$7.50	Per Application	Y	N	
Transfer Inspection - within 24 hrs	$461.25	$473.00	2.55%	$11.75	Per Application	Y	N	
Impounded Animals								
Dangerous Dog - Collars	$52.50	$54.00	2.86%	$1.50	Per Collar	N	N	Dangerous Dog Collar
Dangerous Dogs - Signs	$74.00	$76.00	2.70%	$2.00		N	N	Dangerous Dogs - Sign
Impound Livestock - Labour Charge - Business Hours	$54.00	$55.35	2.50%	$1.35	Per Hour	N	N	Hourly charge Council Officer to attend to transportation of animals during normal business hours
Impound Livestock - Labour Charge - Double Time	$108.00	$110.70	2.50%	$2.70	Per Hour	N	N	Charge to council officers to attend to impound livestock.
Impound Livestock - Labour Charge -Time & Half	$80.50	$82.50	2.48%	$2.00	Per Hour	N	N	To attend to the transportation of stock by Council Officers outside of business hours
Stock Transportation Fee				Fee Range from $10 to $2000- At Cost	Per Animal	Y	N	Contractor Fee - Freight Cost of Contractor

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Impounded Animals [continued]								
Transport Livestock - Load	$161.00	$165.00	2.48%	$4.00	Per Load	N	N	Transportation of Animals - use of stock trailer
Animal Trap Hire - Deposit	$55.00	$55.00	0.00%	-$0.01	Per Animal	N	N	
Impounded Animal - Release Fee Dog	$95.00	$97.40	2.53%	$2.40	Per Animal	Y	N	
Impounded Animal - Release Fee Cat	$48.00	$49.20	2.50%	$1.20	Per Animal	Y	N	
Impounded Animal - Daily Fee - Dog	$19.50	$20.00	2.56%	$0.50	Per Animal	Y	N	
Impounded Animal - Daily Fee - Cat	$17.00	$17.50	2.94%	$0.50	Per Animal	Y	N	
Impounded Livestock – Release Fee (each animal)	$64.10	$65.70	2.50%	$1.60	Per Animal	Y	N	
Impounded Livestock – Daily Fee (each animal)	$18.90	$19.40	2.65%	$0.50	Per Animal	Y	N	
Registration and Renewal of Premises to Conduct Domestic Animal Business	$580.00	$594.50	2.50%	$14.50	Per Animal	Y	N	
Parking								
Parking Penalty				50% of Penalty	Per Penalty	Y	N	Section 87 (4) of the Road Safety Act 1986
Impounded Vehicle - Small – Release Fee	$495.00	$507.00	2.42%	$12.00	Per Vehicle	N	N	Includes Station Wagons Small vehicle includes Sedans, Wagons etc.
Impounded Vehicle - Large – Release Fee	$495.00	$507.00	2.42%	$12.00	Per Vehicle	Y	N	Includes Vans & Trucks Large vehicle includes Vans, Trucks etc.
Impounded Vehicle Heavy - Release Fee				Release Fee	Per Vehicle	Y	N	Vehicle with GVM of 4.5 tonne or more; including cost of towing Heavy Vehicle - vehicle with a GVM of 4.5 tonnes or more
Impounded Vehicle – Daily Fee	$23.65	$24.25	2.54%	$0.60	Per Vehicle	Y	N	
Regulatory Services								
General Inspection Fee	$316.00	$324.00	2.53%	$8.00	Per Hour	N	N	
Late fee % of Registration/Renewal Fee		Late Fee 50% of Registration/Renewal Fee			Per Fee	N	N	Applies when Registration Fees are not submitted by the due date
Impound Release Fee – Signs, Shopping Trolleys, Local Laws - Release from Impound	$101.48	$104.00	2.48%	$2.52	Per Trolley	Y	N	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Regulatory Services [continued]								
Permit Application Fee (includes charity bin, display of goods, advertising board/A-frame, caravan, unregistered vehicle, street trade etc.)	$117.65	$121.00	2.85%	$3.35	Per Permit	Y	N	
General Local Law Application Fee – Permits - Shipping container up to 7 days	$35.50	$36.50	2.82%	$1.00	Per Permit	Y	N	
General Local Law Application Fee – Permits - Shipping container longer than 7 days up to 6 months	$117.65	$121.00	2.85%	$3.35	Per Permit	Y	N	
Amendment of an existing Permit	$57.00	$58.50	2.63%	$1.50	Per Permit	Y	N	
Local Laws Permit - Pro Rata Rate 50% reduction Per half	Pro Rata Rate 50% reduction Per half				Per Permit	N	N	
Septic Tanks								
Amend a Permit			As per Regulations			Y	N	Permit to amend a septic tank permit
Construct, Install or Alter Septic Tank-Onsite Water Management System			As per Regulations		Per Application	Y	N	A permit application for the difference in Council's cost base
Exemption - Septic Tank Permit			As per Regulations		Per Application	Y	N	Application to exempt the requirement to renew permit for septic tanks
Minor Alteration to Septic Tank-Onsite Water Management System			As per Regulations		Per Application	N	N	A flat fee for simple permit alterations - simplier and lower variablity in accordance in new government legislation 37.25 Fee units
Renew a Permit			As per Regulations		Per Permit	Y	N	Fee to renew septic tank permit
Transfer a Permit			As per Regulations			Y	N	Fee for transfer of a permit for septic tanks
Council Land								
Permit Application Fee	$118.00	$121.00	2.54%	$3.00	Per Application	N	N	
Bond	$695.00	$713.00	2.59%	$18.00	Per Application	N	N	
Annual fee for Pointer Boards – Real Estate advertising signage	$585.00	$600.00	2.56%	$15.00	Per Application	N	N	
Food Van Sites - Monday to Friday session - Annual Permit Fee	$160.00	$164.00	2.50%	$4.00	Per Session	N	N	
Food Van Sites - Saturday or Sunday session - Annual Permit Fee	$650.00	$666.00	2.46%	$16.00	Per Session	N	N	
Rubbish Skip / Bulk Waste Container (up to 6 months on nature strip)	$93.50	$96.00	2.67%	$2.50	Per Application	N	N	
Rubbish Skip / Bulk Waste Container (up to 7 days on the road) - 1 day	$55.00	$56.50	2.73%	$1.50	Per Application	N	N	
Rubbish Skip / Bulk Waste Container (up to 7 days on the road) - 2 days	$83.00	$85.00	2.41%	$2.00	Per Application	N	N	
Rubbish Skip / Bulk Waste Container (up to 7 days on the road) - 3 days	$111.00	$114.00	2.70%	$3.00	Per Application	N	N	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Council Land [continued]								
Rubbish Skip / Bulk Waste Container (up to 7 days on the road) - 4 days	$139.00	$143.00	2.88%	$4.00	Per Application	N	N	
Rubbish Skip / Bulk Waste Container (up to 7 days on the road) - 5 days	$167.00	$172.00	2.99%	$5.00	Per Application	N	N	
Rubbish Skip / Bulk Waste Container (up to 7 days on the road) - 6 days	$195.00	$200.00	2.56%	$5.00	Per Application	N	N	
Rubbish Skip / Bulk Waste Container (up to 7 days on the road) - 7 days	$223.00	$229.00	2.69%	$6.00	Per Application	N	N	
Hoarding Permit Application Fee	$308.00	$315.70	2.50%	$7.70	Per Application	N	N	
Occupation of Nature Strip / Footpath (eg Site hut)	$174.00	$178.35	2.50%	$4.35	Per Application	N	N	
Parking Bay for Construction Activities Per Day	$87.00	$89.18	2.51%	$2.18	Per Application	N	N	
Bond - Occupation of Nature Strip / Footpath	$234.00	$239.85	2.50%	$5.85	Per Application	N	N	
Per A-frame - (Street trade - Application on its own with no Outdoor eating - No additional fee if Outdoor eating application made)	$118.00	$121.00	2.54%	$3.00	Per Application	N	N	
Busking, Soliciting, Pop up stalls, Sale of goods, Street selling collections and Distribution	$118.00	$121.00	2.54%	$3.00	Per Application	N	N	Exemption- Charities, Not for profit, Community group/Individual - no fee to be applied)
Permit Application Fee - Circus	$510.00	$523.00	2.55%	$13.00	Per Application	N	N	
Rent Per day - Circus	$241.00	$247.50	2.70%	$6.50	Per Application	N	Y	
Bond - Circus	$3,730.00	$3,823.00	2.49%	$93.00	Per Application	N	N	
Swimming Pools								
Lodgement of Compliance Certificate				As per Regualtion	Per Certificate	Y	N	Lodgement of Compliance Certificate
Lodgement of Non Compliance Certificate				As Per Regulations	Per Certificate	Y	N	Lodgement of Non Compliance Certificate
Registration of a Public Pool - Over Three Pools	Registration of Public Pools, which exceed 3 pools in per public space $417.00 plus $30 per additional pool over 3.				Per registration	Y	N	Public Swimming Pools registration - over three pools
Registration of a Public Pool (Max Three Pools)	$406.60	$417.00	2.56%	$10.40		Y	N	Public pools - registration up to a maxmium of three pools
Registration of Swimming Pool/Spa				As Per Regulation	Per Pool/Spa	Y	N	Registration of Swimming Pool or Spa
Search for Swimming Pool				As Per Regulation	Per Application	Y	N	Search for Swimming Pool
Swimming Pool and Spa Barrier Inspection	$346.71	$355.38	2.50%	$8.67	Per Inspection	N	Y	Swimming Pool and Spa Barrier Inspection

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Occupancy Permit (POPE)								
Occupancy Permit (POPE) Upto 5000 people (1 inspection) Occupancy Permit (POPE) Upto 5000 people (1 inspection) Occupancy Permit (POPE) Upto 5000 people (1 inspection) Occupancy Permit (POPE) Upto 5000 people (1 inspection)								
Additional Inspections	$0.00	$280.00	∞	$280.00		N	N	Additional Inspections
Occupancy Permit - 5001-15000 people - 2 inspections per permit	$0.00	$1,850.00	∞	$1,850.00		N	N	Occupancy Permit - Place of Public Entertainment (POPE) - 5000 - 15000 people (1 inspection) Occupancy Permit - Place of Public Entertainment (POPE) - 5000 - 15000 people (1 inspection)
Occupancy Permit - Greater than 15000 people - 2 inspections per permit	$0.00	$3,500.00	∞	$3,500.00		N	N	Greater than 15000 people (2 inspections) Greater than 15000 people (2 inspections) Greater than 15000 people (2 inspections) Greater than 15000 people (2 inspections)
Occupancy Permit - up to 5000 people - 2 inspections per permit	$0.00	$1,200.00	∞	$1,200.00		N	N	Occupancy Permit - Place of Public Entertainment (POPE) - upto 5000 people (1 inspection) Occupancy Permit - Place of Public Entertainment (POPE) - upto 5000 people (1 inspection)
Occupation Permit - Temporary Structure - 1 inspection (Additional Structure $150 per structure)	$0.00	$850.00	∞	$850.00		N	N	Temporary Occupancy Permit - Place of Public Entertainment (POPE) - 1 inspection Temporary Occupancy Permit - Place of Public Entertainment (POPE) - 1 inspection
Operations								
Waste Management								
Bins								
Bin Retrieval, Delivery or Exchange Fee	$49.00	$51.00	4.08%	$2.00	Per Attendance	N	N	Upgrade or Downgrade of Bin

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Recycling Facility								
Bicycle Tyre - Non Resident	$10.00	$10.40	4.00%	$0.40		N	Y	Bicycle Tyre - Non Resident
Bicycle Tyre - Resident	$6.00	$6.20	3.33%	$0.20		N	Y	Bicycle Tyre - Resident
Car/Motorbike Tyre - Non Resident	$18.00	$18.80	4.44%	$0.80	Per Tyre	N	Y	Car/Motorbike Tyre - Non Resident
Clean Inert Materials (clean loads of either brick, concrete or tiles) - Non Resident (m3 rate, loads up to 1 tonne)	$90.00	$93.50	3.89%	$3.50	Per Cubic Metre (Up to 1 tonne)	N	Y	Clean Inert Material - Non Resident - Up to 1 tonne (Bricks, Concrete or Tiles)
Clean Inert Materials (clean loads of either brick, concrete or tiles) - Non Resident (per tonne rate, loads over 3m3)	$215.00	$223.00	3.72%	$8.00		N	Y	Clean Inert Material - Non Resident - Per Tonne - (Bricks, Concrete or Tiles)
Clean Inert Materials (clean loads of either brick, concrete or tiles) - Resident (m3 rate, loads up to 1 tonne)	$70.00	$72.50	3.57%	$2.50	Per Cubic Metre (Up to 1 tonne)	N	Y	Clean Inert Materials - Resident - Up to 1 Tonne This includes loads of brick, concrete or tiles
Clean Inert Materials (clean loads of either brick, concrete or tiles) - Resident (per tonne rate, loads over 3m3)	$172.00	$178.50	3.78%	$6.50	Per Tonne (Over 3m3)	N	Y	Clean Inert Material - Resident - Per Tonne - (Bricks, Concrete or Tiles)
Fridges & Air Conditioners - Non Resident	$25.00	$25.90	3.60%	$0.90	Per Item	N	Y	Fridges & Air Conditioners - Non Resident
Gas Bottles - (up to 9kgs, excludes car gas bottles) - Non Resident	$10.00	$10.40	4.00%	$0.40		N	Y	Gas Bottles - (up to 9kgs, not car gas bottles - Non Resident
Green Waste - Non Resident - Station Wagon or Equivalent	$40.00	$41.50	3.75%	$1.50		N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Green Waste - Non Resident (m3 rate, loads up to 1 tonne)	$110.00	$114.00	3.64%	$4.00	Per Cubic Metre (Up to 1 tonne)	N	Y	Green Waste - Non Resident - Up to 1 tonne
Green Waste - Non Resident (Min Charge / Boot Load / Up to 0.25m3)	$20.00	$20.70	3.50%	$0.70	Up to .25m Metre Cubed	N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Green Waste - Non Resident (per tonne rate, loads over 3m3)	$280.00	$290.00	3.57%	$10.00		N	Y	Green Waste - Non Resident Rate - Per Tonne
Green Waste - Resident - Station Wagon or Equivalent	$28.00	$29.00	3.57%	$1.00	Per Load	N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Green Waste - Resident (m3 rate, loads up to 1 tonne)	$84.00	$87.00	3.57%	$3.00	Per Cubic Metre (Up to 1 tonne)	N	Y	Green Waste - Resident - Up to 1 tonne
Green Waste - Resident (Min Charge / Boot Load / Up to 0.25m3)	$15.00	$15.60	4.00%	$0.60	Up to 0.25 Metres Cubed	N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Green Waste - Resident (per tonne rate, loads over 3m3)	$210.00	$217.50	3.57%	$7.50		N	Y	Green Waste - Resident - Per Tonne
Hard Waste Collection (per collection rate, loads up to 3m3)	$45.00	$47.00	4.44%	$2.00	Per Load	N	Y	

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Recycling Facility [continued]								
Insulation and Ducting – NON Resident – Single Axle – Heaped (30cm-60cm)	$0.00	$172.00	∞	$172.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting – NON Resident – Single Axle – High (60cm-90cm)	$0.00	$258.00	∞	$258.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting – NON Resident – Single Axle – Loaded (90cm+)	$0.00	$344.00	∞	$344.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting - NON Resident - Single Axle – Low (0-30cm)	$0.00	$86.00	∞	$86.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting – NON Resident – Tandem Trailers/Transit Vans – Heaped (30cm-60cm)	$0.00	$215.00	∞	$215.00	Per Load	N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting – NON Resident – Tandem Trailers/Transit Vans – High (60cm-90cm)	$0.00	$344.00	∞	$344.00	Per Load	N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Recycling Facility [continued]								
Insulation and Ducting – NON Resident – Tandem Trailers/Transit Vans – Loaded (90cm+)	$0.00	$430.00	∞	$430.00	Per Load	N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting - NON Resident - Tandem Trailers/Transit Vans – Low	$0.00	$129.00	∞	$129.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting – Resident – Single Axle – Heaped (30cm-60cm)	$0.00	$136.00	∞	$136.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting – Resident – Single Axle – High (60cm-90cm)	$0.00	$204.00	∞	$204.00		N	Y	Insulation and Ducting quantities ove
Insulation and Ducting – Resident – Single Axle – Loaded (90cm+)	$0.00	$272.00	∞	$272.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting - Resident - Single Axle – Low (0-30cm)	$0.00	$68.00	∞	$68.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Recycling Facility [continued]								
Insulation and Ducting – Resident – Tandem Trailers/Transit Vans – Heaped (30cm-60cm)	$0.00	$170.00	∞	$170.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting – Resident – Tandem Trailers/Transit Vans – High (60cm-90cm)	$0.00	$272.00	∞	$272.00		N	Y	Insulation and Ducting quantities ove
Insulation and Ducting – Resident – Tandem Trailers/Transit Vans – Loaded (90cm+)	$0.00	$340.00	∞	$340.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Insulation and Ducting - Resident - Tandem Trailers/Transit Vans – Low (0-30cm)	$0.00	$102.00	∞	$102.00		N	Y	Insulation and Ducting quantities over 1m3 must be presented and charged separately from other waste streams.
Light Truck & 4WD Tyre - Non Resident	$25.00	$25.90	3.60%	$0.90	Per Tyre	N	Y	Light Truck & 4WD Tyre - Non Resident
Mattresses/ Base - Non Resident	$45.00	$47.00	4.44%	$2.00	Per Mattress	N	Y	Mattresses/ Base - Non Resident
Mixed Inert Material or Soil - Non Resident (m3 rate, loads up to 1 tonne)	$140.00	$145.00	3.57%	$5.00	Per Cubic Metre (Up to 1 tonne)	N	Y	Mixed Inert Material Or Soil - Non Resident - Up to 1 Tonne
Mixed Inert Material or Soil - Non Resident (per tonne rate, loads over 3m3)	$338.00	$350.00	3.55%	$12.00		N	Y	Mixed Inert Material or Soil - Non Resident - Per Tonne
Mixed Inert Material or Soil - Resident (m3 rate, loads up to 1 tonne)	$116.00	$120.50	3.88%	$4.50	Per Cubic Metre	N	Y	Mixed Inert Material Or Soil - Resident - Up to 1 tonne
Mixed Inert Material or Soil - Resident (per tonne rate, loads over 3m3)	$291.00	$302.00	3.78%	$11.00	Per Tonne	N	Y	Mixed Inert Material or Soil - Resident - Per Tonne
Mixed Waste - Non Resident (m3 rate, loads up to 1 tonne)	$116.00	$120.50	3.88%	$4.50	Per Cubic Metre	N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Mixed Waste - Non Resident (Min Charge / Boot Load / Up to 0.25m3)	$32.00	$33.50	4.69%	$1.50	Up to .25 Metres Squared	N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Mixed Waste - Non Resident (per tonne rate, loads over 3m3)	$285.00	$295.00	3.51%	$10.00		N	Y	Mixed Waste - Resident - Station Wagon or Equivalent

continued on next page ...

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Recycling Facility [continued]								
Mixed Waste - Resident (m3 rate, loads up to 1 tonne)	$90.00	$93.50	3.89%	$3.50	Per Cubic Metre	N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Mixed Waste - Resident (Min Charge / Boot Load / Up to 0.25m3)	$22.00	$22.80	3.64%	$0.80		N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Mixed Waste - Resident (per tonne rate, loads over 3m3)	$230.00	$238.50	3.70%	$8.50	Per Tonne (Over 3m3)	N	Y	Mixed Waste - Resident - Station Wagon or Equivalent
Mixed Waste - Resident (Station Wagon or Equivalent)	$32.00	$33.50	4.69%	$1.50		N	Y	Mixed Waste - Resident - Station Wagon or Equivalent This fee applies to customers who do not reside in the City of Melton
Non Drum Muster Approved Drums - Non Resident	$3.00	$3.20	6.67%	$0.20		N	Y	Non Drum Muster Approved Drums - Non Resident
Non Drum Muster Approved Drums - Resident	$3.00	$3.20	6.67%	$0.20		N	Y	Non Drum Muster Approved Drums - Resident
Other Tyres - Non Resident	Other Tyres - Not Bicycle, Car, motorcycle, light truck, 4wd tyres, Truck Tyres up to 1100 mm- Price on Application				Per Tyre	N	Y	Other Tyres - Non Resident
Other Tyres - Resident	Other Tyres - Not bicycle, car, motorbike, light truck, 4wd or Truck Tyres up to 1100 mm. price is on application				Per Tyre	N	Y	Other Tyres - Resident
Rims - Non Resident	$5.00	$5.20	4.00%	$0.20	Per Rim	N	Y	Rims - Non Resident
Truck Tyre up to 1100mm - Non Resident	$54.00	$56.00	3.70%	$2.00		N	Y	Truck Tyre up to 1100mm - Non Resident
Truck Tyres (up to 1100mm) - Resident	$44.00	$46.00	4.55%	$2.00	Per Tyre	N	Y	
Car/Motorbike Tyres - Resident	$12.00	$12.60	5.00%	$0.60	Per Tyre	N	Y	$ 2.00 surcharge if tyre is still on rim.
Light truck/ 4 Wheel Drive Tyres - Resident	$18.00	$18.80	4.44%	$0.80	Per Tyre	N	Y	$ 2.00 surcharge if tyre is still on rim.
Mattresses / Base - Resident	$35.00	$36.50	4.29%	$1.50	Per Piece	N	Y	
Mixed Waste - Non-Resident (Station Wagon or Equivalent)	$52.00	$54.00	3.85%	$2.00	Per Load	N	Y	
Asset Protection								
Asset Protection Permits	$303.00	$340.00	12.21%	$37.00	Per Permit	N	N	
Sect 60(3) Ind. Construct or change the means of entry to or exit from a controlled access road without authority (Individual)	10 Penalty Units				No of Statutory Fee units	Y	N	Statutory Penalty Units

Fee Name	Year 24/25 Fee Inc GST $	Year 25/26 Fee Inc GST $	Fee Increase / (Decrease) %	Fee Increase / (Decrease) $	Unit Measure	Statutory(Y)/ Non Statutory(N)	GST Status	Fee Description
Engineering and Asset Services								
Property Information								
Property								
Stormwater Legal Point of Discharge	$156.93	$160.85	2.50%	$3.93	Per Item	Y	N	Stormwater Legal Point of Discharge
Build over easements	$300.00	$300.00	0.00%	$0.00	Per Item	N	N	Prescribed

Melton City Council Revenue and Rating Plan 2025/26 to 2029/30



TABLE OF CONTENTS

1.1 PURPOSE 3
1.2 INTRODUCTION 4
1.3 COMMUNITY ENGAGEMENT 6
1.4 RATES AND CHARGES 6
1.4.1 RATING LEGISLATION 7
1.4.2 RATING PRINCIPLES 8
1.4.3 DETERMINING WHICH VALUATION BASE TO USE 9
1.4.4 RATING DIFFERENTIALS 11
1.4.5 MUNICIPAL CHARGE 20
1.4.6 SPECIAL CHARGE SCHEMES 20
1.4.7 SERVICE RATES AND CHARGES 21
1.4.8 REBATES 21
1.4.9 COLLECTION AND ADMINISTRATION OF RATES AND CHARGES 22
1.5 OTHER REVENUE ITEMS 23
1.5.1 USER FEES AND CHARGES 23
1.5.2 STATUTORY FEES AND CHARGES 25
1.5.3 GRANTS 26
1.5.4 CONTRIBUTIONS 26
1.5.5 INTEREST ON INVESTMENTS 26
1.5.6 BORROWINGS 26
1.5.7 SERVICE PLANNING 27

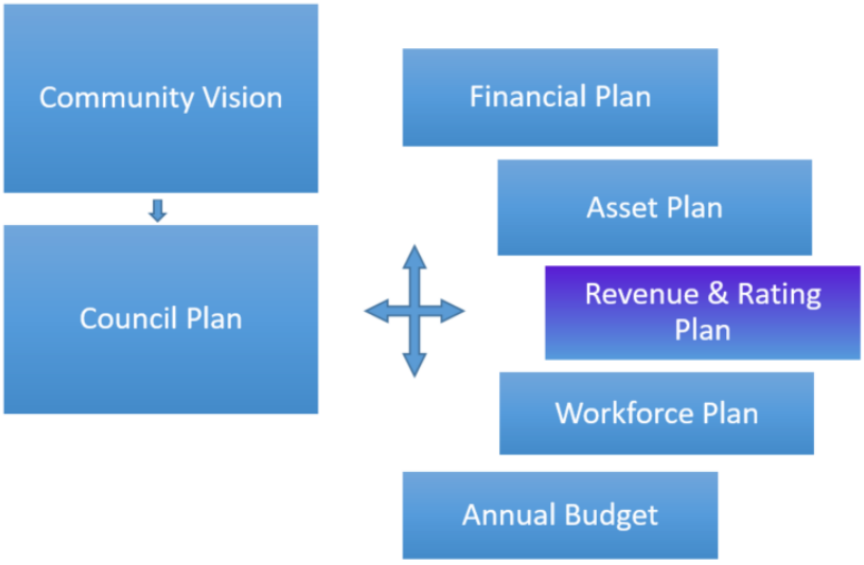
1.1 PURPOSE

The *Local Government Act 2020* requires each council to prepare a Revenue and Rating Plan to cover a minimum period of four years following each Council election. The Revenue and Rating Plan establishes the revenue raising framework within which the Council proposes to work.

The purpose of the Revenue and Rating Plan is to determine the most appropriate and affordable revenue and rating approach for Melton City Council which in conjunction with other income sources will adequately finance the objectives in the council plan.

This plan is an important part of Council's integrated planning framework, all of which is created to help Council achieve its vision of a vibrant, safe and liveable City accessible to all.

Strategies outlined in this plan align with the objectives contained in the Council Plan and will feed into our budgeting and long-term financial planning documents, as well as other strategic planning documents under our Council's strategic planning framework.



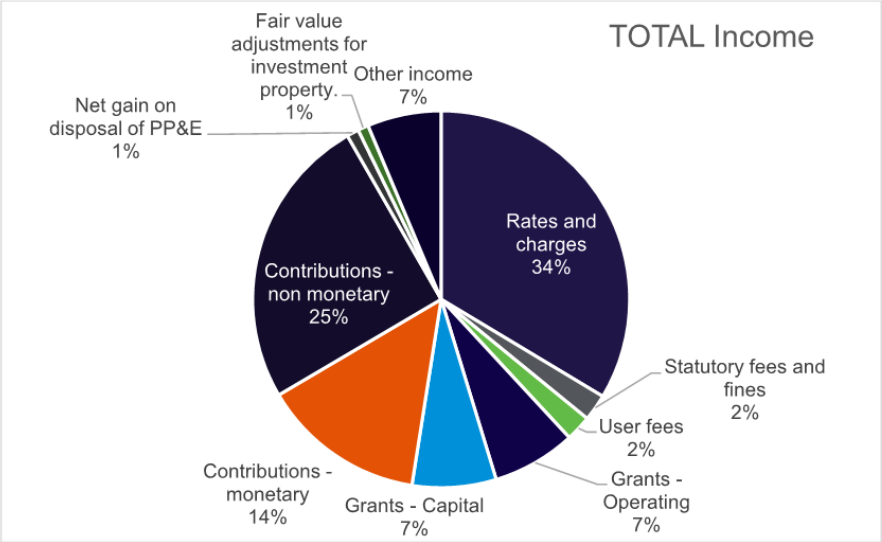
This plan will explain how Council calculates the revenue needed to fund its activities, and how the funding burden will be apportioned between ratepayers and other users of Council facilities and services.

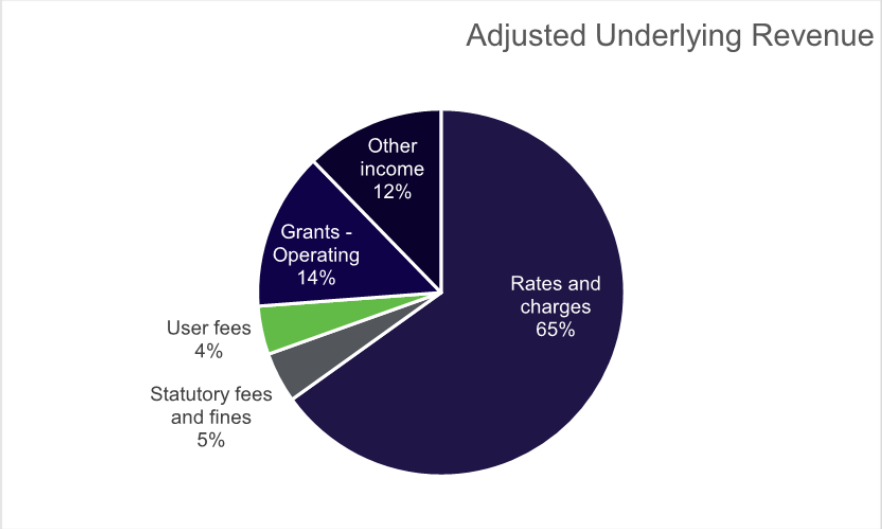
In particular, this plan will set out decisions that Council has made in relation to rating options available to it under the *Local Government Act 2020* to ensure the fair and equitable distribution of rates across property owners. It will also set out principles that are used in decision making for other revenue sources such as fees and charges.

It is also important to note that this plan does not set revenue targets for Council, it outlines the strategic framework and decisions that inform how Council will go about calculating and collecting its revenue.

1.2 INTRODUCTION

Council provides a number of services and facilities to our local community, and in doing so, must collect revenue to cover the cost of providing these services and facilities. Below is a snapshot of Council's revenue sources.





	2025/26			
	Total Income $'000		Adjusted Underlying Revenue $'000	
Rates and charges	206,022	34%	206,022	65%
Statutory fees and fines	14,068	2%	14,068	4%
User fees	13,526	2%	13,526	4%
Grants - Operating	43,985	7%	43,985	14%
Grants - Capital	44,170	7%		0%
Contributions - monetary	86,031	14%		0%
Contributions - non monetary	154,410	25%		0%
Net gain on disposal of PP&E	6,330	1%		0%
Fair value adjustments for investment property	5,623	1%		0%
Other income	38,848	6%	38,848	12%
TOTAL Income	**613,013**	**100%**	**316,449**	**100%**

The figures above are taken from the Comprehensive Income Statement section 3 of the budget

Council's revenue sources include:

- Rates and Charges
- Waste and garbage charges (if applicable)
- Grants from other levels of Government
- Statutory Fees and Fines
- User Fees
- Cash and non-cash contributions from other parties (i.e. developers, community groups)
- Interest from investments
- Sale of Assets

Rates and charges are the most significant revenue source for Council and make up roughly 65% of Council's underlying budgeted 2025/26 income.

The introduction of rate capping under the Victorian Government's Fair Go Rates System (FGRS) has brought a renewed focus to Council's long-term financial sustainability. The FGRS continues to restrict Council's ability to raise revenue above the rate cap unless application is made to the Essential Services Commission for a variation. Maintaining service delivery levels and investing in community assets remain key priorities for Council. This strategy will address Council's reliance on rate income and provide options to actively reduce that reliance.

Council provides a wide range of services to the community, often for a fee or charge. The nature of these fees and charges generally depends on whether they relate to statutory or discretionary services. Some of these, such as statutory planning fees are set by State Government statute and are commonly known as regulatory fees. In these cases, councils usually have no control over service pricing. However, in relation to other services, Council has the ability to set a fee or charge and will set that fee based on the principles outlined in this Revenue and Rating Plan.

Council revenue can also be adversely affected by changes to funding from other levels of government. Some grants are tied to the delivery of council services, whilst many are tied directly to the delivery of new community assets, such as roads or sports pavilions. It is important for Council to be clear about what grants it intends to apply for, and the obligations that grants create in the delivery of services or infrastructure.

1.3 COMMUNITY ENGAGEMENT

The Revenue and Rating Plan outlines Council's decision-making process on how revenues are calculated and collected. The following public consultation process will be followed to ensure due consideration and feedback is received from relevant stakeholders.

Revenue and Rating Plan community engagement process:

- Draft Revenue and Rating Plan prepared by officers;
- Draft Revenue and Rating Plan placed on public exhibition after 26 May 2025 Council meeting for a period of 14 days and calling for specific feedback;
- Community informed via print media and social media;
- Following community engagement, Council's Revenue and Rating Plan will be updated with any changes Council deems necessary based on community feedback received; and
- Melton City Council Revenue and Rating Plan 2025/26 to 2029/30 (with any revisions) presented to 23 June 2025 Council meeting for adoption.

Following community engagement, Council received no submissions. Based on no feedback received, Council's Revenue and Rating Plan has not been altered.

1.4 RATES AND CHARGES

Rates are property taxes that allow Council to raise revenue to fund essential public services to cater to their municipal population. Importantly, it is a taxation system that includes flexibility for councils to utilise different tools in its rating structure to accommodate issues of equity and to ensure fairness in rating for all ratepayers.

Council has established a rating structure comprised of three key elements. These are:

- **General Rates** – Based on property values (using the Capital Improved Valuation methodology), which are indicative of capacity to pay and form the central basis of rating under the *Local Government Act 1989*;
- **Service Charges** - A 'user pays' component for council services to reflect benefits provided by Council to ratepayers who benefit from a service; and
- **Municipal Charge** - A 'fixed rate" portion per property to cover some of the administrative costs of Council.

Striking a proper balance between these elements will help to improve equity in the distribution of the rate burden across residents.

Council makes a further distinction when applying general rates by applying rating differentials based on the purpose for which the property is used. That is, whether the property is used for residential, commercial/industrial, or farming purposes. This distinction is based on the concept that different property categories should pay a fair and equitable contribution, taking into account the benefits those properties derive from the local community.

The Melton City Council rating structure comprises of nine differential rates. These rates are structured in accordance with the requirements of Section 161 'Differential Rates' of the *Local Government Act 1989*, and the Ministerial Guidelines for Differential Rating 2013.

The differential rates are set as follows from 2025/26:

- General 100%
- Vacant Land 170%
- Extractive 288%
- Commercial/Industrial Developed 160%
- Commercial/Industrial Vacant 225%
- Retirement Village 85%
- Rural Living 90%
- Rural 72%
- Urban Growth 80%

Council also levies a municipal charge. The municipal charge is a minimum rate per property and declared for the purpose of covering some of the administrative costs of Council. In applying the municipal charge, Council ensures that each ratable property in the municipality makes a contribution.

The formula for calculating General Rates, excluding any additional charges, arrears or additional supplementary rates is:

- Valuation (Capital Improved Value) x Rate in the Dollar (Differential Rate Type)

The rate in the dollar for each rating differential category is included in Council's annual budget.

Rates and charges are an important source of revenue, accounting for over 65% of of its budgeted 2025/26 underlying operating revenue received by Council. The collection of rates is an important factor in funding Council services.

Planning for future rate increases is therefore an essential component of the long-term financial planning process and plays a significant role in funding both additional service delivery and the increasing costs related to providing Council services.

Council is aware of the balance between rate revenue (as an important income source) and community sensitivity to rate increases. With the introduction of the State Government's Fair Go Rates System, all rate increases are capped to a rate declared by the Minister for Local Government, which is announced in December for the following financial year.

Council currently utilises a service charge to recover a significant portion of the cost of Council's kerbside waste services. The waste service charge is not capped under the Fair Go Rates System, and Council will continue to allocate funds from this charge towards the provision of kerbside waste services.

1.4.1 RATING LEGISLATION

The legislative framework set out in the *Local Government Act 1989* determines Council's ability to develop a rating system. The framework provides significant flexibility for Council to tailor a system that suits its needs.

Section 155 of the *Local Government Act 1989* provides that a Council may declare the following rates and charges on rateable land:

- General rates under Section 158
- Municipal charges under Section 159
- Service rates and charges under Section 162
- Special rates and charges under Section 163

The recommended strategy in relation to municipal charges, service rates and charges and special rates and charges are discussed later in this document.

In raising Council rates, Council is required to primarily use the valuation of the rateable property to levy rates. Section 157 (1) of the *Local Government Act 1989* provides Council with three choices in terms of which valuation base to utilise. They are: Site Valuation, Capital Improved Valuation (CIV) and Net Annual Value (NAV).

The advantages and disadvantages of the respective valuation basis are discussed further in this document. Whilst this document outlines Council's strategy regarding rates revenue, rates data will be contained in the Council's Annual Budget as required by the *Local Government Act 2020.*

Section 94(2) of the *Local Government Act 2020* states that Council must adopt a budget by 30 June each year (or at another time fixed by the Minister) to include:

a) the total amount that the Council intends to raise by rates and charges;
b) a statement as to whether the rates will be raised by the application of a uniform rate or a differential rate:

c) a description of any fixed component of the rates, if applicable;
d) if the Council proposes to declare a uniform rate, the matters specified in section 160 of the *Local Government Act 1989*;
e) if the Council proposes to declare a differential rate for any land, the matters specified in section 161(2) of the *Local Government Act 1989*;

Section 94(3) of the *Local Government Act 2020* also states that Council must ensure that, if applicable, the budget also contains a statement –

a) that the Council intends to apply for a special order to increase the Council's average rate cap for the financial year or any other financial year; or
b) that the Council has made an application to the ESC for a special order and is waiting for the outcome of the application; or
c) that a special Order has been made in respect of the Council and specifying the average rate cap that applies for the financial year or any other financial year.

This plan outlines the principles and strategic framework that Council will utilise in calculating and distributing the rating burden to property owners, however, the quantum of rate revenue and rating differential amounts will be determined in the annual Melton City Council budget.

In 2019 the Victorian State Government conducted a Local Government Rating System Review. The Local Government Rating System Review Panel presented their final report and list of recommendations to the Victorian Government in March 2020. The Victorian Government subsequently published a response to the recommendations of the Panel's report. However, at the time of publication the recommended changes have not yet been implemented, and timelines to make these changes have not been announced.

1.4.2 RATING PRINCIPLES

Taxation Principles:

When developing a rating strategy, in particular with reference to differential rates, a Council should give consideration to the following good practice taxation principles:

- Wealth Tax
- Equity
- Efficiency
- Simplicity
- Benefit
- Capacity to Pay
- Diversity.

Wealth Tax

The "wealth tax" principle implies that the rates paid are dependent upon the value of a ratepayer's real property and have no correlation to the individual ratepayer's consumption of services or the perceived benefits derived by individual ratepayers from the expenditures funded from rates.

Equity

Horizontal equity – ratepayers in similar situations should pay similar amounts of rates (ensured mainly by accurate property valuations, undertaken in a consistent manner, their classification into homogenous property classes and the right of appeal against valuation).

Vertical equity – those who are better off should pay more rates than those worse off (the rationale applies for the use of progressive and proportional income taxation. It implies a "relativity" dimension to the fairness of the tax burden).

Efficiency

Economic efficiency is measured by the extent to which production and consumption decisions by people are affected by rates.

Simplicity

How easily a rates system can be understood by ratepayers and the practicality and ease of administration.

Benefit

The extent to which there is a nexus between consumption/benefit and the rate burden.

Capacity to Pay

The capacity of ratepayers or groups of ratepayers to pay rates.

Diversity

The capacity of ratepayers within a group to pay rates.

The rating challenge for Council therefore is to determine the appropriate balancing of competing considerations.

Rates and Charges Revenue Principles:

Property rates will:

- be reviewed annually;
- not change dramatically from one year to next; and
- be sufficient to fund current expenditure commitments and deliverables outlined in the Council Plan, Financial Plan and Asset Plan.

Differential rating should be applied as equitably as is practical and will comply with the ministerial Guidelines for Differential rating 2013.

1.4.3 DETERMINING WHICH VALUATION BASE TO USE

Under the *Local Government Act 1989*, Council has three options as to the valuation base it elects to use. They are:

- **Capital Improved Value (CIV)** – Value of land and improvements upon the land.
- **Site Value (SV)** – Value of land only.
- **Net Annual Value (NAV)** – Rental valuation based on CIV.

For residential and farm properties, NAV is calculated at 5 per cent of the Capital Improved Value. For commercial and industrial properties, NAV is calculated as the greater of the estimated annual rental value or 5 per cent of the CIV.

Capital Improved Value (CIV)

Capital Improved Value is the most commonly used valuation base by local government with over 90% of Victorian councils applying this methodology. Based on the value of both land and all improvements on the land, it is generally easily understood by ratepayers as it equates to the market value of the property.

Section 161 of the *Local Government Act 1989* provides that a Council may raise any general rates by the application of a differential rate if –

a) It uses the capital improved value system of valuing land; and

b) It considers that a differential rate will contribute to the equitable and efficient carrying out of its functions.

Where a council does not utilise CIV, it may only apply limited differential rates in relation to farm land, urban farm land or residential use land.

Advantages of using Capital Improved Value (CIV)

- CIV includes all property improvements, and hence is often supported on the basis that it more closely reflects “capacity to pay”. The CIV rating method takes into account the full development value of the property, and hence better meets the equity criteria than Site Value and NAV.
- With the increased frequency of valuations (previously two year intervals, now annual intervals) the market values are more predictable and has reduced the level of objections resulting from valuations.
- The concept of the market value of property is more easily understood with CIV rather than NAV or SV.
- Most councils in Victoria have now adopted CIV which makes it easier to compare relative movements in rates and valuations across councils.
- The use of CIV allows council to apply differential rates which greatly adds to council’s ability to equitably distribute the rating burden based on ability to afford council rates. CIV allows council to apply higher rating differentials to the commercial and industrial sector that offset residential rates.

Disadvantages of using CIV

- The main disadvantage with CIV is the fact that rates are based on the total property value which may not necessarily reflect the income level of the property owner as with pensioners and low-income earners.

Site value (SV)

There are currently no Victorian councils that use this valuation base. With valuations based simply on the valuation of land and with only very limited ability to apply differential rates, the implementation of Site Value in a Melton City Council context would cause a shift in rate burden from the industrial/commercial sectors onto the residential sector, and would hinder council's objective of a fair and equitable rating system.

There would be further rating movements away from modern townhouse style developments on relatively small land parcels to older established homes on quarter acre residential blocks. In many ways, it is difficult to see an equity argument being served by the implementation of site valuation in the Melton City Council.

Advantages of Site Value

- There is a perception that under site value, a uniform rate would promote development of land, particularly commercial and industrial developments. There is, however, little evidence to prove that this is the case.
- Scope for possible concessions for urban farm-land and residential use land.

Disadvantages of using Site Value

- Under SV, there will be a significant shift from the industrial/commercial sector onto the residential sector of council. The percentage increases in many cases would be in the extreme range.
- SV is a major burden on property owners that have large areas of land. Some of these owners may have much smaller/older dwellings compared to those who have smaller land areas but well developed dwellings - but will pay more in rates. A typical example is flats, units, or townhouses which will all pay low rates compared to traditional housing styles.
- The use of SV can place pressure on council to give concessions to categories of landowners on whom the rating burden is seen to fall disproportionately (e.g. Farm land and residential use properties). Large landowners, such as farmers for example, are disadvantaged by the use of site value.
- SV will reduce Council's rating flexibility and options to deal with any rating inequities due to the removal of the ability to levy differential rates.
- The community may have greater difficulty in understanding the SV valuation on their rate notices, as indicated by many inquiries from ratepayers on this issue handled by council's customer service and property revenue staff each year.

Net annual value (NAV)

NAV, in concept, represents the annual rental value of a property. However, in practice, NAV is loosely linked to capital improved value for residential and farm properties. Valuers derive the NAV directly as 5 per cent of CIV.

In contrast to the treatment of residential and farm properties, NAV for commercial and industrial properties are assessed with regard to actual market rental. This differing treatment of commercial versus residential and farm properties has led to some suggestions that all properties should be valued on a rental basis.

Overall, the use of NAV is not largely supported. For residential and farm ratepayers, actual rental values pose some problems. The artificial rental estimate used may not represent actual market value, and means the base is the same as CIV but is harder to understand.

Recommended valuation base

In choosing a valuation base, councils must decide on whether they wish to adopt a differential rating system (different rates in the dollar for different property categories) or a uniform rating system (same rate in the dollar). If a council was to choose the former, under the *Local Government Act 1989* it must adopt either of the CIV or NAV methods of rating.

Melton City Council applies Capital Improved Value (CIV) to all properties within the municipality to take into account the fully developed value of the property. This basis of valuation takes into account the total market value of the land plus buildings and other improvements.

Differential rating allows (under the CIV method) council to shift part of the rate burden from some groups of ratepayers to others, through different "rates in the dollar" for each class of property.

Section 161(1) of the *Local Government Act 1989* outlines the requirements relating to differential rates, which include:

a) A Council may raise any general rates by the application of a differential rate, if Council considers that the differential rate will contribute to the equitable and efficient carrying out of its functions.
b) If a Council declares a differential rate for any land, the Council must specify the objectives of the differential rate, which must be consistent with the equitable and efficient carrying out of the Councils functions and must include the following:
    i. A definition of the types or classes of land which are subject to the rate and a statement of the reasons for the use and level of that rate.

ii. An identification of the type or classes of land which are subject to the rate in respect of the uses, geographic location (other than location on the basis of whether or not the land is within a specific ward in Council's district).
iii. Specify the characteristics of the land, which are the criteria for declaring the differential rate.

Once the Council has declared a differential rate for any land, the Council must:
a) Specify the objectives of the differential rates;
b) Specify the characteristics of the land which are the criteria for declaring the differential rate.

The purpose is to ensure that Council has a sound basis on which to develop the various charging features when determining its revenue strategies and ensure that these are consistent with the provisions of the *Local Government Act 1989*.

The general objectives of each of the differential rates are to ensure that all rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. There is no limit on the number or types of differential rates that can be levied, but the highest differential rate can be no more than four times the lowest differential rate.

Property Valuations

The *Valuation of Land Act 1960* is the principle legislation in determining property valuations. Under the *Valuation of Land Act 1960*, the Victorian Valuer-General conducts property valuations on an annual basis. Melton City Council applies a Capital Improved Value (CIV) to all properties within the municipality to take into account the full development value of the property. This basis of valuation takes into account the total market value of the land including buildings and other improvements.

The value of land is always derived by the principal of valuing land for its highest and best use at the relevant time of valuation.

Council needs to be mindful of the impacts of revaluations on the various property types in implementing the differential rating strategy outlined in the previous section to ensure that rises and falls in council rates remain affordable and that rating 'shocks' are mitigated to some degree.

Supplementary Valuations

Supplementary valuations are carried out for a variety of reasons including rezoning, subdivisions, amalgamations, renovations, new constructions, extensions, occupancy changes and corrections. The Victorian Valuer-General is tasked with undertaking supplementary valuations and advises council on a monthly basis of valuation and Australian Valuation Property Classification Code (AVPCC) changes.

Supplementary valuations bring the value of the affected property into line with the general valuation of other properties within the municipality. Objections to supplementary valuations can be lodged in accordance with Part 3 of the *Valuation of Land Act 1960.* Any objections must be lodged with Council within two months of the issue of the supplementary rate notice.

Objections to property valuations

Part 3 of the *Valuation of Land Act 1960* provides that a property owner may lodge an objection against the valuation of a property or the Australian Valuation Property Classification Code (AVPCC) within two months of the issue of the original or amended (supplementary) Rates and Valuation Charges Notice (Rates Notice), or within four months if the notice was not originally issued to the occupier of the land.

A property owner must lodge their objection to the valuation or the AVPCC in writing to the Melton City Council. Property owners also have the ability to object to the site valuations on receipt of their Land Tax Assessment. Property owners can appeal their land valuation within two months of receipt of their Council Rate Notice (via Council) or within two months of receipt of their Land Tax Assessment (via the State Revenue Office).

1.4.4 RATING DIFFERENTIALS

Council believes each differential rate will contribute to the equitable and efficient carrying out of council functions. Details of the objectives of each differential rate, the classes of land which are subject to each differential rate and the uses of each differential rate are set out below.

General Rate

Definition:

General Rate is any land which does not have the characteristics of:

1. Vacant Land;
2. Extractive Industry Land;
3. Commercial/Industrial Developed Land;
4. Commercial/Industrial Vacant Land;
5. Retirement Village Land;
6. Rural Living Land;
7. Rural Land; or
8. Urban Growth Land.

Objectives:

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district.

Characteristics:

Residential Land on which a building is erected and the site is approved for occupation by the issue of an occupancy certificate and the site is available or used for residential purposes.

Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

100% of General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land or which are constructed prior to the end of the financial year.

Vacant Land Rate

Definition:

Vacant Land is any land:

1. on which no building with an approved occupancy permit is erected; and
2. located in a precinct structure plan, and with an approved planning permit for residential subdivision; and
3. which does not have the characteristics of:
   - 3.1 Commercial/Industrial Vacant Land;
   - 3.2 Rural Living Land;
   - 3.3 Rural Land; or
   - 3.4 Urban Growth Land.

Objectives:

The objective of this differential is to encourage the development of land for non-commercial and non-industrial purposes, and ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. To discourage land banking, and ensure an adequate supply of residential zoned land to the market demand

Characteristics, Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

170% of the General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Extractive Rate

Definition:

Extractive Industry Land is any land which is:

4. used primarily for the extraction or removal of stone, including the treatment of stone; and
5. located within a Special Use Zone 1 under the Melton Planning Scheme.

Objectives:

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district.

Characteristics, Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The differential rate will be used to fund items of expenditure described in the Budget adopted by Council. The level of the differential rate is the level which Council considers is necessary to achieve the objectives specified above.

Level of Rate:

288% of the General Rate. Maximum allowed, four times of the lowest rate being the Rural Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Commercial/Industrial Developed Rate

Definition:

Commercial/Industrial Developed land is any land which:

6. is used or adapted or designed to be used primarily for commercial or industrial purposes; or
7. does not have the characteristics of Extractive Industry Land.

Objectives:

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, having regard to the capacity of such land to be used to yield income and the demands such land make on Council's infrastructure. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district.

Characteristics:

Commercial/Industrial Land on which a building is erected and the site is approved for occupation by the issue of an occupancy certificate and the site is or used for commercial/industrial purposes.

Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

160% of General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land or which are constructed prior to the end of the financial year.

Commercial/Industrial Vacant Rate

Definition:

Commercial/Industrial Vacant Land is any land:

8. on which no building with an approved occupancy permit is erected; and
9. which is located within:
   - 9.1 a Business 1 Zone;
   - 9.2 a Comprehensive Development Zone;
   - 9.3 a Mixed Use Zone;
   - 9.4 an Industrial Zone 1;
   - 9.5 an Industrial Zone 3;
   - 9.6 Special Use Zone 4;
   - 9.7 Special Use Zone 3;
   - 9.8 Special Use Zone 6;
   - 9.9 Special Use Zone 7; or
   - 9.10 Urban Growth Zone located in a precinct structure plan, and with an approved planning permit for commercial/industrial use.

under the Melton Planning Scheme

Objectives:

The objective of this differential is to encourage the commercial/industrial development and ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and

3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services; and
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. To discourage land banking, and ensure an adequate supply of commercial/industrial zoned land to the market demand

Characteristics, Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

225% of General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Retirement Village Rate

Definition:

Retirement Village Land is any land which is located within a retirement village land under the Retirement Villages Act 1986.

Objectives:

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:
1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. Recognition of the services undertaken by the retirement village sector.

Characteristics, Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

85% of General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land or which are constructed prior to the end of the financial year.

Rural Living Rate

Definition:

Rural Living Land is any land which is:

10. two (2) or more hectares but less than ten (10) hectares in area; and
11. located within:
    - 11.1 a Green Wedge A Zone;
    - 11.2 a Green Wedge Zone;
    - 11.3 a Rural Conservation Zone;
    - 11.4 a Farming Zone; or
    - 11.5 Special Use Zone 5.

    under the Melton Planning Scheme.

Objectives:

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. To assist in the maintenance of rural properties.

Characteristics, Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

90% of General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land or which are constructed prior to the end of the financial year.

Rural Rate

Definition:

Rural Land is any land which is:

12. ten (10) hectares or more in area; and
13. located within:
    - 13.1 a Green Wedge A Zone;
    - 13.2 a Green Wedge Zone;
    - 13.3 a Rural Conservation Zone;
    - 13.4 a Farming Zone; or
    - 13.5 Special Use Zone 5.

    under the Melton Planning Scheme.

Objectives:

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district;
6. To recognise the impact of urban land speculation on the valuation of farm land; and
7. To encourage agricultural activity.

Characteristics, Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

72% of General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land or which are constructed prior to the end of the financial year.

Urban Growth Rate

Definition:

Urban Growth Land is any land which is:

14. two (2) or more hectares in area; and
15. located within an Urban Growth Zone under the Melton Planning Scheme in respect of which no precinct structure plan has been approved.

Objectives:

The objective of this differential is to ensure that such rateable land makes an equitable financial contribution to the cost of carrying out the functions of Council, having regard to the capacity of such land to be developed (or future developed) and the demands that such land make on Council's infrastructure. These include the:

1. Implementation of good governance and sound financial stewardship: and
2. Construction, renewal, upgrade, expansion and maintenance of infrastructure assets; and
3. Development and provision of health, environmental, conservation, leisure, recreation, youth and family community services; and
4. Provision of strategic and economic management, town planning and general support services;
5. Promotion of cultural, heritage and tourism aspects of Council's municipal district; and
6. Planning & preparation of Precinct Structure Plan.

Characteristics, Types and Classes:

The types and classes of rateable land within this differential are those having the relevant characteristics described above.

Use of Rate:

The money raised by the differential rate will be applied to the items of expenditure described in the Budget by Council. The level of the rate for land in this category is considered to provide for an appropriate contribution to Council's budgeted expenditure, having regard to the characteristics of the land.

Level of Rate:

80% of General Rate.

Use of Land:

Any use permitted under the Melton City Council Planning Scheme.

Geographic Location:

Wherever located within the municipal district.

Planning Scheme Zoning:

The zoning applicable to each rateable land within this category, as determined by consulting maps referred to in the relevant Melton City Council Planning Scheme.

Types of Buildings:

All buildings which are already constructed on the land or which are constructed prior to the end of the financial year.

Advantages of a differential rating system

The advantages of utilising a differential rating system summarised below are:

- There is greater flexibility to distribute the rate burden between all classes of property, and therefore link rates with the ability to pay and reflecting the tax deductibility of rates for commercial and industrial premises.
- Differential rating allows Council to better reflect the investment required by Council to establish infrastructure to meet the needs of the commercial and industrial sector.
- Allows Council to reflect the unique circumstances of some rating categories where the application of a uniform rate may create an inequitable outcome (e.g. Farming enterprises).
- Allows Council discretion in the imposition of rates to facilitate and encourage appropriate development of its municipal district in the best interest of the community. (i.e. Vacant Commercial properties still attract the commercial differential rate)

Disadvantages of a differential rating system

The disadvantages in applying differential rating summarised below are:

- The justification of the differential rate can at times be difficult for the various groups to accept giving rise to queries and complaints where the differentials may seem to be excessive.
- Differential rates can be confusing to ratepayers, as they may have difficulty understanding the system. Some rating categories may feel they are unfavourably treated because they are paying a higher level of rates than other ratepayer groups.
- Differential rating involves a degree of administrative complexity as properties continually shift from one type to another (e.g. residential to commercial,) requiring Council to update its records. Ensuring the accuracy/integrity of Council's data base is critical to ensure that properties are correctly classified into their right category.
- Council may not achieve the objectives it aims for through differential rating. For example, Council may set its differential rate objectives to levy a higher rate on land not developed, however it may be difficult to prove whether the rate achieves those objectives.

1.4.5 MUNICIPAL CHARGE

Another principle rating option available to Councils is the application of a municipal charge. Under Section 159 of the *Local Government Act 1989*, Council may declare a municipal charge to cover some of the administrative costs of the Council. The legislation is not definitive on what comprises administrative costs and does not require Council to specify what is covered by the charge.

The application of a municipal charge represents a choice to raise a portion of the rates by a flat fee for all properties, rather than sole use of the CIV valuation method.

Under the *Local Government Act 1989*, a council's total revenue from a municipal charge in a financial year must not exceed 20 per cent of the combined sum total of the Council's total revenue from the municipal charge and the revenue from general rates (total rates).

The municipal charge applies equally to all properties and is based upon the recovery of a fixed cost of providing administrative services irrespective of valuation. The same contribution amount per assessment to cover a portion of Council's administrative costs can be seen as an equitable method of recovering these costs.

1.4.6 SPECIAL CHARGE SCHEMES

The *Local Government Act 1989* recognises that councils need help to provide improved infrastructure for their local communities. Legislation allows councils to pass on the cost of capital infrastructure to the owner of a property that generally receives a unique benefit from the construction works. The technical explanation of a Special Charge comes from legislation (under the *Local Government Act 1989*) that allows councils to recover the cost of works from property owners who will gain special benefit from that work.

The purposes for which special rates and special charges may be used include road construction, kerb and channelling, footpath provision, drainage, and other capital improvement projects.

The special rate or special charges may be declared on the basis of any criteria specified by the council in the rate (Section 163 (2). In accordance with Section 163 (3), council must specify:

a. the wards, groups, uses or areas for which the special rate or charge is declared; and
b. the land in relation to which the special rate or special charge is declared;
c. the manner in which the special rate or special charge will be assessed and levied; and
d. details of the period for which the special rate or special charge remains in force.

The special rates and charges provisions are flexible and can be used to achieve a wide range of community objectives. The fundamental principle of special rates and charges is proof "special benefit" applies to those being

levied. For example, they could be used to fund co-operative fire prevention schemes. This would ensure that there were no 'free-riders' reaping the benefits but not contributing to fire prevention.

Landscaping and environmental improvement programs that benefit small or localised areas could also be funded using special rates or charges.

1.4.7 SERVICE RATES AND CHARGES

Section 162 of the *Local Government Act 1989* provides council with the opportunity to raise service rates and charges for any of the following services:

a. The provision of a water supply;
b. The collection and disposal of refuse;
c. The provision of sewage services;
d. Any other prescribed service.

Council currently applies a service charge for the collection and disposal of kerbside waste services for the municipality. Council retains the objective of setting the service charge for waste at a level that significantly recovers the cost of kerbside waste services.

It is recommended that council retain the existing waste service charge – should council elect not to have a waste service charge, this same amount would be required to be raised by way of an increased general rate – meaning that residents in higher valued properties would substantially pay for the waste service of lower valued properties.

Whilst this same principle applies for rates in general, the mix of having a single fixed charge combined with valuation driven rates for the remainder of the rate invoice provides a balanced and equitable outcome.

1.4.8 REBATES

Section 169 of the *Local Government Act 1989* allows a Council to grant a rebate or concession in relation to any rate or charge under different circumstances.

Council provides two rebates on rates and charges. Council also acts as the managing agent on behalf of the Department of Families, Fairness and Housing in relation to the municipal rates concession available to eligible pension card holders.
The two rebates currently offered by Council are additional pensioner rebate and environmental enhancement rebate.

Additional Pensioner Rebate
Council provide an additional rebate to eligible pension card holders on top of the amount provided by the Department of Families, Fairness and Housing.

Environmental Enhancement Rebate
Eligible owners of a property larger than two hectares (approximately five acres), will be able to receive a rebate on their rates if they meet the requirements of the Environmental Enhancement Rate Rebate Policy. Land that has an approved Planning Permit for Subdivision is ineligible and the Rural Rate Rebate does not apply.
The policy includes controlling:

- noxious and environmental weeds
- pest animals, especially the European Rabbit
- soil erosion and other damaging processes

The following discount applies to the General Rates:

- Rural Living – 25%
- Rural – 50%
- Urban Growth Zone with no Precinct Structure Plan - 25%
- Urban Growth Zone with an approved Precinct Structure Plan -25%

Municipal Rates Concession (DFFH/DVA)
The Department of Families, Fairness and Housing and Veterans Affairs provide a rebate to offset Council rates & charges to eligible pension card holders. These rebates are managed and maintained by Council. The application of these rebates on eligible properties are then collated and submitted to the Department of Families, Fairness and Housing on a quarterly basis, and reimbursement is provided to Council thereafter.

1.4.9 COLLECTION AND ADMINISTRATION OF RATES AND CHARGES

The purpose of this section is to outline the rate payment options, processes, and the support provided to ratepayers facing financial hardship.

Payment options

In accordance with section 167(1) of the *Local Government Act 1989* ratepayers have the option of paying rates and charges by way of four instalments. Payments are due on the prescribed dates below:

- 1st Instalment: 30 September
- 2nd Instalment: 30 November
- 3rd Instalment: 28 February
- 4th Instalment: 31 May

Council offers a range of payment options including:

- in person at Council offices (cheques, money orders, EFTPOS, credit/debit cards and cash),
- online via Council's website,
- Direct Debit (on prescribed instalment due dates, weekly, fortnightly or monthly),
- BPAY,
- Phone,
- Australia Post (over the counter, credit cards not accepted),
- by mail (cheques and money orders only).
- Centrepay

Interest on arrears and overdue rates

Interest is charged on all overdue rates in accordance with Section 172 of the *Local Government Act 1989*. The interest rate applied is fixed under Section 2 of the *Penalty Interest Rates Act 1983*, which is determined by the Minister and published by notice in the Government Gazette.

Pensioner rebates

Holders of a Centrelink or Veteran Affairs Pension Concession card or a Veteran Affairs Gold card which stipulates TPI or War Widow may claim a rebate on their sole or principal place of residence. Upon initial application, ongoing eligibility is maintained, unless rejected by Centrelink or the Department of Veteran Affairs during the annual verification procedure. Upon confirmation of an eligible pensioner concession status, the pensioner rebate is deducted from the rate account before payment is required by the ratepayer.

With regards to new applicants, after being granted a Pensioner Concession Card (PCC), pensioners can then apply for the rebate at any time throughout the rating year. Retrospective claims up to a maximum of one previous financial year can be approved by Council on verification of eligibility criteria, for periods prior to this claims may be approved by the relevant government department.

Deferred payments

Under Section 170 of the *Local Government Act 1989*, Council may defer the payment of any rate or charge for an eligible ratepayer whose property is their sole place of residency, allowing ratepayers an extended period of time to make payments or alternatively to forestall payments on an indefinite basis until the ratepayer ceases to own or occupy the land in respect of which rates and charges are to be levied.

Deferral of rates and charges are available to all ratepayers who satisfy the eligibility criteria and have proven financial difficulties. Ratepayers seeking to apply for such provision will be required to apply on Council's website or contact Council.

Financial Assistance (Rates & Charges) Policy

It is acknowledged at the outset that various ratepayers may experience financial hardship for a whole range of issues and that meeting rate obligations constitutes just one element of a number of difficulties that may be faced. The purpose of the Financial Assistance (Rates & Charges) Policy is to provide options for ratepayers facing such situations to deal with the situation positively and reduce the strain imposed by financial hardship.

Ratepayers may elect to either negotiate a rate payment plan or apply for a rate deferral. Ratepayers seeking to apply for such provision will be required to apply on Council's website or contact Council.

Debt recovery

Council makes every effort to contact ratepayers at their correct address but it is the ratepayers' responsibility to properly advise Council of their contact details. The *Local Government Act 1989* Section 230 and 231

requires both the vendor and buyer of property, or their agents (e.g. solicitors and or conveyancers), to notify Council by way of notice of acquisition of an interest in land.

In the event that an account becomes overdue, Council will issue a reminder notice which will include accrued penalty interest. Council will continue to try and contact ratepayers who are in arrears with legal action a last resort. In the event that the account remains unpaid after Council has exhausted collection efforts, Council may take legal action to recover the overdue amount. Certain fees and court costs incurred will be recoverable from the ratepayer.

If an amount payable by way of rates in respect to land has been in arrears for three years or more, Council may take action to sell the property in accordance with the *Local Government Act 1989* Section 181.

Fire Services Property Levy

In 2012 the Victorian State Government passed legislation requiring the Fire Services Property Levy to be collected from ratepayers. Previously this was collected through building and property insurance premiums. The Fire Services Property Levy helps fund the services provided by the Metropolitan Fire Brigade (MFB) and Country Fire Authority (CFA), and all levies collected by Council are passed through to the State Government.

The Fire Services Property Levy is based on two components, a fixed charge, and a variable charge which is linked to the Capital Improved Value of the property. This levy is not included in the rate cap and increases in the levy are at the discretion of the State Government.

1.5 OTHER REVENUE ITEMS

1.5.1 USER FEES AND CHARGES

User fees and charges are those that Council will charge for the delivery of services and use of community infrastructure.

Examples of user fees and charges include:

- Kindergarten fees
- Pool visitation and membership fees
- Aged and Health Care service fees
- Leases and facility hire fees

The provision of infrastructure and services form a key part of council's role in supporting the local community. In providing these, council must consider a range of 'Best Value' principles including service cost and quality standards, value-for-money, and community expectations and values. Council must also balance the affordability and accessibility of infrastructure and services with its financial capacity and in the interests of long-term financial sustainability.

In providing services to the community, council must determine the extent of cost recovery for particular services consistent with the level of both individual and collective benefit that the services provide and in line with the community's expectations.

With regard to user fees and charges that are not regulated by statute, Council will consider the following guiding principles and factors in selecting the fees and charges pricing methodology. This will enable the Council to meet its objectives for the services to the community according to the Council plan.

- These guiding principles include:
  - Cost reflective pricing and future considerations
  - Community expectations and equity values
  - Service Performance principles
  - Compliance with the Competition and Consumer Act (CCA) 2010 and the National Competition Policy (NCP) requirements.

Cost Reflective Pricing, Equity and Future Considerations

Fees and charges have important implications for resource allocation and value for money for the community. Cost reflective pricing can help ensure the Council's resources are best utilised to meet its community needs. In adopting cost reflective pricing Council will consider a range of factors such as the income anticipated from the imposition of the charge, external grants and contributions, anticipated expenditure of service delivery and the administration cost of providing the service.

Equity considerations are also important factors impacting on Council pricing decisions. These are also relevant in determining the appropriate level of cost recovery for given services. This involves balancing the desire to distribute costs equally to users who benefit from the service while assuring equal access to those with less capacity to pay. These are often competing priorities, which can be further complicated by the need to make appropriate price adjustments to subsidise services to one group of ratepayers/customers at the expense of another.

Community Expectation or Values

Each community member or group clearly places a "value" or level of importance on the goods and services that the Council provides. This "value" will be dependent upon the strength of the benefits that it provides to the community member or a group. Other value considerations under this category will include balancing the Community's affordability and access to council services with cost and quality considerations

Service Performance Principles

The Local Government Act 2020 also requires the Council to comply with the Service Performance principles:

- Achieve continuous improvement;
- Consultation on services; and
- Report to community.
- Value for money
- Equitable and accessable provision of services

Compliance with CCA and Competitive Neutrality

Councils must also comply with the government's Competitive Neutrality Policy (NCP) and Competition and Consumer Act (CCA) guidelines for significant business activities they provide and adjust their service prices to neutralise any competitive advantages when competing with the private sector.

Under Clause 3(1) of the Competition Principles Agreement, the objective of competitive neutrality is..."the elimination of resource allocation distortions arising out of the public ownership of entities engaged in significant business activities:

Government business should not enjoy any net competitive advantage simply as a result of their public sector ownership.

Services are provided on the basis of one of the following pricing methods:

a. Market Pricing
b. Full Cost Recovery Pricing
c. Subsidised or Accessible Pricing
d. Disincentive Pricing

Market pricing (A) is where council sets prices based on the benchmarked competitive prices of alternate suppliers. In general market price represents full cost recovery plus an allowance for a modest surplus. Market prices will be used when other providers exist in the given market, and council needs to meet its obligations under the government's Competitive Neutrality Policy.

Full cost recovery pricing (B) aims to recover all direct and indirect costs incurred by council. This pricing is used where a service provided by council benefits individual customers specifically (private benefit pricing), rather than

the community as a whole. Fees and charges are generally set at a level that recovers the full cost of providing the services unless there is an overriding policy or imperative in favour of subsidisation.

Subsidised or Accessible pricing (C) is where council subsidises a service by not passing the full cost of that service onto the customer. Subsidies may range from full subsidies (i.e. council provides the service free of charge) to partial subsidies, where council provides the service to the user with a discount. The subsidy can be funded from council's rate revenue or other sources such as Commonwealth and State Government funding programs.

Disincentive pricing (D) This pricing regime will be adopted where the Council have an applicable policy objective that supports disincentive pricing or where the Council performs the role to regulate and restrict certain behaviour.

As per the Victorian Auditor General's Office report *"Fees and charges – cost recovery by local government"* recommendations, council has developed a user fee pricing policy to help guide the fair and equitable setting of prices. The policy outlines the process for setting fee prices and includes such principles as:

- Both direct and indirect costs to be taken into account when setting prices;
- Accessibility, affordability and efficient delivery of services must be taken into account; and
- Competitive neutrality with commercial providers.

Council develop a table of user fees and charges as part of its annual budget each year. Proposed pricing changes are included in this table.

1.5.2 STATUTORY FEES AND CHARGES

Statutory fees and fines are those which council collects under the direction of legislation or other government directives. The rates used for statutory fees and fines are generally advised by the state government department responsible for the corresponding services or legislation, and generally councils will have limited discretion in applying these fees.

Examples of statutory fees and fines include:

- Planning and subdivision fees
- Building and Inspection fees
- Infringements and fines
- Land Information Certificate fees

Penalty and fee units are used in Victoria's Acts and Regulations to describe the amount of a fine or a fee.

Penalty units

Penalty units are used to define the amount payable for fines for many offences. For example, the fine for selling a tobacco product to a person aged under 18 is four penalty units.

One penalty unit is currently $197.59, from 1 July 2024 to 30 June 2025.

The rate for penalty units is indexed each financial year so that it is raised in line with inflation. Any change to the value of a penalty unit will happen on 1 July each year.

Fee units

Fee units are used to calculate the cost of a certificate, registration or licence that is set out in an Act or Regulation. For example, the cost of depositing a Will with the supreme court registrar of probates is 1.6 fee units.

The value of one fee unit is currently $16.33. This value may increase at the beginning of a financial year, at the same time as penalty units.

The cost of fees and penalties is calculated by multiplying the number of units by the current value of the fee or unit. The exact cost may be rounded up or down.

1.5.3 GRANTS

Grant revenue represents income usually received from other levels of government. Some grants are singular and attached to the delivery of specific projects, whilst others can be of a recurrent nature and may or may not be linked to the delivery of projects.

Council will pro-actively advocate to other levels of government for grant funding support to deliver important infrastructure and service outcomes for the community. Council may use its own funds to leverage higher grant funding and maximise external funding opportunities.

When preparing its financial plan, Council considers its project proposal pipeline, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants to apply for. Council will only apply for and accept external funding if it is consistent with the Community Vision and does not lead to the distortion of Council Plan priorities.

Grant assumptions are then clearly detailed in Council's budget document. No project that is reliant on grant funding will proceed until a signed funding agreement is in place.

1.5.4 CONTRIBUTIONS

Contributions represent funds received by council, usually from non-government sources, and are usually linked to projects.

Contributions can be made to Council in the form of either cash payments or asset hand-overs.

Examples of contributions include:
- Monies collected from developers under planning and development agreements
- Monies collected under developer contribution plans and infrastructure contribution plans
- Contributions from user groups towards upgrade of facilities
- Assets handed over to council from developers at the completion of a subdivision, such as roads, drainage, and streetlights.

Contributions should always be linked to a planning or funding agreement. Council will not undertake any work on a contribution-funded project until a signed agreement outlining the contribution details is in place.

Contributions linked to developments can be received well before any council expenditure occurs. In this situation, the funds will be identified and held separately for the specific works identified in the agreements.

1.5.5 INTEREST ON INVESTMENTS

Council receives interest on funds managed as part of its investment portfolio, where funds are held in advance of expenditure, or for special purposes. The investment portfolio is managed per council's investment policy, which seeks to earn the best return on funds, whilst minimising risk.

1.5.6 BORROWINGS

Whilst not a source of income, borrowings can be an important cash management tool in appropriate circumstances. Loans can only be approved by council resolution. The following financial sustainability principles are adhered to with new borrowings:

- Borrowings must only be applied for where it can be proven that repayments can be met in the Financial Plan
- Borrowings must not be used to fund ongoing operations

- Borrowings are appropriate for funding large capital works where the benefits are provided to future generations.
- Council will maintain its debt at levels which are sustainable, with:
    - indebtedness <60% of rate and charges revenue, and
    - debt servicing cost <5% of total revenue (excluding capital revenue).

1.5.7 SERVICE PLANNING

Council in 2020 undertook a service planning exercise where all Council services both internal and external where defined and costed. Council also projected the cost of these services over a 10 year period along with the income/revenue generated from various sources. Council over the course of this Revenue and Rating Plan 2025/26 to 2029/30 will continue to review its fees and charges, implement strategies to diversify its income streams and review respective pricing strategies based on service planning outcomes. This will assist in ensuring long term financial sustainability and reduce reliance on rates income in a rating capping environment.

Community Budget Submissions 2025/26

Project Number	What's the name of your idea?	Officer Review	Draft 2025/26 Council Budget Description
1-6415	Update Historical Signage	Included within the current budget (2024/25 Council Budget)	
2-6414	Update The Willows grounds - Reserve Road	Included in Draft 2025/26 Council Budget	Investigate the installation of sealed footpath to Willows Homestead ($10,000)
3-6410	Book a Court	This submission is not supported at this time with further detail provided in a letter to the submitter.	
4-6416	Shaded/Covered Spectating area at the Diggers Rest Recreation Pavillion	This submission is not supported at this time as the current shade requirements meets Council's Sport and Recreation Facility Development Policy. For future temporary one off major event shade requirements the club can apply for event grant funding through Council's Community Grants Program.	
5-6260	Future Melton EVs	This submission is not supported at this time with further detail provided in a letter to the submitter.	
6-6440	Redevelopment of cricket nets area	This submission has been partially funded in the Draft 2025/26 Council Budget	Maintenance of existing cricket nets to improve safety ($20,000), and assessment of future expansion of the cricket nets through the reserve masterplan ($305,280).
7-6409	Adequate lighting to improve visibility, reduce the risk of accidents, and create a safer environment during evening hours	This submission is not the responsibility of Council. The carpark is on land owned by the Victorian Government's Department of Energy, Environment and Climate Action (DEECA), formerly Department of Natural Resources and Environment. Officers have written to DEECA on behalf of the resident to request lighting be considered at this location.	
8-6443	Consultation to assist future planning for the direction of the Diggers Rest Dog Park, BMX Track and Skate Park Facility.	Included in Draft 2025/26 Council Budget	Update of Council's Open Space Plan including community consultation activities ($339,000)
9-6397	MacPherson Park path network	This submission is identified within the next 4 years of the capital works program.	
10-6398	Family Park at Maccy Park	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	
11-6399	Soccer Goal storage area	Included in Draft 2025/26 Council Budget	Soccer goal storage area at McPherson Park ($25,000)
12-6385	Rockbank East Sports Reserve (bring forward build timing from 2032 to 2025-2026)	Included in Draft 2025/26 Council Budget	Finalisation the Rockbank East Sports Reserve master plan ($79,500)
13-6369	Thermal Imaging Cameras to help minimise Energy Loss in our homes	Whilst the submission is not supported at this time, the submission will be investigated further, with a report to be prepared for future consideration.	
14-6361	Park for Merryweather Estate	This will be developer delivered into the future.	
15-6353	RSGK Sports Holiday Program	This submission is not supported at this time with further detail provided in a letter to the submitter.	

Community Budget Submissions 2025/26

Project Number	What's the name of your idea?	Officer Review	Draft 2025/26 Council Budget Description
16-6436	Better Opportunities for Engagement and Viewing at Melton Hockey Ground	Included in Draft 2025/26 Council Budget	Installation of tiered seating at Melton Hockey Ground ($18,000)
17-6350	Commemorative Flame at RSL memorial at Lake Caroline	Included in Draft 2025/26 Council Budget	Commemorative Flame installation at RSL memorial at Lake Caroline ($50,000)
18-6435	Blackwood Drive Reserve Community Protective Fencing	This submission has been partially funded in the Draft 2025/26 Council Budget	Signage along Reynolds Place will be installed informing drivers of the potential hazards during certain hours cricket is played in the area.
19-6432	Invest on sport in Melton	This submission is not supported at this time with further detail provided in a letter to the submitter.	
20-6431	Aintree Major Town Centre - Library and Community Centre	This submission is subject to strategic assessment	
21-6428	Eynesbury Recreation Reserve additional cricket nets	This submission is identified within the next 4 years of the capital works program.	
22-6417	Beautification/upgrading of Diggers Rest Bowls Club in line with Level Crossing Removal.	This submission has been partially funded in the Draft 2025/26 Council Budget	Undercover viewing area at Diggers Rest Bowls Club ($300,000)
23-6384	Boronia Drive Reserve Junior Sport expansion	This submission is not supported at this time with further detail provided in a letter to the submitter.	
24-6371	Pedestrian (zebra) cross for kids that need to cross Leakes Road to go play to the park	This submission is not supported at this time with further detail provided in a letter to the submitter.	
25-6360	Speed Breakers on Lightsview Bvd	This submission is not supported at this time with further detail provided in a letter to the submitter.	
26-6355	Upgrade T intersection	Included within the current budget (2024/25 Council Budget)	Design of a new roundabout at the intersection of Greigs and Exford Road, Exford ($106,000)
27-6275	Beattys Road	This submission is not supported at this time with further detail provided in a letter to the submitter.	
28-6268	Upgrade of local walking / bike paths	Included in Draft 2025/26 Council Budget	Upgrades to footpaths and shared paths within the City ($3,160,000)
29-6215	Making playgrounds safe and inclusive	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities on our playspaces ($339,000)
30-6261	Upgrade sporting facilities at blackwood way reserve including cricket nets, lighting, extra storage spaces and renovation/rebuild of user friendly clubrooms	This submission is not supported at this time with further detail provided in a letter to the submitter.	
31-6262	Replace the roundabout at Taylors Road and Gourley Road with street lights.	Included in Draft 2025/26 Council Budget	Design activities associated with the Installation of traffic signals at Taylors Road and Gourlay Road, Taylors Hill ($1,908,000)
32-6264	Waves centre upgrade and refurbishment	This submission has been partially funded in the Draft 2025/26 Council Budget	Maintenance works associated with Melton Waves Leisure Centre, Melton ($273,000)
33-6270	Shops for Kurunjang	This will be developer delivered into the future.	

Community Budget Submissions 2025/26

Project Number	What's the name of your idea?	Officer Review	Draft 2025/26 Council Budget Description
34-6279	Hopkin road congestion easing	Upgrades to the arterial road network are the responsibility of the Victorian Government. This submission is a key advocacy priority of Council.	
35-6280	Alternative route for Hopkins Rd	This project has already been completed.	
36-6281	Train station for Mt Atkinson	Upgrades to train stations including parking is the responsibility of the Victorian Government. This submission is a key advocacy priority of Council.	
37-6285	Werribee River Trail	This submission has been partially funded in the Draft 2025/26 Council Budget	Undertake high level review of the 2013 Werribee River Trail Strategy ($50,000)
38-6306	Safe walking access for all	This project has already been completed.	
39-6348	NYE event	This submission is not supported at this time with further detail provided in a letter to the submitter.	
40-6349	Pump track	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities on our pump tracks ($339,000)
41-6352	Dog drinking water tap	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities ($339,000)
42-6354	Resurface the heavily deteriorated section of Leakes Rd between the train tracks and the start of the new estates southbound (approx 300m of resurfacing required)	This will be developer delivered into the future.	
43-6356	Large Dog Park	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities ($339,000)
44-6357	More pedestrian footpaths	This will be developer delivered into the future.	
45-6359	More parking spaces Rockbank Station.	Upgrades to train stations including parking is the responsibility of the Victorian Government. This submission is a key advocacy priority of Council.	
46-6362	Key Fob Entry to Dog Park	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities that includes dog parks ($339,000)
47-6365	Separate the dog park	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities that includes dog parks ($339,000)
48-6367	Dog Park	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities that includes dog parks ($339,000)
49-6370	Iverson dog park landscape	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities that includes dog parks ($339,000)

Community Budget Submissions 2025/26

Project Number	What's the name of your idea?	Officer Review	Draft 2025/26 Council Budget Description
50-6372	Making Fishing More Accessible at Melton Reservoir (clean up works to the site)	This submission is not the responsibility of Council. Officers have notified Southern Rural Water of the rubbish and burnt out vehicle and requested that these items be attended to. Officers will continue working with the Melton Weir stakeholders, including the Melton Weir Development Committee in advocating for ongoing cleanup and maintenance of the Arnolds Creek Confluence.	
51-6374	Upgraded Children's Play Park	This submission is identified within the next 4 years of the capital works program.	
52-6375	Arthurs Westlake Memorial Reserve	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities that includes dog parks ($339,000)
53-6376	Nature Reserve	This will be developer delivered into the future.	
54-6377	Need for a Bus Public Transport in Bonnie Brook	Upgrades to bus services are the responsibility of the Victorian Government. This submission is a key advocacy priority of council.	
55-6378	Access for all - footpath connection	Included in Draft 2025/26 Council Budget	Improve accessibility for all to the path between Cambrian Way carpark and the Reserve, Melton West ($9,000)
56-6381	Triple the Cobblebank Station Car Park	Upgrades to train stations including parking is the responsibility of the Victorian Government. This submission is a key advocacy priority of Council.	
57-6382	Duplicate the Ferris Road and Overpass	Upgrades to the arterial road network are the responsibility of the Victorian Government. This submission is a key advocacy priority of Council.	
58-6388	Viviannes Way Shared Path Lighting	This submission is not supported at this time with further detail provided in a letter to the submitter.	
59-6391	Aquatic Centre for Caroline Springs Town Centre	This submission is not supported at this time with further detail provided in a letter to the submitter.	
60-6396	Upgrade Bond Reserve Playground with new equipment and playground for our kids to play on	This submission is identified within the next 4 years of the capital works program.	
61-6400	Dog Park for Maccy Park	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities that includes dog parks ($339,000)
62-6403	More walking paths and access for pedestrians around this whole area of Kurunjang. We have a dam with water on Buckle road which is a dangerous hazard if a car runs off the road into it.	This submission is not supported at this time with further detail provided in a letter to the submitter.	
63-6404	Pathway to sports grounds	This submission is identified within the next 4 years of the capital works program.	

Community Budget Submissions 2025/26

Project Number	What's the name of your idea?	Officer Review	Draft 2025/26 Council Budget Description
64-6408	Constructing a well-connected bike/walking trail	This will be developer delivered into the future.	
65-6418	Park/Playground for Harmony Estate	This will be developer delivered into the future.	
66-6419	Street lights on Mt Cottrell Road between Alfred Rd and Greigs Rd	This will be developer delivered into the future.	
67-6420	Bus Route and Bus Stops between Alfred Rd and Greigs Rd on Mt Cottrell Road	Upgrades to bus services are the responsibility of the Victorian Government. This submission is a key advocacy priority of council.	
68-6424	Bus route for Aspire Blvd	Upgrades to bus services are the responsibility of the Victorian Government. This submission is a key advocacy priority of council.	
69-6425	Road upgrade required	This will be developer delivered into the future.	
70-6426	Diggers Rest skatepark/bmx track upgrade	This submission forms part of Council's current update to the Open Space Plan, with outcomes to be considered in a future budget.	Update of Council's Open Space Plan including community consultation activities on our pump tracks ($339,000)
71-6433	A dusty problem	This submission is identified within the next 4 years of the capital works program.	
72-6441	Light Pollution Solution For Melton	This submission is not supported at this time with further detail provided in a letter to the submitter.	
73-7000	Emergency Food Relief Funding	This submission will be considered through Council's Community Grants Program.	
74-7001	Food Bank Car Park and Footpath Improvement	This submission is not the responsibility of Council. The land where the Food Bank is situated is private property and therefore Council is unable to make any improvements to the car park and associated infrastructure.	
75-7002	Inclusion of LGBTIQA+ Health Data in Council and Wellbeing Plan	This submission has been referred for consideration in the new Council and Wellbeing Plan.	
76-7004	Diggers Rest Community Carols	This submission will be considered through a Council sponsorship.	
77-7005	WERN Factory Storage Solution	Whilst this submission is not supported at this time, officers will continue to work with the group to discuss other opportunities.	
78-7006	Melton South Community Centre Facility & Security Improvements	This submission will be considered through Council's Community Grants Program.	
79-7007	Caroline Springs Carols By Candlelight 2025	This submission will be considered through a Council sponsorship.	
80-7008	Melton Bowls Club Facility Upgrade Project	This submission has been partially funded in the Draft 2025/26 Council Budget	Design associated with the bowling green replacement at Melton Bowling Club, Melton ($80,000)

12.2 DRAFT STRATEGIC PLANS FOR COMMUNITY FEEDBACK

Author: Ange Hays - Head of People and Customer
Presenter: Roslyn Wai - Chief Executive Officer

PURPOSE OF REPORT

To seek Council endorsement for the draft Council and Wellbeing Plan, draft Long Term Financial Plan and draft Asset Plan to be placed on public exhibition for community feedback.

RECOMMENDATION:

That Council, in accordance with Sections 90, 91 and 92 of the *Local Government Act 2020*:

1. Notes the draft Council and Wellbeing Plan 2025-2029, inclusive of the updated Community Vision to 2051 (**Appendix 1**)
2. Notes the draft Long Term Financial Plan 2025-2035 (**Appendix 2**)
3. Notes the draft Asset Plan 2025-2035 (**Appendix 3**)
4. Endorses for community feedback from Tuesday 24 June to Tuesday 8 July, the draft Council and Wellbeing Plan 2024-2029, the draft Long Term Financial Plan 2025-2035 and the draft Asset Plan 2025-2035, prior to Council considering adoption of the final Council and Wellbeing Plan 2025-2029, the final Long Term Financial Plan 2025-2035, and the final Asset Plan 2025-2035, at its scheduled meeting on 28 July 2025.

Motion

Crs Verdon/Ramsey.

That Council, in accordance with Sections 90, 91 and 92 of the *Local Government Act 2020*:

1. Notes the draft Council and Wellbeing Plan 2025-2029, inclusive of the updated Community Vision to 2051 (**Appendix 1**)
2. Notes the draft Long Term Financial Plan 2025-2035 (**Appendix 2**)
3. Notes the draft Asset Plan 2025-2035 (**Appendix 3**)
4. Endorses for community feedback from Tuesday 24 June to Tuesday 8 July, the draft Council and Wellbeing Plan 2024-2029, the draft Long Term Financial Plan 2025-2035 and the draft Asset Plan 2025-2035, prior to Council considering adoption of the final Council and Wellbeing Plan 2025-2029, the final Long Term Financial Plan 2025-2035, and the final Asset Plan 2025-2035, at its scheduled meeting on 28 July 2025.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

This report presents the draft Council and Wellbeing Plan 2025-2029, the draft Long Term Financial Plan 2025-2035 and the draft Asset Plan 2025-2035 for Council to endorse for community feedback.

The draft plans have been informed by a deliberative engagement process with a community panel, and through engagement with Councillors, and separate engagement Council officers to thoughtfully consider community priorities identified through the deliberative engagement panel process.

2. Background/Issues

As prescribed within the *Local Government Act 2020*, by no later than 26 October 2025, Council is required to follow deliberative engagement practices to undertake the following activities:

- Develop or review the Community Vision, and
- Prepare and adopt a Council Plan for a period of at least 4 years, and
- Develop and adopt a Long-Term Financial Plan for a period of at least 10 years, and
- Develop and adopt an Asset Plan for a period of at least 10 years.

Additionally, the *Public Health and Wellbeing Act 2008* requires Council to prepare a municipal public health and wellbeing plan, which is the primary mechanism for planning, coordinating, and delivering services and initiatives to improve local public health and wellbeing by councils and partner organisations. Councils can integrate their public health and wellbeing plan into the Council Plan. This is the approach that Melton City Council has chosen, as an effective means to address holistic community needs and give effect to the Community Vision.

Draft Council and Wellbeing Plan 2025-2029

The Council Vision outlined in the draft Council and Wellbeing Plan 2025-2029 is: '**A welcoming and liveable City accessible to all**.'

To support this, over the next four years we are focussing on three strategic themes:

- **A Healthy and Inclusive Community** – We are an inclusive, connected, and healthy community where everyone feels welcome, safe, and supported.
- **A Thriving and Well-Designed City** – We have well-designed places and spaces, and our natural environment is protected for current and future generations to thrive.
- **A Progressive and Trusted Council** – We are innovative and effective in leading and managing our rapidly growing City in a sustainable and transparent way.

The community panel has updated the Community Vision to 2051 through the deliberative engagement process, and this is included within the draft Council and Wellbeing Plan 2025-2029 (refer **Appendix 1**).

Draft Long Term Financial Plan 2025-2035

Under the *Local Government Act 2020*, Council must develop a 10-year Financial Plan. The Financial Plan covers all aspects of Council's role including the delivery of programs and services, building new infrastructure, as well as the maintenance of roads, footpaths, bike paths, buildings, and parks. Section 91(1) requires councils to develop, adopt and keep in force a Financial Plan in accordance with its deliberative engagement practices.

The financial planning process helps Council to understand its resourcing requirements to deliver the required levels of service and infrastructure for the community. The Financial Plan outlines how Council will utilise available funds to deliver Council services, programs, and infrastructure, while ensuring that Council is financially sustainable over the long term.

Panel members were asked the following question four times: How supportive are you of Melton City Council borrowing money to invest in our community's future infrastructure needs? Asking the same question multiple times helped test whether there was a shift in preferences over time, particularly as the group become more informed about the financial challenges facing Council.

Over the four times this question was asked, support for Council borrowing money to invest in future infrastructure increased. In the pre-event survey, 59% of respondents said they either supported or strongly supported the idea (38% + 21%), and this increased to 86% in the post-event survey (50% + 36%). Additionally, 24% of respondents in the pre- event survey said they had mixed feelings, and this dropped to just 2% in the post-event survey. The panel was also introduced to the idea of intergenerational equity and asked to consider this when responding to the question. Intergenerational equity was defined as, "…a way of saying that we should consider the needs of future generations as well as our own".

The clear consensus via the deliberative engagement process was that they supported Council borrowing money to invest in our community's future intergenerational infrastructure assets that will be paid for by both existing and future generations.

Draft Asset Plan 2025-2035

The Asset Plan has been developed to improve Council's long-term strategic management of assets including Transport, Building, Stormwater and Open Space assets, to cater for the community's required levels of service for now and into the future.

To facilitate the development of the new Asset Plan 2025-2035, Council officers reviewed the current Asset Plan and updated the list of improvement actions based on lessons learned from the past four years and updated the Strategic Asset Management Framework for renewal modelling, triggers for renewal, intervention benchmarks, and intervention treatments. This guided the update of the Predictive Modelling to generate the proposed 10-year renewal budget proposed in the new Asset Plan.

Council officers also engaged a Specialist Asset Management consultant to assist in the deliberative engagement process and development of the new Asset Plan.

The clear consensus via the deliberative engagement process, that is reflected in the new Asset Plan 2025-2035, is the preference for creating more money for growth over rationalising or simply relying on grants. The community panel considered this is a proactive approach that allows Council to plan ahead to build assets sooner, and avoid delays caused by waiting for external funding.

The panel felt this option offered flexibility, encouraged faster development, and helped ensure that Council could meet the needs of a growing population. The panel valued the idea of diversifying revenue streams, reducing reliance on grants, and maintaining fairness in how costs are distributed.

Based on Council officers review of the current Asset Plan, Specialist Asset Management advice and the results of the deliberative engagement panel process, Council officers have drafted the new Asset Plan 2025-2035 (refer **Appendix 3**).

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

6. A high performing organisation that demonstrates civic leadership and organisational excellence

6.3 An organisation that demonstrates excellence in civic leadership and governance.

4. Financial Considerations

The costs associated with preparing the draft documents, including the associated advertising and community engagement, have been provided for in the current financial year budget.

5. Consultation/Public Submissions

Deliberative engagement

Council engaged an independent organisation to conduct a deliberative engagement panel process. In February and March 2025, 50 community members were invited to join the Melton Community Panel to collectively review the Community Vision, identify the most important actions for Council for the next four years, and provide guidance to Council on managing its finances and investing in assets.

The panel members were independently selected to closely represent the diversity of the City of Melton's population. The panel was asked to represent the City of Melton's broader community values and aspirations. Over four sessions and two webinars, the panel considered various challenges and developed specific outputs to inform the review of the Community Vision and the Council and Wellbeing Plan, as well as guidance to inform the Asset Plan and Financial Plan. A report was prepared by the independent organisation to capture the work of the deliberative engagement panel.

Internal engagement

Internal engagement with Councillors occurred via workshops, surveys, individual discussions, and via briefings. Councillors were provided with the independent deliberative engagement panel report to inform their discussion.

Council officers, including the Executive Leadership Team, and organisational subject matter experts were also engaged through various workshops and meetings.

Public exhibition of the draft plans

The draft plans will be placed on public exhibition for a period of 15 days, from Tuesday 24 June 2025 to Tuesday 8 July 2025. During this time, the community is invited to provide feedback through the City of Melton Conversations online engagement portal.

6. Risk Analysis

Council's process of preparing and endorsing the draft plans is in accordance with Sections 90, 91 and 92 of the *Local Government Act 2020.*

7. Options

Council has the option to adopt the officer's recommendation.

LIST OF APPENDICES

1. Draft Council and Wellbeing Plan
2. Draft Financial Plan
3. Draft Asset Plan

MELTON
CITY
COUNCIL

Council and Wellbeing Plan

2025–2029



CITY OF
MELTON

Acknowledgement of Country

Melton City Council acknowledges the Kulin Nations as the Traditional Owners and custodians of this land and pays respect to their Elders past and present.

Contents

Welcome from our Councillors	1
Introduction	2
Our City	4
Our Council	5
Community engagement	6
Wellbeing commitment	8
Council's Vision	10



Welcome from our Councillors



Cr Steve Abboushi
Mayor, Councillor for Bullum Bullum Ward



Cr Lara Carli
Deputy Mayor, Councillor for Sugar Gum Ward



Cr Kathy Majdlik
Councillor for Lake Caroline Ward



Cr Brandi Morris
Councillor for Coolibah Ward



Cr Sophie Ramsey
Councillor for Watts Ward



Cr Julie Shannon
Councillor for Stringybark Ward



Cr Bob Turner
Councillor for Cambrian Ward



Cr Ashleigh Vandenberg
Councillor for Jackwood Ward



Cr John Verdon
Councillor for Hilltop Ward



Cr Dr Phillip Zada
Councillor for Mount Atkinson Ward

It is with a deep commitment to the City of Melton that we welcome you to read our Council and Wellbeing Plan 2025–2029 – our commitment to the vision of – *A welcoming and liveable City accessible to all.*

This Plan sets out the vision, priorities, and strategic direction for our Council for the next four years. It recognises and responds to the opportunities and challenges of being one of Australia's fastest growing local government areas and reaffirms our commitment to a healthy and inclusive community, a thriving and well-designed city and a progressive and trusted Council.

The City of Melton is a place where people come to build a home, raise a family, start a business, or grow a career. We are a city full of people who love where they live. It is the people of our city that define who we are – a community of diverse, resilient, and ambitious individuals who are the heart and soul of our city.

Thank-you to our 50-member deliberative community panel and our independent facilitators who selected our panel from 375 expressions of interest to ensure we heard the voices of a broad cross-section of our community. The Panel's role was to help refresh our long-term community vision and to guide the development not only of this Plan, but also our 10-year Financial Plan and our Asset Plan.

We look forward to leading Council in the delivery of this Council and Wellbeing Plan for current and future generations to live, grow, and enjoy. *A welcoming and liveable City accessible to all.*

Introduction



Our Council is committed to strategic and inclusive planning for the future, and as part of this, has developed this Council and Wellbeing Plan (the Plan) to be the base of our City's policy development, decision making and community accountability.

About our Council and Wellbeing Plan

The Plan was developed following engagement with our community, stakeholders, councillors and staff as well as analysis of relevant data, trends, research and government policy directions. The consultation was in accordance with the requirements of the *Local Government Act 2020*.

We have incorporated the Municipal Public Health and Wellbeing Plan into this Plan. In doing this, we reinforce our high-level commitment to promoting, improving and protecting public health and wellbeing in everything we do. The Plan is informed by the Community Vision and provides direction not only to Council and its staff, but also to our community, stakeholders, local service providers and other levels of government.

The Plan represents our priorities for moving toward achieving the Council Vision over the next four years by detailing the medium-term direction and outcomes of Council. The Plan is structured around three Themes – these are our focus areas for the next four years and are supported by Strategic Priorities – the desired future state. Under each Theme are Objectives which are a roadmap for what we want to achieve. Supporting these are Strategies that capture our plan and Indicators which is how we will show our progress.

The Plan guides our development of operational plans, organisational strategies, resource plans and annual budgets. This Plan is Council's primary strategy document that provides overall direction and links to more detailed information in other planning documents.

How the Council and Wellbeing Plan works

The Plan is prepared in accordance with the *Local Government Act 2020*, Local Government Regulations 2020, *Public Health and Wellbeing Act 2008*, and Public Health and Wellbeing Regulations 2019. Developing this Plan is one of the most important strategic pieces of work Council does, recognising that everything we do should create environments in which people can live healthy lives.

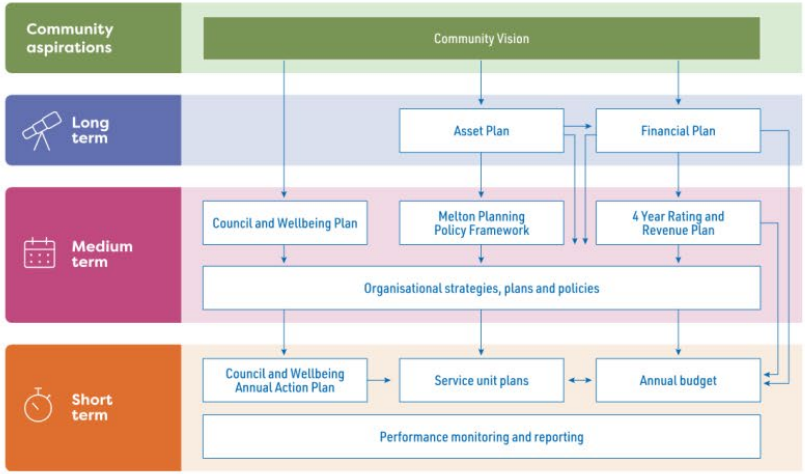
The Actions to deliver on the Strategic Priorities of the Plan are reviewed each year to reflect the evolving needs of our growing community. The progressive achievement of the Plan is reported to the community in Council's Annual Report.

Integrated Planning and Reporting Framework

Council has developed an integrated approach to planning and delivering services to meet current and future needs of the community. Integrated planning and reporting aims to ensure we remain an adaptive, responsive and viable local government authority. This is facilitated by understanding what our community aspires to, setting direction within our resource capability and allowing us to make informed decisions on behalf of our community.

Council's Integrated Planning and Reporting Framework (page 3) outlines the relationship between our key strategic documents and highlights the importance of the Community Vision being at the heart of Council's strategic planning.

Our Integrated Planning and Reporting Framework



Annual Action Plan

An Annual Action Plan identifies how we will work towards achieving the Strategic Priorities identified in the Plan, aligned with the annual budget process. It describes our key strategic activities and new initiatives. Progress on these activities is then detailed in Council's Annual Report, with major projects and service highlights reported to Council on a quarterly basis.

Although the Plan describes our strategic direction up to 2029, we recognise the importance of being flexible and adapting to new challenges. For this reason, we will undertake annual reviews and updates to ensure the Plan remains relevant for the duration of the Council and Wellbeing Plan.



Our City

The City of Melton is one of the fastest growing local government areas in Australia. In 2025 it is home to more than 230,000 people. The population forecast provides projections up to 2051, showing how the City's population is expected to grow over the next 30 years.

Compared to metropolitan Melbourne, our residents are relatively young, and there is a higher proportion of family households. Much of this is because our area is known for attracting families with its comparatively affordable home ownership opportunities.

Our City welcomes people from around the world and we are enriched by our cultural and linguistic diversity. More than 30,000 people born overseas, and representing more than 130 different nations, currently call our City home. Many of our City's residents were born in India, the Philippines, New Zealand, Malta and Vietnam. In recent years, our City has welcomed an increase of people from African and Asian nations through skilled migration, family reunion and refugee immigration streams, adding further to our City's cultural diversity.

Opportunities and challenges

As a rapidly growing community that is diverse, ambitious and bold in its vision for the future, we want to continue to develop a City that is both economically and environmentally sustainable, and a place people aspire to live, work and raise a family.

As our population expands, we face the dual challenge of delivering infrastructure, facilities, and services at a pace that keeps up with local demand, while also preserving our community's character, heritage and unique environment.

Critical issues include ensuring residents, irrespective of age, cultural background, faith or ability, feel safe in our community and have access to essential health and wellbeing services, facilities and programs. Additionally, the timely provision of roads, public transport, education and employment hubs and affordable housing.

Our growth also presents us with the unique opportunity to shape a vibrant, inclusive City for the future, fostering positive outcomes through sustainable urban planning, protection of natural environments, and investment in active transport, parks, and recreation spaces that promote healthy lifestyles and social connection.

Strong waste management, community safety, and developing youth and senior programs are essential in meeting diverse local needs, as is attracting business investment, creating local jobs and advocating for State and Federal government health, transport, and education support to help build a resilient local economy.

Balancing these priorities within a constrained budget environment remains a significant yet crucial challenge for Council to meet in coming years.

Our Council

Our Council plays a key role in provision of infrastructure and services, and an advocacy role in facilitating local economic and social development that meets the community's needs.

Council can contribute to economic growth and community wellbeing by harnessing its key areas of influence:

- **Attract** new businesses and events
- **Advocate** for the community's interests and investments from the Victorian and Australian governments
- **Facilitate** future growth by working with the community and development industry
- **Partner** with other levels of government, adjoining jurisdictions and organisations
- **Deliver** community services by providing a range of services to the community, such as waste management, maternal and child health, local roads and paths, parks and playing fields, planning regulations and development, libraries, leisure centres, and other community programs and services
- **Collaborate** with the private sector and community organisations, creating mutually beneficial partnerships to deliver diverse initiatives

Council has roles and responsibilities under more than 100 Victorian Acts and regulations and is also required to operate within Commonwealth and international legislation. Some of the legislation that Council is accountable to includes the *Disability Act 2006, Gender Equality Act 2020* and the Victorian Charter of Human Rights.

Guiding Values

Our organisation continues to be guided by six values in the ways we work to deliver outcomes for our community.

- Motivate
- Empower
- Lead
- Trust
- Open
- Nurture





Community engagement



After every Local Government election, we must consult with the community to develop a Community Vision. This ensures that the aspirations of the community are known at the start of each Council term. Our Council and Wellbeing Plan must consider and address the Community Vision.

About the Community Vision

In 2017, *Melton City 2036 – The City We Imagine* was developed as our City's first Community Vision. In 2021, for the first time, Council engaged a community panel to review the Community Vision – Melton City 2041 – The City We Create. Over the last four years, this vision has helped shape the future of our City to 2041.

Since 2021, our community has continued to grow, and community aspirations may have changed. We therefore wanted to review the vision to ensure it captures the aspirations of our community.

In February and March 2025, we invited 50 community members to join the Melton Community Panel to collectively review the Community Vision, identify the most important actions for Council for the next four years, and provide guidance to Council on financial decision making and investing in assets.

The panel members were selected to closely represent the diversity of our City's population. The panel was asked to represent the City of Melton's broader community values and aspirations. Across four sessions and two webinars, the panel considered various challenges and developed specific outputs to inform the review of the Community Vision and the Council and Wellbeing Plan, as well as guidance to inform the Asset Plan and Financial Plan.

Overall, the community panel felt the Community Vision was still fit for purpose. However, some changes were made to refine the vision statement to ensure that it continues to address our community's future needs and priorities.

Updated Community Vision

In 2051, our vibrant and inclusive community thrives with safety, sustainability, health and innovation.

- We cherish diversity, foster community relationships. and provide abundant opportunities.
- We are progressive in promoting liveability, sustainability, and greater proximity to transport links.
- We nurture our natural environment as we grow.
- We are a safe and healthy community with quality open spaces and places to support active lifestyles, mental health, and wellbeing. We have access to a hospital and local health and community services.
- We are known as a learning city and we value education, innovation, as well as delivering local employment and investment opportunities.





Vision focus areas

The community panel proposed the following as the most important actions for Council to progress towards the updated vision:

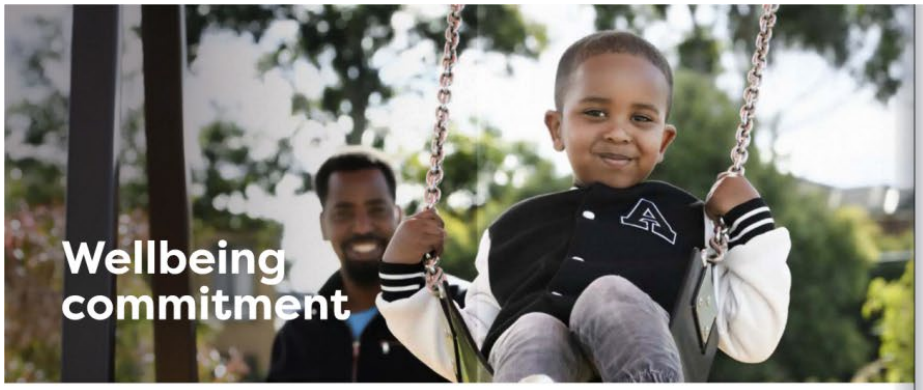
- Creating events and activities
- Improved safety measures and better visibility (street lighting, CCTV, cameras in public spaces)
- A great effort in reducing waste in landfill to meet the 80% target set by the Victorian Government
- Increasing access and awareness for people of all ages and abilities into natural spaces
- Improved access to public transport including adding more buses and trains, more car park spaces
- Delivery of improved road infrastructure
- Encourage higher education by bringing in established universities to City of Melton
- Greater diversity of business and attractions within the Melton town centre
- Consistent and open dialogue with Council around spending and future planning
- Encouraged to deliberate and contribute to development of Council projects that effect our lives

How Council works to support the Vision

Working closely with our community, we will navigate the way forward to meet our community's needs and priorities. Council accepts responsibility for carriage of the Community Vision and we will use it to guide the direction of our work.

The Community Vision ensures that the community's voice and aspirations are at the heart of Council's work. Everyone who lives, works, studies, plays or visits the City of Melton has an active role in helping to achieve our Community Vision.

Council is well placed to drive the implementation of the Community Vision. Council, community, private industry, governments and not-for-profit agencies will be required to work to achieve our collective ambitions.



Wellbeing commitment

The Municipal Public Health and Wellbeing Plan must have regard to the Victorian Public Health and Wellbeing Plan which guides the work of state and local government, health services, businesses and employers, and the wider community to improve the health and wellbeing of all Victorians.

Our wellbeing commitment outlines priorities to improve health and wellbeing at every life stage. Council, in partnership with local and regional health and community organisations, delivers initiatives that address the health priorities in the Victorian Public Health and Wellbeing Plan.

Health and wellbeing are determined by much more than genes and lifestyle factors. They are determined by the circumstances in which people are born, grow, live, work and age. Everyone in the City deserves to live healthy, happy lives, and experience positive health and wellbeing.

Promoting health and wellbeing is part of Council's core business due to our significant influence on the built, natural, social and economic environments, and we recognise that all our decisions, policies, programs and services have a direct or indirect impact on community wellbeing.

Implementing the Health and Wellbeing Priorities

Each year we will develop an annual action plan to achieve the objectives of the Council and Wellbeing Plan. We cannot improve health and wellbeing outcomes across our City alone and will work in partnership with our community, business, service providers and other levels of government to protect, improve and promote health and wellbeing.

Developing the Health and Wellbeing priorities

Council's health and wellbeing priorities have been informed by the following inputs:

1. **Legislation**
   The *Public Health and Wellbeing Act 2008* which outlines goals and strategies to promote optimal community health, driven by evidence and community engagement. The Victorian *Charter of Human Rights and Responsibilities Act 2006* which enshrines certain freedoms into law. The *Gender Equality Act 2020* which requires Council to progress gender equality in our organisation, policies, programs and services. The *Climate Action Act 2017* which requires Council to mitigate and plan for climate change risks to achieve the best outcomes for our current and future community.
2. **Local data**
   The Health and Wellbeing Profile analyses the health status and health determinants of the municipality. This profile targets several focus areas and identifies vulnerable groups for tailored interventions.
3. **Service provider workshops**
   Findings from a survey and workshop with 34 stakeholders from health services, community organisations and council departments.

Council has identified six health and wellbeing priorities for the City of Melton community. Each priority includes focus areas, and these are embedded throughout the Plan. The areas with a stronger link to health and wellbeing are highlighted with a heart icon. ❤

Our Health and Wellbeing priorities

Priority 1: Increase active living and physical activity

Low levels of physical activity is a significant issue in the City of Melton. Approximately 28.4% of residents don't engage in moderate to vigorous physical activity, compared to 19.5% of residents across Victoria. City of Melton residents with chronic conditions are prevalent. Many of these conditions, such as diabetes, could be changed through living more actively.

In the City of Melton, women across all age groups are more likely than males to not meet physical activity guidelines. Men generally report higher engagement in organised sports, while women are more likely to engage in lower-impact activities such as walking. Socioeconomic factors and cultural backgrounds also influence activity levels with people living with a disability or those from non-English-speaking backgrounds often facing additional challenges in maintaining active lifestyles.

Priority 2: Support healthier eating and enhance food security

Indicators show that City of Melton residents do not consume enough healthy food. Almost 60% of our residents fail to meet daily fruit and vegetable intake recommendations. This is above the Victorian average of 51.7%. Approximately, 43.7% of residents consume sugary drinks daily or several times a week, higher than the Victorian average of 34.4%.

We know that healthy eating needs to be seen in the context of food insecurity. Some of City of Melton's residents struggle to get enough food on a weekly basis. In the City of Melton, 11.7% of residents experienced food insecurity in the last 12 months, above the state average of 8%. This is even higher for single-parent families (who are more likely to be women) with 20% struggling to have enough food.

Food insecurity disproportionately affects marginalised groups, including Aboriginal and Torres Strait Islander adults, who experience much higher rates of hunger than their non-Indigenous counterparts.

Priority 3: Improve mental health and wellbeing

Mental health and wellbeing are shaped by a range of complex factors, including social determinants, gender, and personal experiences. In the City of Melton, women report higher rates of anxiety, depression, and psychological distress than men, yet men are more likely to die by suicide, reflecting differing mental health challenges and help-seeking behaviours.

Mental health and wellbeing can be impacted by social factors such as discrimination, with 19% of adults in the City of Melton experiencing discrimination in the past year, higher than Victoria's 15.8%. Housing stress is another significant factor of levels of mental health and wellbeing in the City Melton, with both homeowners and renters experiencing higher rates of housing stress than the Victorian averages.

Priority 4: Promote gender equity and prevent gender-based violence

Gender equity and the prevalence of gender-based violence are critical issues with the rate of family violence in the City of Melton at 1381.3 per 100,000 people. This is slightly above the Victorian average of 1377.4.

We know that 30.2% of criminal offences in the City of Melton are related to family violence. In addition, 1,408 clients accessed homelessness services due to family violence, with the rate of homelessness in the City of Melton more than doubling since 2016.

Priority 5: Enhance community safety

Community safety encompasses a broad spectrum of factors, including crime rates, perceptions of safety and social determinants. In the City of Melton, there were 10,496 criminal incidents in 2023-24, marking an 18.5% increase from the previous year. Offences were predominantly theft-related, and most offenders were male (79.1%).

Women and men in the City of Melton had much lower perceptions of safety when walking alone at night compared to the Victorian average, with women overall having lower perceptions of safety.

Priority 6: Address climate change and its impact on health

Climate change and its impacts on health are typically shaped by environmental factors, such as rising temperatures, extreme weather events, and changing air quality. In the City of Melton, the biggest risk to health from climate change is through heatwaves which can result in heat exhaustion, premature death and exacerbating existing health conditions.

The City of Melton's vulnerability to the negative health impacts reflects the fact that we have the second highest Urban Heat Island score in Greater Melbourne. Contributing to this is our low levels of tree canopy cover (4.1% compared to 15.3% in Greater Melbourne), a strong car-based culture and existing socio-economic inequalities.



Council's Vision

As our City continues to welcome new people and our population grows, we aim to deliver infrastructure, facilities, and services that meet the needs of our community.

Our Vision for the City of Melton is to be:

A welcoming and liveable City accessible to all.

To support this, we are focusing on three Themes for the four years of the Council and Wellbeing Plan.



The following symbols signify:

- ♥ Health and Wellbeing initiatives
- ● Disability Action initiatives

Each Theme is supported by:

- Strategic Priorities which illustrate what we want the future to look like,
- Objectives which outline the roadmap for what we want to achieve,
- Strategies which capture how we are going to deliver our plan, and
- Indicators which we will use to show our progress.

A healthy and inclusive community

Live, Learn, Connect

We are an inclusive, connected, and healthy community where everyone feels welcome, safe, and supported.

1.	**A connected community where people have equitable access to local activities, events, programs and services.**
1.1	Strengthen access, inclusion and safety for all ages, cultures, abilities, and genders for all Council services and events. ♥ ●
1.2	Support local community and cultural groups to deliver events that celebrate cultural diversity and strengthen social connection. ♥
2.	**A safe and inclusive community that celebrates and promotes its diversity, and where people are proud to live.**
2.1	Implement improvements to enhance safety in our streets and public spaces. ♥
2.2	Promote gender equity and the prevention of gender-based violence. ♥
2.3	Facilitate the provision of diverse and affordable housing. ●
3.	**A City that invests in and promotes positive public health and wellbeing outcomes.**
3.1	Support healthier eating and enhance food security in our City. ♥
3.2	Grow awareness and understanding of mental health and wellbeing to address stigma and barriers. ♥
3.3	Increase active living and physical activity for all. ♥ ●
4.	**A community with access to local training, education and learning opportunities for all ages and abilities.**
4.1	Advocate for the provision of all levels of education and training locally, including a university within the City.
4.2	Create learning opportunities for early engagement with and support for children, young people and families.
5.	**A strong, diverse and future focused local economy that provides our community with varied local job opportunities.**
5.1	Advocate and encourage investment in the City to support new businesses and local jobs.
5.2	Advocate for new Precinct Structure Plans which are employment focussed to facilitate the creation of local jobs.
5.3	Facilitate local partnerships which create and promote a variety of employment and other pathway opportunities.
5.4	Strengthen and promote the City's unique character and visitor attractions/experiences.
6.	**A City that respects and celebrates Aboriginal and/or Torres Strait Islander cultures.**
6.1	Provide and promote opportunities for the celebration and recognition of Aboriginal and/or Torres Strait Islander history and culture.
6.2	Provide leadership in reconciliation, build positive partnerships and community relationships, and support culturally appropriate activities, services and places.

Measuring success: A healthy and inclusive community

- Community satisfaction with access to activities, programs, events, and services.
- Community satisfaction with inclusion for people from diverse cultures and backgrounds.
- Community satisfaction with accessibility and inclusion for people with a disability.
- Increased access to local training, education and learning opportunities for all.
- Increased engagement with Aboriginal and/or Torres Strait Islander community members.

A thriving and well-designed City

Build, Grow, Thrive

We have well-designed places and spaces, and our natural environment is protected for current and future generations to thrive.

7. A City that plans for and adapts to climate change.

7.1	Continue investment for Council's operations to remain on track to meet net zero emissions in line with State and Federal Government targets.
7.2	Include climate change and integrated water management considerations in asset renewal.
7.3	Build collaborative partnerships to facilitate collective action to address climate change and its impacts on health. ♥

8. A City that is clean, minimises waste and increases resource recovery through efficient, sustainable practices.

8.1	Increase community awareness and understanding of waste and resource recovery.
8.2	Implement the Victorian Government's kerbside waste reforms.

9. A City that has well-designed and maintained places and spaces accessible to all.

9.1	Implement improvements in our streets and public spaces to keep them clean and reduce waste, litter and graffiti.
9.2	Increase multi-use and accessible open spaces. ●

10. A City that plans and delivers infrastructure that is evidence-based, fit for purpose and accessible, delivering value to the city and its people.

10.1	Maximise delivery of the annual Capital Works program.
10.2	Deliver fit-for-purpose community infrastructure that is accessible, inclusive and designed to enhance community safety. ♥ ●

11. A well-planned, integrated and maintained transport network that enables people to move around.

11.1	Advocate for a safe and sustainable, and an integrated, increased and more connected public transport across the City of Melton. ♥
11.2	Continue to invest in our local road network, and advocate for improvements in State and Federal roads.
11.3	Maintain and develop our cycling and walking networks. ♥

12. A greener City that protects and enhances its natural environment

12.1	Promote the use of sustainable design in City planning.
12.2	Reduce the impacts of heatwaves on the community through increased tree canopy cover and urban design. ♥
12.3	Advocate for Precinct Structure Plans that deliver sustainable, coordinated, infrastructure-ready and liveable communities.
12.4	Protect and enhance biodiversity and the cultural and heritage values across our city.

Measuring success: A thriving and well-designed City

- Community satisfaction with the provision and maintenance of parks and gardens.
- Community satisfaction with the maintenance and repair of sealed local roads.
- Community satisfaction with on and off-road bike and/or walking paths.
- Community satisfaction with Council meeting its responsibilities towards the environment.
- Community satisfaction with waste management.

A progressive and trusted Council

Engage, Innovate, Deliver

We are innovative and effective in leading and managing our rapidly growing City in a sustainable and transparent way.

13. An organisation that genuinely engages with community and is committed to excellence in customer experience.

13.1	Implement Council's Customer Experience Strategy.
13.2	Increase the use of deliberative engagement to support Council decision making.

14. An organisation that prioritises good governance, integrity and accountability and is community minded in its decision-making.

14.1	Implement initiatives to continue to advance Council's integrity maturity.
14.2	Develop a new Council website to improve the accessibility of information available online. ●

15. An organisation that is proactive and effective in advocacy to support our rapidly growing City.

15.1	Develop and implement an annual strategic advocacy and government relations plan that is evidence based and community driven in its prioritisation.
15.2	Implement Council's investment strategy, the advancing of alternative revenue generation opportunities, and identification and implementation of efficiency improvements.

16. A future focused organisation where success is measured by outcomes, impact and continuous improvement.

16.1	Implement the Workplace Transformation Plan with a focus on Customer, People, Technology and Growth.
16.2	Implement Council's Technology Change Program to uplift core technology systems to improve service delivery.
16.3	Continue a program of service reviews to ensure services are fit for purpose to meet community needs.
16.4	Develop and implement a property management framework that balances highest and best use of Council's property holdings whilst optimising community benefit.

17. A safe and respectful organisation that embraces diversity and actively supports inclusion.

17.1	Develop and implement a diversity and inclusion plan for the workplace, including delivery of a new Gender Equality Action Plan (GEAP), a 'Reflect' Reconciliation Action Plan, and a Disability Action Plan. ♥ ●

Measuring success: A progressive and trusted Council

- Community satisfaction with Council's customer service.
- Community satisfaction with Council's community consultation and engagement.
- Community satisfaction with Council making and implementing decisions in the interest of the community.
- Community agreement that Council is efficient and well run.
- Council remains financially sustainable.

MELTON
CITY
COUNCIL

Melton City Council
232 High Street, Melton

PO Box 21 Melton Victoria 3337
Phone number: 03 9747 7200
csu@melton.vic.gov.au

melton.vic.gov.au

ABN 22 862 073 889



CITY OF MELTON

© Melton City Council 2025

This publication is subject to copyright, no part can be reproduced except in accordance with the provisions of the Copyright Act 1968.

DRAFT

Melton City Council
Financial Plan
2025-26 to 3034-35

Acknowledgement of Country

Melton City Council acknowledges the Kulin Nations as the Traditional Owners and custodians of this land and pays respect to their Elders past and present.

Contents page

Background

Melton City Council is one of the fastest growing municipalities in Australia, offering urban and rural lifestyles. Council embraces a series of townships and communities, the larger towns being Caroline Springs and Melton. Caroline Springs is 19 kilometres west of Melbourne's Central Business District and Melton is 35 kilometres west of Melbourne's CBD and 15 minutes west of the Western Ring Road.

Other communities are Aintree, Bonnie Brook, Brookfield, Burnside, Burnside Heights. Cobblebank, Deanside, Diggers Rest, Exford, Eynesbury, Fieldstone, Fraser Rise, Grangefields. Harkness. Hillside. Kurunjang, Melton South, Melton West, Mount Cottrell, Parwan, Plumpton, Ravenhall, Rockbank. Strathtulloh, Taylors Hill, Thornhill Park, Toolern Vale, Truganina and Weir Views.

The City is bounded by five other municipalities: Moorabool Shire Council to the west, Macedon Ranges Shire Council to the north, Hume City Council and Brimbank City Council to the east, and Wyndham City Council to the south.



The population of Melton City has increased significantly in the past twenty years, and it is predicted that this high level of growth shall continue over the next 30 years, with an eventual predicted build-out of the City by 2051 with an estimated population of 485,061 resid

In 2017, 11 new suburbs were announced within the municipality that will be required to accommodate the anticipated population growth.

Purpose and Objectives

Under the Local Government Act 2020, Council must develop a I0-year Financial Plan annually. The Financial Plan covers all aspects of Council's role including the delivery of programs and services, building new infrastructure, as well as the maintenance of roads, footpaths, bike paths, buildings, and parks.

The financial planning process helps Council to understand its resourcing requirements to deliver the required levels of service and infrastructure for the community. The Financial Plan outlines how Council will utilise available funds and generate additional revenue opportunities to deliver Council services, programs, and infrastructure, while ensuring that Council is financially sustainable over the long term.

It has been prepared through a rigorous process of review by the officers, management and Councillors to ensure that it is aligned to the community vision, Asset Plan 2025-2035 and management plans required as per the Local Government Act 2020.

Strategy and Outlook

Melton City Council has a strong track record of sound management of the City of Melton's fiscal resources. This has left Council well positioned to navigate significant challenges over the next decade (refer to 3.4 Other Matters impacting the 10-year financial projections) including the:

- impact of new developments on Council finances; and
- challenges that rate capping poses on Council's long-term financial sustainability.

Council's ongoing financial sustainability will be ensured through prudent financial management as demonstrated in this Financial Plan with Council generating on average modestly positive underlying surplus over the long term,

minimal borrowings and a strong balance sheet with healthy cash reserves to meet future obligations (refer to 3.1 Financial Policy Statements).

Council bears responsibility for the stewardship and governance of the assets entrusted to it by the community and the Financial Plan 2025-2035 seeks to represent a continuation of those efforts.
Council encourages everyone to look through the document and understand how it plans to continue to sustainably fund a wide variety of quality infrastructure projects, initiatives, and services for the City of Melton.

$25m
AVERAGE UNDERLYING RESULT (SURPLUS)

1.36
AVERAGE WORKING CAPITAL RATIO

6.3%
AVERAGE YEAR ON YEAR GROWTH IN PROPERTY, INFRASTRUCTURE, PLANT AND EQUIPMENT

1.9%
AVERAGE BORROWING COSTS DIVIDED BY RATE REVENUE

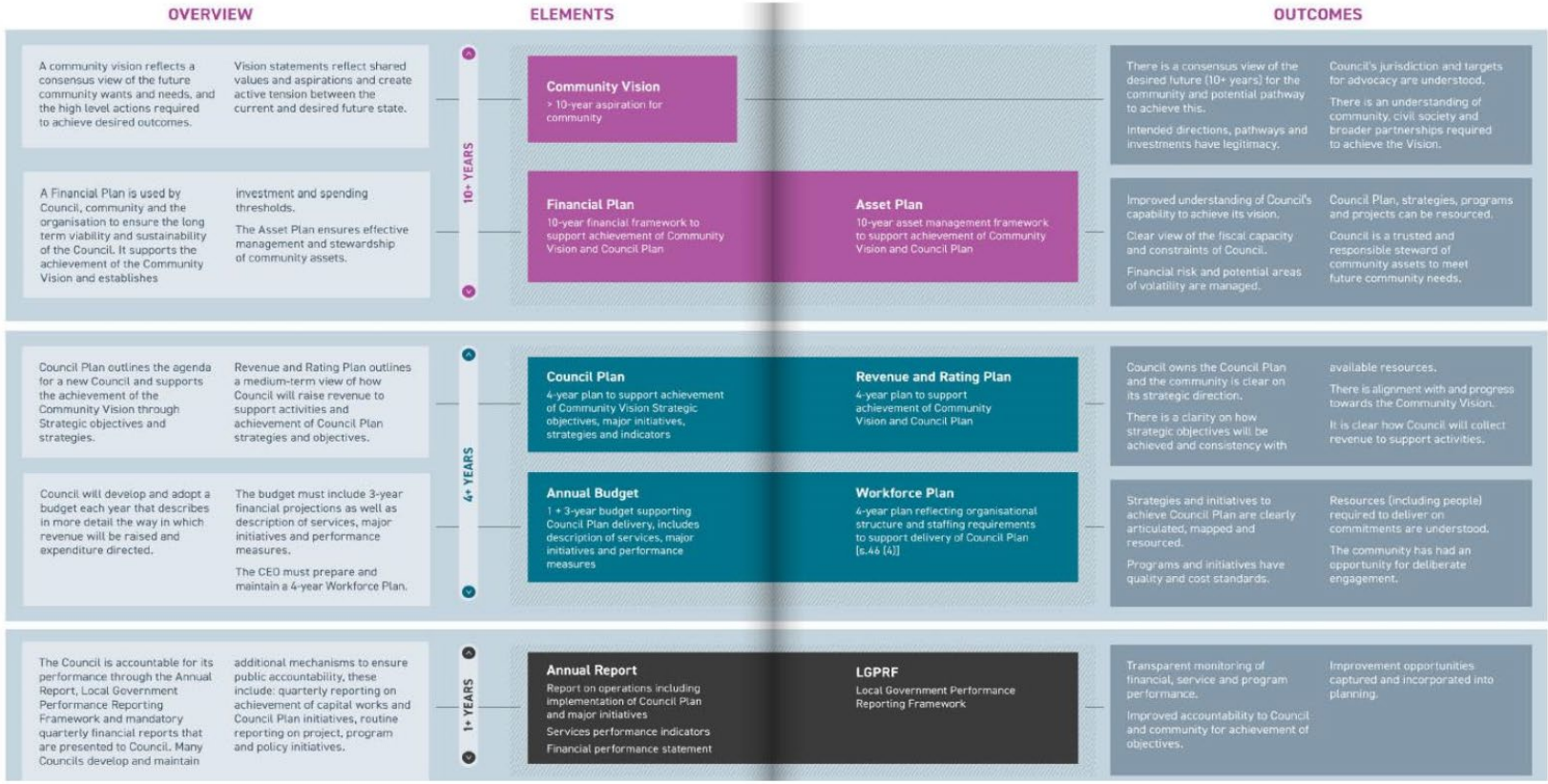
1. Legislative Requirements

This section describes how the Financial Plan links to the achievement of the community vision and the Council and Wellbeing Plan within the Integrated Strategic Planning and Reporting framework.

This framework guides Council in identifying community needs and aspirations over the long term (community vision), medium term (Council and Wellbeing Plan) and short term (annual budget) and then holding itself accountable (annual report). The following diagram provides an overview of the core legislated elements of an integrated strategic planning and reporting framework and outcomes.

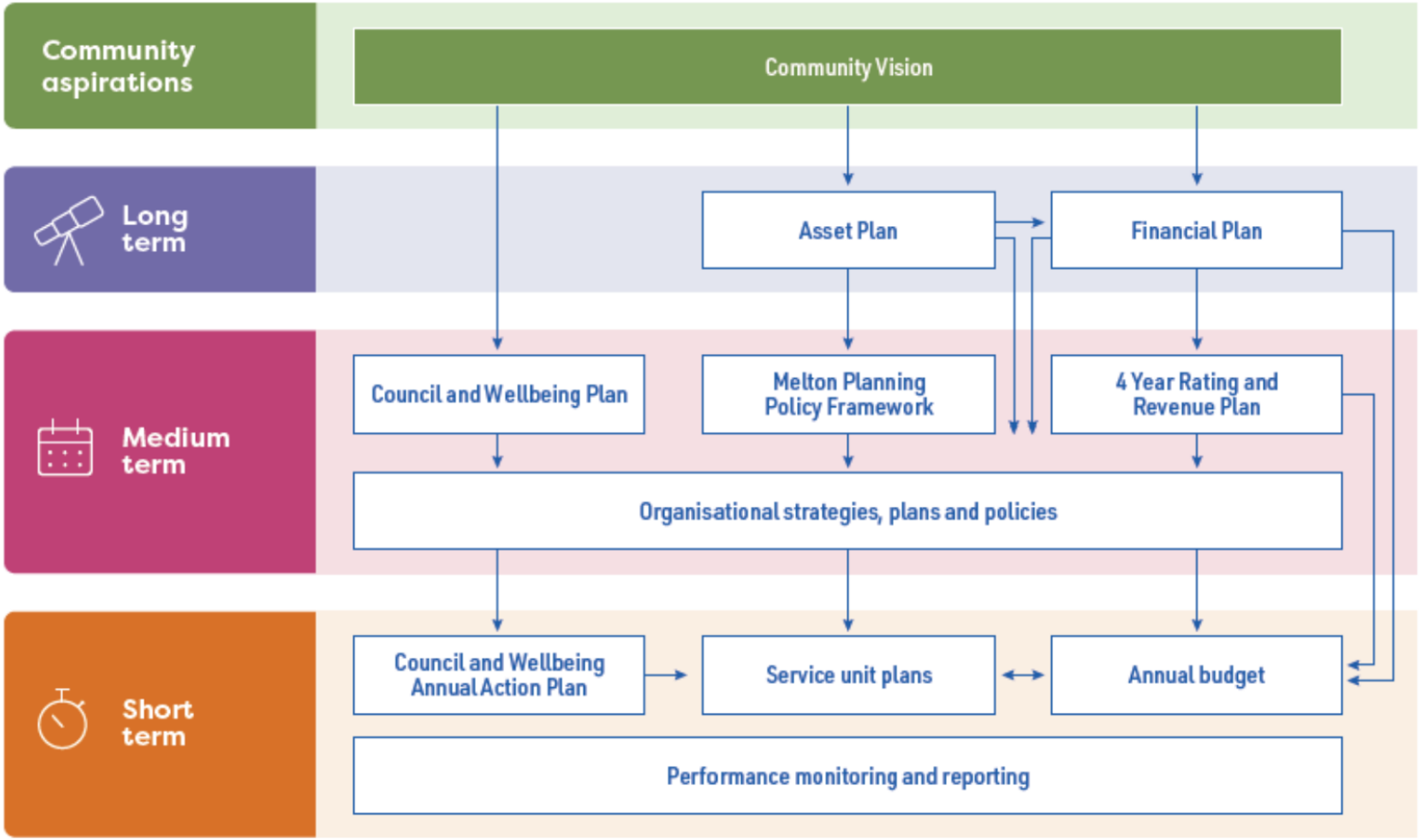
The following diagram provides an overview of the core legislated elements of an integrated strategic planning and reporting framework and outcomes.

Diagram 1: Integrated Strategic Planning and Reporting Framework and Outcomes



2. Guiding Principles

The Financial Plan 2025-2035 has been prepared in accordance with a number of guiding principles. These include nine, overarching community principles which were developed by a community panel as part of a deliberative engagement process and are supported by five strategic planning principles, four financial management principles and four service performance principles, all of which are outlined in this document.



2.1 Strategic planning with our community

In February 2025, Melton City Council engaged a community panel to provide input into the development of four strategic documents:

- Community Vision 2051
- Financial Plan 2025-2035
- Asset Plan 2025-2035
- Council and Wellbeing Plan 2025-2035

The community panel brought together 50 residents, who were representative of the community as a whole, and reflected the diversity of locations, ages, and backgrounds of the City of Melton.

The community panel was asked to consider various challenges and to develop specific outputs in relation to the Community Vision, Council and Wellbeing Plan, Asset Plan and Financial Plan.

The challenges, outputs and Council's promise on how it would use the panel's outputs are presented in Table below. Council's promise to the panel was aligned with the IAP2 Spectrum for Public Participation and its Community Engagement Policy.

The challenge	Panel outputs	Council's promise
Community Vision: Our Community Vision was created in 2020 and since then our community has changed. We want to review the Vision to ensure it is still fit for purpose and articulates the long-term aspirations for our community to 2051.	Reviewed Community Vision Statement with minor updates to ensure it continues to articulate the long-term aspirations for the community to 2051.	
Council and Wellbeing Plan: The Community Vision has five themes that frame the priorities that are most important to our community. We want to check-in with the community to ensure these are still the right themes to shape our community's future to 2051, and to understand the role of Council in delivering on these priorities.	Reviewed themes to ensure they still capture the priorities that are most important to the community. Under each theme, up to four points that highlight what the panel see are the most important for Council to deliver over the next four-years and why.	**Collaborate:** We will look to the Panel for its advice and innovation in formulating solutions and incorporate the advice and recommendations to the maximum extent possible.
Financial Plan and Asset Plan: How should we spend Council funds on local infrastructure, services and facilities in a way that gives our community what they need, while making sure we can afford it long-term?	Responses to the question: How supportive are you of Council borrowing money to invest in our community's future infrastructure needs? Responses to dilemma questions focusing on the advantages and disadvantages of three options: 1) Find more revenue for growth via rates; 2) Fund growth only if supported by grants; 3) Rationalise and consolidate.	**Involve:** We will work with the Panel to ensure that their concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how their input influenced the decision. Council will provide feedback on how the panel's recommendations has influenced decisions.

THE ROLE OF THE COMMUNITY PANEL

As part of the community panel's role, members contributed to the review of these nine principles which will guide Council's financial and asset management decisions.

Community-focused

Council will respond to the diverse and changing needs of the community and make decisions based on these needs.

Equity and inclusion

Council will deliver services and infrastructure that are equitable, accessible, and encouraging of community participation.

Quality

Council will deliver services and infrastructure that are safe, sustainable and fit for purpose, and seek to continuously improve them based on community needs and feedback.

Leadership

Council will identify and address changing circumstances, make informed decisions about how to best allocate resources for current and future needs, and seek to provide stability in the financial impact on the community.

Community voices

Council will listen to the perspectives of the community to inform decisions, encourage an open and transparent dialogue, and work to achieve the community's vision.

Health and wellbeing

Council will make decisions that promote community health and wellbeing.

Innovation

Council will strive to deliver best- practice and evidence-informed services and infrastructure, invest in technology, and attract new business and services to the City.

Sustainability

Council will undertake responsible spending and investment to manage financial, social and environmental sustainability.

Integration

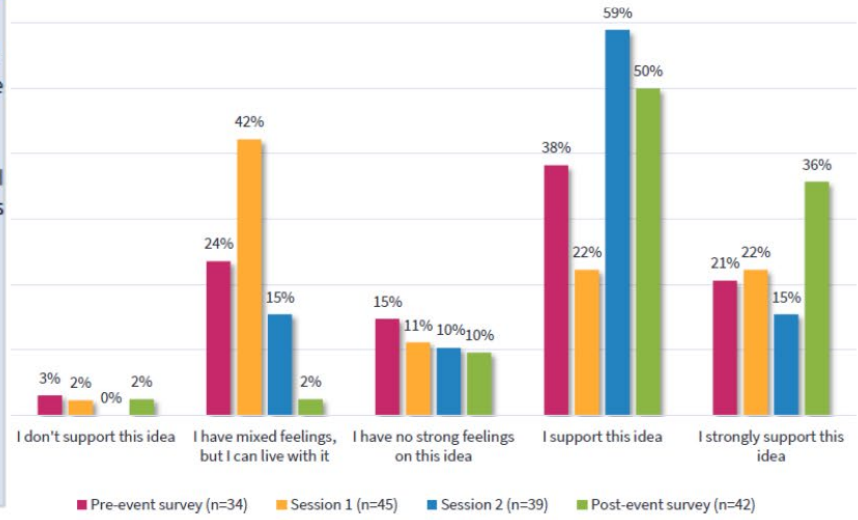
Council will take an integrated, long-term and transparent approach to planning, and coordinate with and advocate to local, state and federal government.

How supportive are you of Melton City Council borrowing money to invest in our community's future infrastructure needs?

Panel members were asked this question four times to test whether there was a shift in preferences over time, particularly as the group become more informed about the financial challenges facing Council.

The panel was also introduced to the idea of intergenerational equity and asked to consider this when responding to the question. Intergenerational equity was defined as, "...a way of saying that we should consider the needs of future generations as well as our own".

Over the four times this question was asked, support for Council borrowing money to invest in future infrastructure increased. In the pre-event survey, 59% of respondents said they either supported or strongly supported the idea (38% + 21%), and this increased to 86% in the post-event survey (50% + 36%). Additionally, 24% of respondents in the pre-event survey said they had mixed feelings, and this dropped to just 2% in the post-event survey.



2.2 Strategic planning principles

The 10-year Financial Plan provides a financially sustainable roadmap that will facilitate the implementation of actions outlined within the Council Plan, and ultimately realises the aspirations detailed in our community It is a long-term plan to finance the Projects, initiatives and programs that our community thinks are most important for our City. The Financial Plan has been developed in the context of the following strategic planning principles:

a) Council has an integrated approach to planning, monitoring and performance reporting.

b) Council's Financial Plan addresses the community vision by funding the aspirations of the Council and Wellbeing Plan. The Council and Wellbeing Plan aspirations and actions are formulated in the context of the community vision

c) The Financial Plan Statements articulate the 10-year financial resources necessary to implement the goals and aspirations of the Council and Wellbeing Plan to achieve the community vision

d) Council's strategic planning principles identify and address the risks to effective implementation of the Financial Plan. The Financial risks are included at section 2.3.2 below

e) The Financial Plan provides for the strategic planning principles of progress monitoring and reviews, to identify and adapt to changing circumstance. Council will identify and address challenging circumstances, make informed decisions about how to best allocate resources for current and future needs and seek to provide stability in the financial impact on the community

2.3 Financial management principles

The Financial Plan demonstrates the following financial management principles:

2.3.1 Revenue, expenses, liabilities, investments and financial transactions are managed in accordance with Council's financial policies and strategic plans.

2.3.2 Management of the following risks:

a) The financial viability of the Council (refer to section 3.1 Financial Policy Statements).

b) The management of current and future liabilities of the Council. The estimated 10 year liabilities are disclosed in section 4.2 Balance Sheet projections.

c) The beneficial enterprises of Council (where appropriate).

2.3.3 Financial policies and strategic plans are designed to provide financial stability and predictability to the community.

2.3.4 Council maintains accounts and records that explain its financial operations and financial position (refer section 4 Financial Statements).

2.4 Service performance principles

Council services are designed to target community needs and provide value for money outcomes for residents. The service performance principles are listed below:

a) Services are provided in an equitable manner and are responsive to the diverse needs of the community. The Council and Wellbeing Plan is designed to the key services and projects to be delivered to the community. The Financial Plan provides the mechanism to demonstrate how the services aspirations within the Council and Wellbeing Plan may be funded.

b) Services are accessible to relevant users within the community.

c) Council provides quality services that provide value for money to the community. The Local Government Performance Reporting Framework (LGPRF) is designed to communicate Council's performance regarding the provision of quality and efficient services.

d) Council is developing a performance monitoring framework to continuously improve its service delivery standards.

2.5 Asset Plan 2025-2035 integration

Integration with the Asset Plan 2025-2035 is key to the development of Council's strategic financial planning principles. These have been designed to ensure future funding is allocated in a way that supports service delivery and the effective management of Council's assets into the future.

The Asset Plan 2025-2035 identifies the operational and strategic practices which will ensure that Council manages assets across their life cycle in a financially sustainable manner. The Asset Plan 2025-2035, and associated asset management policies, provide Council with a sound base to understand the risk associated with managing its assets for the Community's benefit.

The Asset Plan 2025-2035 is designed to inform the 10-year Financial Plan by identifying the amount of capital renewal and maintenance funding that is required over the life of each asset category. The level of funding will incorporate knowledge of asset condition, the risk assessment issues as well as the impact of reviewing and setting intervention and service levels for each asset class.

In addition to identifying the operational and strategic practices that ensure that Council manages assets across their life cycle in a financially sustainable manner, the Asset Plan 2025-2035 quantifies the asset portfolio and financial implications of those practice. Together, the Financial Plan and Asset Plan 2025-2035 seek to balance projected investment requirements against projected budgets.

3. Financial Plan Context

This section describes the context and external / internal environment and consideration in determining the 10 year financial projections and assumptions.

3.1 Financial Policy Statements

This section defines the measures that demonstrates Council's financial sustainability in order to fund the aspirations of the Community Vision and the Council Plan.

POLICY STATEMENT	MEASURE	TARGET	Annual Forecast 2024/25	Proposed Budget 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
Achieve average positive adjusted underlying result over the medium to long term	Adjusted underlying result greater than $0	Above $0m	$9.6m	$11.2m	$8.5m	$6.0m	$9.8m	$11.7m	$24.1m	$31.9m	$35.1m	$47.2m	$64.6m
Council will invest in renewal and upgrade	Renewal & Upgrade Exp / Depreciation to be greater than 100%	Above 100%	117.8%	110.3%	199.8%	77.4%	67.3%	47.7%	58.2%	65.1%	87.7%	79.4%	87.2%
Council will strive to minimise its reliance on rate revenue	Rate revenue / adjusted underlying revenue	Below 70%	63.83%	63.63%	66.02%	65.60%	66.55%	67.57%	67.33%	68.20%	68.99%	69.76%	69.95%
Council will strive to maximise investment performance	Interest on investments / value of investments	Above 5.5%	4.8%	5.7%	5.5%	6.2%	6.4%	6.5%	8.9%	9.9%	9.9%	10.0%	10.1%
Council will be conservative in its borrowings	Non-current liabilities / Own Source Revenue	Below 60%	1.9%	7.1%	16.3%	20.0%	19.5%	27.9%	27.5%	33.2%	37.9%	35.9%	32.8%
Provide capital projects to meet the requirements of a growing municipality	Year on year growth in property, infrastructure, plant & equipment at rate comparable to municipal growth	Above 4.5%	4.7%	7.8%	12.0%	7.7%	5.8%	5.8%	4.7%	5.4%	4.3%	5.1%	4.3%

3.2 Strategic Actions

Below is a list of strategic actions that disclose Council's key financial strategies over the next ten years. By adopting these strategic actions in conjunction with the annual adoption of the Financial Plan, council is demonstrating its key financial strategies in order to ensure ongoing financial sustainability.

(1) That council adopt the budgeted statement of financial performance (Comprehensive Income Statement); statement of financial position (Balance Sheet); statement of cash flows (Cash Flow) as an integral part of the budget setting process for current and future budgets.

(2) Council maintains on average a positive adjusted underlying result over the medium to long term.

(3) Proceeds from the sale of land from Atherstone Joint Venture set aside in the Infrastructure & Strategic Investment reserve for major capital works and investments to diversify Council's income streams and reduce reliance on rates income.

(4) Council reviews, develops and implements optimal pricing models and fees to ensure appropriate fees and charges for Council services.

(5) Assess and recommend opportunities for the strategic acquisition of land for development.

(6) Undertake strategic procurement activities which analyse and benchmark contract costs to identify opportunities for savings.

(7) Develop a strategy and process to maximise the use of funds received from Developer Contributions to fund Community Infrastructure while minimising the Council's exposure to the increase in land values.

(8) Council to invest in information technology to improve the efficiency of services to its growing community, to enable greater levels of productivity across Council staff and service providers.

(9) Council progressively reviewing all of its key services to ensure that the community is receiving value for money. Council regularly reviews its services in detail to ensure that it is operating efficiently and delivering the services required by the community.

(10) Council maximise income from grant funding from the Federal and State Governments to offset funding for infrastructure investment and delivery of ongoing services.

(11) Divestment of surplus land and or buildings.

(12) Review key leases and licenses based on external commercial assessments.

(13) Further invest surplus funds with the Victorian Funds Management Corporation (VFMC) for greater investment returns.

(14) Continued maturity of strategic asset management and capital delivery to optimise renewals and new capital investments based on evidence based decisions and strong project governance.

(15) Increased customer care programs to support all customers.

3.3 Assumptions to the financial plan statements

This section represents information regarding the assumptions to the Comprehensive Income Statement for the 10 years from 2025/26 to 2034/35. The assumptions comprise the annual escalations / movement for each line item of the Comprehensive Income Statement.

ESCALATION FACTORS		Proposed Budget	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
% MOVEMENT	NOTES	2025/26 %	2026/27 %	2027/28 %	2028/29 %	2029/30 %	2030/31 %	2031/32 %	2032/33 %	2033/34 %	2034/35 %
Rates and Charges (incl growth in number of assessments)	3.3.1	8.48%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Statutory Fees and Fines	3.3.2	(4.83%)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
User Fees	3.3.3	19.19%	26.42%	79.41%	2.73%	2.73%	2.73%	2.73%	2.73%	2.73%	2.73%
Grants - Operating	3.3.4	4.66%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Grants - Capital	3.3.4	183.84%	(70.05%)	(52.79%)	6.06%	(7.64%)	(1.42%)	11.95%	(3.32%)	(0.61%)	14.08%
Contributions - Monetary	3.3.5	12.31%	47.53%	(15.80%)	18.62%	(18.79%)	(35.42%)	(33.58%)	(13.40%)	67.04%	(64.14%)
Contributions - Non-Monetary	3.3.5	(44.97%)	(1.59%)	0.18%	9.15%	22.80%	(33.09%)	6.82%	(6.60%)	32.98%	(19.43%)
Other Income	3.3.6	34.36%	1.00%	1.00%	1.00%	1.00%	78.37%	44.38%	31.04%	23.93%	26.90%
Employee Costs	3.3.7	6.15%	6.82%	2.49%	7.21%	7.20%	7.19%	7.18%	7.17%	7.16%	7.16%
Materials and Services	3.3.8	7.49%	5.41%	4.18%	4.20%	5.35%	5.35%	3.46%	5.38%	5.38%	5.38%
Depreciation and Amortisation	3.3.9	12.90%	0.22%	31.35%	5.80%	4.46%	3.83%	4.29%	6.62%	0.90%	1.67%
Borrowing Costs	3.3.10	595.68%	142.80%	38.93%	9.45%	45.04%	9.71%	32.35%	23.87%	3.06%	1.67%

3.3.1 Rates and Charges

The two components to the increase in Rates and Charges revenue over the prior year are base rate revenues and Council growth expectations. Rate revenue increases / decreases are driven by the state government rate cap. This component of the rate income increase, as set by the state government rate cap, is 3% for the 2025/26 year and is expected to remain constant each year thereafter in the Financial Plan. The other component to the increase in Rates and Charges income, (Growth in supplementary rates represented as additional properties coming online), is expected to increase by 5% in 2025/26.

3.3.2 Statutory Fees and Fines

Council has prepared projections of statutory fees based on a service planning exercise which incorporated growth indicators relevant to each individual business unit resulting in bottom up forward estimates rather than formula driven escalations. Escalations are reflective of population and housing growth in the municipality, in conjunction with indexation of statutory fees set by legislation, which is projected to escalate at CPI.

3.3.3 User Fees

Revenue from user fees is largely based on a service planning exercise which incorporated growth indicators relevant to each individual business unit resulting in bottom up forward estimates rather than formula driven escalations.

3.3.4 Grant Income

Operating grant income increases for the ensuing years are based on a conservative annual rate of increase equivalent to CPI while capital grant income is directly related to the capital works plan.

3. Financial Plan Context

3.3 Assumptions to the financial plan statements (continued)

3.3.5 Contributions

Council receives contributions from developers. These contributions take on two forms, monetary and non-monetary. Monetary contributions are statutory by nature and represent funds to enable Council to provide the necessary infrastructure to accommodate development growth. They are for specific purposes and often require Council to outlay funds for infrastructure works sometimes before receipt of this income source. Non- monetary contributions comprise in-kind contributions in the form of infrastructure delivered to Council ownership once a development has been completed. The escalation factors for both these are based on estimates of developments in the pipeline to be delivered by developers.

3.3.6 Other Income

Revenue from other income mainly comprises investment income as well as a variety of other more minor sources such as rental income received from the hire of Council facilities. Given the relative inconsistencies associated with interest rates and subsequent revenues, modest increases have been factored into the ensuing years.

3.3.7 Employee Costs

An average escalation of factor of 7% per annum has been incorporated into the 10 year outlook which factors in enterprise agreements as well as growth in staff FTE numbers based on service planning exercises.

3.3.8 Materials and Services

Materials and Services includes expenses such as those required for the repairs and maintenance of Council assets which are largely driven by contractual agreements; utilities; the engagement of contractors and professional services; and other administrative costs. The escalation factors incorporated into the financial plan factor in developed service levels as well as CPI and Council growth.

3.3.9 Depreciation

Escalation estimates for depreciation have been based on the projected impact of capital expenditure, disposals, non-monetary (in-kind) contributions by developers, and the anticipated asset life of assets for the planning period.

3.3.10 Borrowing Costs

Borrowing costs comprise the interest expense to service Council's loan portfolio that is described in section 6.1 Borrowing Strategy. The escalations in the assumptions table are reflective of Council's increased investment in infrastructure to facilitate the growth in the municipality. There are increases in the escalation rate between the years from 2025/26 to 2031/32 which are reflective of Council's increased borrowings. The escalation rates then slowly dissipate in the ensuing years. This is in direct correlation with Council's Borrowing Strategy in section 6.1.

3.4 Other matters impacting the 10-year financial projections

3.4.1 Impact of new developments for Council finances

The City of Melton is one of the fastest growing municipalities in Australia with an annual population growth of 6.61 per cent. According to Forecast.id, the City of Melton population forecast for 2025 is 241,121, and is forecast to grow to over 500,000 by 2050. With much of the growth stemming from new development of land such as Council's initiative Atherstone Estate, Council will need to provide new facilities and increase services to meet the needs of the changing and growing community.

New development of land requires new infrastructure such as roads. footpaths, drainage and community facilities to meet the future needs of the community. New developments represent a challenge to Council's Financial Plan because as a growing Council, while we receive developer contributions in the form of both in-kind gifting of infrastructure and monetary contributions, Council generally has to fund shortfalls with regard to community infrastructure in new suburb developments. Further, Council is also then obligated to service and maintain them.

Council builds or receives from developers over $150 million in assets annually. As these new assets age, Council will be responsible for maintaining and renewing them. This is not a major issue in the short to medium term whilst infrastructure is new, however as infrastructure ages, a large portion of Council's budget will be required to pay for renewal works.

3.4.2 Challenges that rate capping poses on Council finances

In 2016. the Victorian Government introduced rate capping to restrict the amount that Councils can raise their rates each year. The rate cap is set each year by the Minister for Local Government and has ranged between 1.5% to 3.5% since inception. The rate cap applies to the percentage increase in a Council's average general rate and municipal charge.

Rate capping of 3% has been set for 2025/26.

The services delivered by Council are mainly delivered by both Council employees and service contractors. Employee and labour costs increase at a rate that is usually greater than the Consumer Price Index (CPI). In addition, the growth in population numbers across the community and increasing demand for services means that additional human resources as well as materials and equipment are required by Council to meet these demands.

3.4.2 Challenges that rate capping poses on Council finances (cont)

Rate Capping reinforces that Council must be financially prudent in anticipating the long-term future service and infrastructure needs of the community. Council does have the sole discretion to simply raise Rates Revenue in proportion to expenditure which may grow faster than the rate cap, resulting in a budget shortfall. Such a shortfall may quickly compound over a number of years and pose a serious potential risk to Council's ability to continue delivering the services the community requires and expects.

If the rate cap does not meet Council's needs, Council can submit to the Essential Services Commission for a higher rate cap to be allowed for up to four years. Oversight of the rate cap, and applications for a higher rate, are managed by the Essential Services Commission.

3.4.3 What Council is doing to address revenue constraints

1. Council officers are continually looking at ways to operate more efficiently and finding cost savings.
2. Council is investing in information technology to improve the efficiency of services to its growing community, which enables greater levels of productivity across Council staff and service providers.
3. Council is also progressively reviewing all of its key services to ensure that the community is receiving value for money. Council regularly reviews its services in detail to ensure that it is operating efficiently and delivering the services required by the community.
4. Council is constantly looking for additional grant funding from the Federal and State Governments to fund infrastructure. Council also continually advocates for operational grants to continue offering services to the community.
5. Council continually reviews its fees and charges to reduce the reliance on rates (which is shared by all property owners).
6. Council is looking at initiatives to diversify its revenue sources away from rates revenue to lessen the burden on ratepayers. An example of this is the establishment by Council of the Infrastructure and Strategic Investments Reserve. This Reserve utilises proceeds from the Council owned Atherstone development in Cobblebank to fund major infrastructure for the community and generate additional income.
7. Council is reviewing all the land and buildings it owns to determine whether any are excess to current and future requirements and able to be sold or further developed to generate revenue to lessen the need to borrow.
8. Council is reviewing all leases and licences to ensure they are in line with current market rates and Council's leases and licences policy.

4. Financial Statements

4.1 Comprehensive Income Statement

For the ten years ending 30 June 3035

	Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Revenue												
Rates and charges	177,031	191,001	**206,022**	222,504	240,304	259,528	280,291	302,714	326,931	353,085	381,332	411,839
Statutory fees and fines	14,871	14,787	**14,068**	14,490	14,925	15,372	15,834	16,309	16,798	17,302	17,821	18,356
User fees	10,404	11,529	**13,526**	17,100	30,679	31,515	32,374	33,257	34,164	35,097	36,055	37,039
Grants – operating	25,896	42,778	**43,985**	45,305	46,664	48,064	49,506	50,991	52,521	54,096	55,719	57,391
Grants - capital	10,513	23,673	**43,000**	12,879	6,080	6,448	5,956	5,871	6,573	6,354	6,315	7,205
Contributions - monetary	32,876	81,934	**85,980**	126,849	106,808	126,700	102,888	66,441	44,129	38,216	63,836	22,893
Contributions - non-monetary	246,042	265,066	**154,410**	151,959	152,226	166,152	204,029	136,519	145,834	136,212	181,141	145,954
Net gain (or loss) on disposal of property, infrastructure, plant and equipment.	(2,756)	(3,607)	**6,330**	10,178	10,743	11,874	11,874	12,439	6,691	-	-	-
Fair value adjustments for investment	-	4,867	**6,030**	8,130	4,398	4,562	4,733	5,960	6,175	6,397	6,629	6,870
Other income	38,404	34,285	**40,171**	29,479	29,373	30,922	32,070	40,367	42,754	45,839	49,069	57,234
Total income / revenue	553,281	666,313	**613,523**	638,871	642,197	701,138	739,553	670,867	682,570	692,599	797,917	764,779
Expenses												
Employee costs	72,049	87,852	**93,259**	99,623	102,104	109,461	117,339	125,773	134,804	144,472	154,823	165,904
Materials and services	122,668	136,787	**147,027**	154,978	161,451	168,224	177,227	186,717	193,176	203,564	214,517	226,066
Depreciation	56,203	61,118	**68,456**	69,023	91,497	97,195	101,644	105,543	110,067	117,358	118,413	120,390
Amortisation - intangible assets	327	327	**590**	177	53	16	5	1	0	-	-	-
Depreciation - right of use assets	354	437	**819**	822	426	99	-	-	-	-	-	-
Bad and doubtful debts - allowance for	2,678	2,935	**1,366**	1,379	1,393	1,407	1,421	1,435	1,450	1,464	1,479	1,493
Borrowing costs	197	147	**1,023**	2,483	3,450	3,776	5,476	6,008	7,952	9,850	10,151	10,321
Finance costs - leases	20	12	**90**	50	15	1	-	-	-	-	-	-
Total expenses	254,496	289,615	**312,629**	328,535	360,389	380,178	403,111	425,477	447,449	476,708	499,382	524,174
Surplus/(deficit) for the year	298,785	376,698	**300,894**	310,337	281,809	320,959	336,443	245,390	235,121	215,891	298,535	240,605
Other comprehensive income												
Items that will not be reclassified to surplus or deficit in future periods												
Net asset revaluation increment /(decrement)	173,053	-	34,058	34,334	34,648	8,733	35,008	35,293	35,582	8,969	35,953	36,249
Share of other comprehensive income of associates and joint ventures	-	-	-	-	-	-	-	-	-	-	-	-
Items that may be reclassified to surplus or deficit in future periods	-	-	-	-	-	-	-	-	-	-	-	-
Total comprehensive result	**471,838**	**376,698**	**334,951**	**344,670**	**316,456**	**329,692**	**371,450**	**280,683**	**270,702**	**224,860**	**334,488**	**276,853**

4.2 Balance Sheet Statement

As at 30 June 3035

	Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Assets												
Current assets												
Cash and cash equivalents	18,771	42,952	**70,499**	46,548	18,796	6,005	51,920	115,253	121,000	98,947	70,456	8,649
Trade and other receivables	64,139	35,537	**35,938**	40,835	40,345	43,322	42,913	42,827	43,334	45,293	50,354	50,736
Other financial assets	236,000	300,000	**270,000**	81,000	24,300	25,029	25,780	26,553	27,350	28,170	29,015	29,886
Inventories	15	17	**18**	18	19	19	20	20	21	22	22	23
Prepayments	302	-	**-**	-	-	-	-	-	-	-	-	-
Non-current assets classified as held for sale	230	-	**-**	-	-	-	-	-	-	-	-	-
Other assets	15,512	27,509	**27,509**	27,509	27,509	27,509	27,509	27,509	27,509	27,509	27,509	27,509
Total current assets	334,969	406,015	**403,963**	195,909	110,968	101,884	148,142	212,162	219,213	199,941	177,356	116,802
Non-current assets												
Other financial assets	324,673	320,000	**329,600**	339,488	349,673	360,163	370,968	296,774	237,419	213,677	192,310	198,079
Property, infrastructure, plant & equipment	4,219,875	4,416,377	**4,762,217**	5,333,309	5,743,458	6,075,715	6,426,261	6,727,448	7,089,888	7,395,568	7,776,129	8,106,992
Right-of-use assets	608	1,197	**1,334**	519	98	-	-	-	-	-	-	-
Investment property	9,525	7,170	**13,200**	21,329	25,727	30,289	35,021	40,982	47,156	53,554	60,183	67,053
Intangible assets	2,775	1,396	**806**	629	576	560	555	554	554	554	554	554
Total non-current assets	4,557,456	4,746,140	**5,107,157**	5,695,275	6,119,531	6,466,727	6,832,806	7,065,758	7,375,017	7,663,353	8,029,175	8,372,677
Total assets	4,892,425	5,152,155	**5,511,121**	5,891,184	6,230,499	6,568,611	6,980,947	7,277,920	7,594,231	7,863,294	8,206,531	8,489,479
Liabilities												
Current liabilities												
Trade and other payables	53,886	46,486	**49,762**	51,004	51,730	53,010	54,472	56,023	57,271	59,083	60,924	62,879
Trust funds and deposits	47,602	40,299	**41,508**	42,753	44,036	45,357	46,718	48,119	49,563	51,050	52,581	54,158
Unearned income/revenue	17,205	-	**-**	-	-	-	-	-	-	-	-	-
Provisions	15,324	14,297	**14,297**	14,297	14,297	14,297	14,297	14,297	14,297	14,297	14,297	14,297
Interest-bearing liabilities	2,240	1,537	**5,613**	11,241	16,159	19,352	21,996	27,749	38,594	47,623	50,437	54,902
Lease liabilities	262	392	**843**	446	105	-	-	-	-	-	-	-
Total current liabilities	136,519	103,011	**112,024**	119,741	126,327	132,016	137,482	146,188	159,725	172,053	178,239	186,236
Non-current liabilities												
Provisions	2,116	1,682	**1,682**	1,682	1,682	1,682	1,682	1,682	1,682	1,682	1,682	1,682
Interest-bearing liabilities	922	2,387	**17,687**	45,805	62,181	64,912	100,332	107,916	139,987	171,863	174,426	172,524
Lease liabilities	387	844	**546**	104	-	-	-	-	-	-	-	-
Total non-current liabilities	3,425	4,913	**19,914**	47,591	63,863	66,594	102,014	109,598	141,669	173,545	176,108	174,206
Total liabilities	139,944	107,924	**131,938**	167,332	190,190	198,610	239,496	255,786	301,394	345,598	354,347	360,441
Net assets	4,752,481	5,044,231	**5,379,182**	5,723,853	6,040,309	6,370,001	6,741,451	7,022,134	7,292,836	7,517,696	7,852,184	8,129,038
Equity												
Accumulated surplus	2,605,020	2,945,074	**3,226,680**	3,578,439	3,826,336	4,160,041	4,490,520	4,729,340	5,203,280	5,506,796	5,864,523	6,130,918
Reserves	2,147,461	2,099,157	**2,152,502**	2,145,414	2,213,973	2,209,960	2,250,931	2,292,793	2,089,557	2,010,901	1,987,661	1,998,119
Total equity	4,752,481	5,044,231	**5,379,182**	5,723,853	6,040,309	6,370,001	6,741,451	7,022,134	7,292,836	7,517,696	7,852,184	8,129,038

4.3 Cashflow Statement

For the ten years ending 30 June 3035

	Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Cash Flows from Operating Activities												
Inflows												
Rates and charges	168,075	190,894	**205,289**	220,497	238,246	257,196	277,889	300,108	324,168	349,944	378,048	408,396
Statutory fees and fines	11,318	15,117	**15,420**	15,852	16,335	16,818	17,330	17,849	18,388	18,930	19,504	20,095
User fees	12,274	14,145	**14,826**	18,439	32,471	34,485	35,441	36,406	37,405	38,408	39,468	40,556
Grants - operating	18,417	39,928	**43,829**	45,057	46,431	47,803	49,259	50,734	52,264	53,808	55,438	57,117
Grants - capital	7,663	28,044	**42,847**	15,219	6,602	6,399	5,979	5,862	6,500	6,352	6,301	7,116
Contributions - monetary	32,876	81,934	**85,980**	126,849	106,808	126,700	102,888	66,441	44,129	38,216	63,836	22,893
Interest received	19,336	32,515	**33,961**	23,207	23,038	24,524	25,608	28,840	26,112	24,031	22,043	22,937
Trust funds and deposits taken	9,532	1,174	**1,209**	1,245	1,283	1,321	1,361	1,402	1,444	1,487	1,531	1,577
Other receipts	37,962	56,401	**22,007**	26,388	30,793	30,436	32,178	35,430	31,892	28,258	33,145	42,815
Net GST refund / payment	23,168	17,462	**21,588**	38,467	30,122	19,721	17,189	24,000	29,161	31,102	27,969	34,110
Outflows												
Employee Costs	(70,012)	(108,283)	**(92,061)**	(99,100)	(101,923)	(108,834)	(116,691)	(125,080)	(134,092)	(143,647)	(153,972)	(164,993)
Materials and Services	(147,414)	(175,101)	**(159,652)**	(169,758)	(177,052)	(184,395)	(194,136)	(204,531)	(211,958)	(222,934)	(234,979)	(247,629)
Net Cash provided by/(used in) operating activities	123,195	194,230	**235,243**	262,364	253,154	272,174	254,294	237,460	225,413	223,956	258,333	244,990
Cash Flows from Investing Activities												
Payments for property, infrastructure, plant and	(114,943)	(153,262)	**(245,556)**	(495,793)	(344,803)	(275,787)	(229,411)	(254,876)	(313,189)	(299,985)	(302,573)	(292,398)
Proceeds from sale of property, infrastructure, plant and equipment	5,110											
Payments for Investments, other properties and intangibles	(14,816)	(16,595)	**-**	-	-	(11,219)	(11,556)	-	-	-	-	(6,640)
Proceeds from Sale of Investments			**20,400**	179,112	46,515	-	-	73,420	58,558	22,921	20,523	-
Net Cash provided by/(used in) investing activities	(124,649)	(169,857)	**(225,156)**	(316,681)	(298,287)	(287,006)	(240,966)	(181,456)	(254,631)	(277,064)	(282,050)	(299,038)
Cash Flows from Financing Activities												
Repayment of borrowings	(2,608)	(2,912)	**(6,327)**	(10,812)	(15,538)	(19,076)	(26,936)	(26,663)	(37,083)	(49,095)	(54,624)	(57,438)
Finance Costs	(197)	(135)	**(1,023)**	(2,483)	(3,450)	(3,776)	(5,476)	(6,008)	(7,952)	(9,850)	(10,151)	(10,321)
Proceeds from Borrowings	-	3,300	**25,703**	44,558	36,833	25,000	65,000	40,000	80,000	90,000	60,000	60,000
Interest Paid - Lease Liability	(20)	(72)	**(90)**	(50)	(15)	(1)	-	-	-	-	-	-
Repayment of Lease Liability	(351)	(373)	**(803)**	(846)	(449)	(106)	-	-	-	-	-	-
Net Cash provided by/(used in) financing activities	(3,176)	(192)	**17,460**	30,366	17,381	2,041	32,588	7,329	34,965	31,055	(4,775)	(7,758)
Net Increase/(Decrease) in Cash and Cash Equivalents	(4,630)	24,181	**27,547**	(23,951)	(27,752)	(12,791)	45,915	63,333	5,747	(22,052)	(28,492)	(61,806)
CASH POSITION												
Cash on Hand at the beginning of the year	23,401	18,771	**42,952**	70,499	46,548	18,796	6,005	51,920	115,253	121,000	98,947	70,456
Net Increase/(Decrease) in Cash and Cash Eq	(4,630)	24,181	**27,547**	(23,951)	(27,752)	(12,791)	45,915	63,333	5,747	(22,052)	(28,492)	(61,806)
Cash on Hand at the end of the year	18,771	42,952	**70,499**	46,548	18,796	6,005	51,920	115,253	121,000	98,947	70,456	8,649
plus Other Financial Assets CA - Term Depos	236,000	300,000	**270,000**	81,000	24,300	25,029	25,780	26,553	27,350	28,170	29,015	29,886
plus Other Financial Assets NCA - Term Depo	324,673	320,000	**329,600**	339,488	349,673	360,163	370,968	296,774	237,419	213,677	192,310	198,079
Cash on Hand plus Term Deposits	579,444	662,952	**670,099**	467,036	392,768	391,197	448,667	438,580	385,769	340,795	291,781	236,614

4.4 Capital Works Statement

For the ten years ending 30 June 3035

	Actual	Annual Forecast	Proposed Budget	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	2023/24 $'000	2024/25 $'000	2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000	2032/33 $'000	2033/34 $'000	2034/35 $'000
Property												
Land	3,510	17,045	**28,549**	34,111	14,476	42,366	50,576	35,337	70,122	56,588	74,940	35,578
Total land	**3,510**	**17,045**	**28,549**	**34,111**	**14,476**	**42,366**	**50,576**	**35,337**	**70,122**	**56,588**	**74,940**	**35,578**
Buildings	36,415	31,363	**64,703**	77,101	61,959	69,677	70,323	65,240	52,075	78,035	69,845	40,940
Building improvements	-	-	**2,462**	3,556	5,791	7,744	5,131	7,052	8,414	7,541	7,767	8,000
Total buildings	**36,415**	**31,363**	**67,165**	**80,657**	**67,750**	**77,421**	**75,454**	**72,292**	**60,489**	**85,576**	**77,612**	**48,940**
Total property	**39,925**	**48,408**	**95,714**	**114,768**	**82,226**	**119,787**	**126,030**	**107,629**	**130,611**	**142,164**	**152,552**	**84,518**
Plant and equipment												
Plant, machinery and equipment	28	643	**459**	4,905	709	948	628	863	1,030	923	951	980
Fixtures, fittings and furniture	74	393	**354**	535	840	1,107	754	1,017	1,203	1,087	1,119	1,153
Computers and telecommunications	674	1	**131**	-	-	-	-	-	-	-	-	-
Library books	526	588	**600**	922	950	978	1,008	1,038	1,069	1,101	1,134	1,168
Total plant and equipment	**1,302**	**1,625**	**1,544**	**6,362**	**2,499**	**3,033**	**2,390**	**2,918**	**3,302**	**3,111**	**3,204**	**3,301**
Infrastructure												
Roads	49,828	46,528	**32,867**	84,872	50,664	46,060	42,540	45,163	50,559	45,388	48,579	51,461
Bridges	902	474	**2,917**	9,218	27,508	4,403	2,917	4,009	4,783	4,287	4,415	4,548
Footpaths and cycleways	3,764	2,771	**15,248**	18,885	8,220	8,697	6,845	7,097	7,551	9,090	7,303	6,952
Drainage	1,703	886	**910**	2,102	2,052	2,862	2,113	2,491	3,002	2,794	2,768	2,965
Recreational, leisure and community facilities	14,705	37,267	**54,593**	201,895	129,804	58,243	18,608	53,044	79,079	57,871	50,025	102,309
Parks, open space and streetscapes		5,446	**12,268**	11,651	8,586	8,521	9,106	9,762	9,234	9,769	9,963	9,835
Off street car parks	568	116	**655**	-	-	-	-	-	-	-	-	-
Other infrastructure	2,019	13,606	**9,112**	4,069	3,214	2,961	2,604	2,805	2,971	3,384	3,070	3,162
Total infrastructure	**73,489**	**107,094**	**128,570**	**332,692**	**230,048**	**131,747**	**84,733**	**124,371**	**157,179**	**132,583**	**126,123**	**181,232**
Total capital works expenditure	**114,716**	**157,127**	**225,828**	**453,822**	**314,773**	**254,567**	**213,153**	**234,918**	**291,092**	**277,858**	**281,879**	**269,051**
Represented by:												
New asset expenditure	58,886	85,102	**150,303**	315,948	243,937	189,168	164,672	173,471	219,431	174,980	187,839	164,090
Asset renewal expenditure	17,489	11,542	**15,439**	22,832	37,135	49,566	32,911	45,074	53,762	48,216	49,702	50,786
Asset expansion expenditure	4,250	-	**-**	-	-	-	-	-	-	-	-	-
Asset upgrade expenditure	34,091	60,483	**60,086**	115,042	33,701	15,833	15,570	16,373	17,899	54,662	44,338	54,175
Total capital works	**114,716**	**157,127**	**225,828**	**453,822**	**314,773**	**254,567**	**213,153**	**234,918**	**291,092**	**277,858**	**281,879**	**269,051**
Funding sources represented by:												
Grants	10,513	23,673	**43,000**	12,879	6,080	6,448	5,956	5,871	6,573	6,354	6,315	7,205
Contributions	12,087	276	**35,090**	92,142	107,346	46,000	-	28,072	20,823	-	42,981	26,020
Council Cash	92,116	132,902	**122,035**	304,050	165,002	177,189	142,355	160,551	183,986	181,548	172,610	176,137
Borrowings		-	**25,703**	44,751	36,345	24,929	64,843	40,424	79,710	89,955	59,973	59,690
Total capital works expenditure	**114,716**	**157,127**	**225,828**	**453,822**	**314,773**	**254,567**	**213,153**	**234,918**	**291,092**	**277,858**	**281,879**	**269,051**

4.5 Statement of Changes in Equity

For the ten years ending 30 June 3035

	Total	Accumulated Surplus	Revaluation Reserve	Other Reserves	Total	Accumulated Surplus	Revaluation Reserve	Other Reserves
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
	2024/25 (Forecast)				2025/26 (Budget)			
Balance at beginning of the financial year	4,752,481	2,605,020	1,635,811	511,650	5,044,231	2,945,074	1,635,811	463,346
Surplus/(deficit) for the year	376,698	376,698	-	-	300,894	300,894	-	-
Net asset revaluation increment/(decrement)	-	-	-	-	34,058	-	34,058	-
Transfer (to)/from reserves	(84,948)	(36,644)	-	(48,304)	(0)	(19,288)	-	19,288
Balance at end of financial year	**5,044,231**	**2,945,074**	**1,635,811**	**463,346**	**5,379,182**	**3,226,680**	**1,669,869**	**482,634**
	2026/27				2027/28			
Balance at beginning of the financial year	5,379,182	3,226,680	1,669,869	482,634	5,723,853	3,578,439	1,704,203	441,211
Surplus/(deficit) for the year	310,337	310,337	-	-	281,809	281,809	-	-
Net asset revaluation increment/(decrement)	34,334	-	34,334	-	34,648	-	34,648	-
Transfer (to)/from reserves	(0)	41,422	-	(41,422)	0	(33,911)	-	33,911
Balance at end of financial year	**5,723,853**	**3,578,439**	**1,704,203**	**441,211**	**6,040,309**	**3,826,336**	**1,738,850**	**475,122**
	2028/29				2029/30			
Balance at beginning of the financial year	6,040,309	3,826,336	1,738,850	475,122	6,370,001	4,160,041	1,747,583	462,378
Surplus/(deficit) for the year	320,959	320,959	-	-	336,443	336,443	-	-
Net asset revaluation increment/(decrement)	8,733	-	8,733	-	35,008	-	35,008	-
Transfer (to)/from reserves	0	12,745	-	(12,745)	0	(5,963)	-	5,963
Balance at end of financial year	**6,370,001**	**4,160,041**	**1,747,583**	**462,378**	**6,741,451**	**4,490,520**	**1,782,590**	**468,340**
	2030/31				2031/32			
Balance at beginning of the financial year	6,741,451	4,490,520	1,782,590	468,340	7,022,134	4,729,340	1,817,883	474,910
Surplus/(deficit) for the year	245,390	245,390	-	-	235,121	235,121	-	-
Net asset revaluation increment/(decrement)	35,293	-	35,293	-	35,582	-	35,582	-
Transfer (to)/from reserves	0	(6,570)	-	6,570	(0)	238,819	-	(238,819)
Balance at end of financial year	**7,022,134**	**4,729,340**	**1,817,883**	**474,910**	**7,292,836**	**5,203,280**	**1,853,465**	**236,092**
	2032/33				2033/34			
Balance at beginning of the financial year	7,292,836	5,203,280	1,853,465	236,092	7,517,696	5,506,796	1,862,433	148,467
Surplus/(deficit) for the year	215,891	215,891	-	-	298,535	298,535	-	-
Net asset revaluation increment/(decrement)	8,969	-	8,969	-	35,953	-	35,953	-
Transfer (to)/from reserves	(0)	87,625	-	(87,625)	0	59,193	-	(59,193)
Balance at end of financial year	**7,517,696**	**5,506,796**	**1,862,433**	**148,467**	**7,852,184**	**5,864,523**	**1,898,387**	**89,275**
	2034/35							
Balance at beginning of the financial year	7,852,184	5,864,523	1,898,387	89,275				
Surplus/(deficit) for the year	240,605	240,605	-	-				
Net asset revaluation increment/(decrement)	36,249	-	36,249	-				
Transfer (to)/from reserves	0	25,791	-	(25,791)				
Balance at end of financial year	**8,129,038**	**6,130,918**	**1,934,635**	**63,484**				

4.6 Statement of Human Resources

For the ten years ending 30 June 3035

TOTAL STAFF EXPENDITURE	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Staff expenditure											
Employee costs - operating	87,852	**93,259**	99,623	102,104	109,461	117,339	125,773	134,804	144,472	154,823	165,904
Employee costs - capital	9,699	**13,649**	10,068	14,237	13,360	11,701	9,786	6,231	2,277 -	1,387 -	5,487
Total staff expenditure ##	**97,551**	**106,908**	**109,691**	**116,341**	**122,821**	**129,040**	**135,559**	**141,035**	**146,749**	**153,436**	**160,417**
Staff numbers	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE	FTE
Employees - operating	723.9	**788.8**	820.2	848.7	874.1	896.0	918.3	932.1	946.2	965.2	984.5
Employees - capital	83.9	**90.9**	94.6	98.1	101.1	103.6	106.3	107.9	109.4	111.6	113.7
Total staff numbers	**807.8**	**879.7**	**914.8**	**946.8**	**975.2**	**999.6**	**1,024.6**	**1,040.0**	**1,055.6**	**1,076.8**	**1,098.2**

Includes other indirect labour costs eg, Psychometric testing & Medical checks

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Directorate	Proposed Budget 2025/26 $'000	Comprises Full Time Perm $'000	Part Time Perm $'000	Casual / Temporary $'000
City Delivery	18,641	15,813	2,440	388
City Futures	14,288	13,931	357	-
City Life	36,649	22,705	12,466	1,478
Office of the CEO	13,851	12,532	1,254	65
Organisational Performance	18,987	18,831	156	-
Total Staff Expenditure	**102,416**	**83,812**	**16,673**	**1,931**
Efficiency Factor	(10,000)			
Capitalised labour costs	13,649			
Other employee related expenditure	843			
Total Expenditure	**106,908**			

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Directorate	Proposed Budget 2025/26 FTE	Comprises Full Time Perm FTE	Part Time Perm FTE	Casual / Temporary FTE
City Delivery	159.1	127.5	28.3	3.3
City Futures	106.2	102.7	3.5	-
City Life	290.4	173.7	106.8	9.9
Office of the CEO	98.6	85.2	12.9	0.5
Organisational Performance	134.5	133.2	1.3	-
Total Staff Expenditure	**788.8**	**622.3**	**152.8**	**13.7**

4.7 (a) Summary of Planned Human Resources Expenditure

For the ten years ending 30 June 3035

	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
City Delivery											
Permanent - Full Time	***14,385***	***15,813***	***16,938***	***17,964***	***18,963***	***19,919***	***20,924***	***21,766***	***22,651***	***23,688***	***24,763***
Male	7,784	8,557	9,172	9,728	10,267	10,785	11,322	11,779	12,266	12,816	13,401
Female	6,521	7,168	7,677	8,144	8,589	9,024	9,489	9,871	10,266	10,735	11,222
Persons of self-described gender	80	88	89	92	107	110	113	116	119	137	140
Permanent - Part Time	***2,220***	***2,440***	***2,611***	***2,767***	***2,921***	***3,070***	***3,225***	***3,355***	***3,491***	***3,653***	***3,819***
Male	447	491	524	555	588	612	647	673	700	728	768
Female	1,710	1,880	2,016	2,139	2,249	2,372	2,490	2,592	2,698	2,819	2,943
Persons of self-described gender	63	69	71	73	84	86	88	90	93	106	108
Casual - Temporary	***353***	***388***	***412***	***435***	***458***	***482***	***508***	***534***	***562***	***590***	***620***
Male	246	270	291	298	318	339	348	370	393	417	428
Female	107	118	121	137	140	143	160	164	169	173	192
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total City Delivery	**16,958**	**18,641**	**19,961**	**21,166**	**22,342**	**23,471**	**24,657**	**25,655**	**26,704**	**27,931**	**29,202**
City Futures											
Permanent - Full Time	***12,983***	***13,931***	***14,922***	***15,825***	***16,705***	***17,543***	***18,429***	***19,175***	***19,945***	***20,860***	***21,807***
Male	6,827	7,325	7,852	8,321	8,778	9,223	9,685	10,085	10,483	10,961	11,474
Female	6,042	6,484	6,958	7,375	7,780	8,170	8,590	8,932	9,284	9,716	10,163
Persons of self-described gender	114	122	112	129	147	150	154	158	178	183	170
Permanent - Part Time	***333***	***357***	***378***	***399***	***419***	***441***	***464***	***487***	***511***	***537***	***564***
Male	57	61	63	65	66	79	81	83	85	87	90
Female	276	296	315	334	353	362	383	404	426	450	474
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Casual - Temporary	-	-	-	-	-	-	-	-	-	-	-
Male	-	-	-	-	-	-	-	-	-	-	-
Female	-	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total City Futures	**13,316**	**14,288**	**15,300**	**16,224**	**17,124**	**17,984**	**18,893**	**19,662**	**20,456**	**21,397**	**22,371**

4.7 (a) Summary of Planned Human Resources Expenditure (cont)

For the ten years ending 30 June 3035

	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
City Life											
Permanent - Full Time	***20,553***	***22,705***	***24,317***	***25,793***	***27,231***	***28,607***	***30,050***	***31,259***	***32,524***	***34,009***	***35,565***
Male	4,899	5,412	5,803	6,155	6,493	6,829	7,163	7,449	7,760	8,114	8,481
Female	15,536	17,163	18,379	19,500	20,582	21,619	22,709	23,627	24,577	25,703	26,887
Persons of self-described gender	118	130	135	138	156	159	178	183	187	192	197
Permanent - Part Time	***11,283***	***12,466***	***13,356***	***14,171***	***14,968***	***15,730***	***16,522***	***17,192***	***17,888***	***18,707***	***19,555***
Male	1,056	1,167	1,250	1,331	1,402	1,476	1,553	1,605	1,673	1,758	1,831
Female	10,015	11,065	11,854	12,581	13,288	13,956	14,664	15,261	15,880	16,606	17,358
Persons of self-described gender	212	234	252	259	278	298	305	326	335	343	366
Casual - Temporary	***1,337***	***1,478***	***1,584***	***1,687***	***1,777***	***1,871***	***1,969***	***2,053***	***2,139***	***2,230***	***2,323***
Male	162	179	185	205	210	232	238	244	267	274	281
Female	1,175	1,299	1,399	1,482	1,567	1,639	1,731	1,809	1,872	1,956	2,042
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total City Life	**33,173**	**36,649**	**39,257**	**41,651**	**43,976**	**46,208**	**48,541**	**50,504**	**52,551**	**54,946**	**57,443**
Office of CEO											
Permanent - Full Time	***9,575***	***12,532***	***13,424***	***14,240***	***15,042***	***15,809***	***16,606***	***17,278***	***17,974***	***18,783***	***19,641***
Male	2,563	3,354	3,591	3,820	4,027	4,242	4,448	4,628	4,814	5,042	5,261
Female	6,900	9,031	9,666	10,265	10,840	11,388	11,957	12,444	12,949	13,525	14,158
Persons of self-described gender	112	147	167	155	175	179	201	206	211	216	222
Permanent - Part Time	***958***	***1,254***	***1,342***	***1,427***	***1,505***	***1,585***	***1,668***	***1,733***	***1,800***	***1,880***	***1,963***
Male	44	58	60	62	74	75	77	79	81	83	85
Female	877	1,147	1,232	1,303	1,378	1,456	1,525	1,586	1,649	1,726	1,793
Persons of self-described gender	37	49	50	62	53	54	66	68	70	71	85
Casual - Temporary	***50***	***65***	***67***	***69***	***70***	***72***	***74***	***76***	***78***	***80***	***82***
Male	-	-	-	-	-	-	-	-	-	-	-
Female	50	65	67	69	70	72	74	76	78	80	82
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total Office of the CEO	**10,583**	**13,851**	**14,833**	**15,736**	**16,617**	**17,466**	**18,348**	**19,087**	**19,852**	**20,743**	**21,686**

4.7 (a) Summary of Planned Human Resources Expenditure (cont)

For the ten years ending 30 June 3035

	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Organisational Performance											
Permanent - Full Time	***13,354***	***18,831***	***20,167***	***21,387***	***22,580***	***23,725***	***24,929***	***25,931***	***26,985***	***28,213***	***29,504***
Male	6,417	9,048	9,698	10,283	10,862	11,400	11,990	12,471	12,969	13,570	14,193
Female	6,937	9,783	10,469	11,104	11,718	12,325	12,939	13,460	14,016	14,643	15,311
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Permanent - Part Time	***111***	***156***	***173***	***177***	***182***	***186***	***191***	***196***	***201***	***206***	***211***
Male	-	-	-	-	-	-	-	-	-	-	-
Female	111	156	173	177	182	186	191	196	201	206	211
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Casual - Temporary	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Male	-	-	-	-	-	-	-	-	-	-	-
Female	-	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total Organisational Performance	**13,465**	**18,987**	**20,340**	**21,564**	**22,762**	**23,911**	**25,120**	**26,127**	**27,186**	**28,419**	**29,715**
Grand Totals ##	**87,495**	**102,416**	**109,691**	**116,341**	**122,821**	**129,040**	**135,559**	**141,035**	**146,749**	**153,436**	**160,417**

Excludes other indirect labour costs eg, Psychometric testing & Medical checks

4.7 (b) Summary of Planned Human Resources by FTE

For the ten years ending 30 June 3035

	Annual Forecast 2024/25 FTE	Proposed Budget 2025/26 FTE	Projected 2026/27 FTE	Projected 2027/28 FTE	Projected 2028/29 FTE	Projected 2029/30 FTE	Projected 2030/31 FTE	Projected 2031/32 FTE	Projected 2032/33 FTE	Projected 2033/34 FTE	Projected 2034/35 FTE
City Delivery											
Permanent - Full Time	***138.0***	***127.5***	***132.6***	***137.2***	***141.3***	***144.8***	***148.4***	***150.6***	***152.9***	***156.0***	***159.1***
Male	74.4	69.0	71.8	74.3	76.5	78.4	80.3	81.5	82.8	84.4	86.1
Female	63.6	57.8	60.1	62.2	64.0	65.6	67.3	68.3	69.3	70.7	72.1
Persons of self-described gender	-	0.7	0.7	0.7	0.8	0.8	0.8	0.8	0.8	0.9	0.9
Permanent - Part Time	***25.7***	***28.3***	***29.4***	***30.4***	***31.3***	***32.1***	***32.9***	***33.4***	***33.9***	***34.6***	***35.3***
Male	4.5	5.7	5.9	6.1	6.3	6.4	6.6	6.7	6.8	6.9	7.1
Female	21.2	21.8	22.7	23.5	24.1	24.8	25.4	25.8	26.2	26.7	27.2
Persons of self-described gender	-	0.8	0.8	0.8	0.9	0.9	0.9	0.9	0.9	1.0	1.0
Casual - Temporary	***3.8***	***3.3***	***3.4***	***3.5***	***3.6***	***3.7***	***3.8***	***3.9***	***4.0***	***4.1***	***4.2***
Male	2.8	2.3	2.4	2.4	2.5	2.6	2.6	2.7	2.8	2.9	2.9
Female	1.0	1.0	1.0	1.1	1.1	1.1	1.2	1.2	1.2	1.2	1.3
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total City Delivery	**167.5**	**159.1**	**165.4**	**171.1**	**176.2**	**180.6**	**185.1**	**187.9**	**190.8**	**194.7**	**198.6**
City Futures											
Permanent - Full Time	***102.7***	***102.7***	***106.8***	***110.5***	***113.8***	***116.6***	***119.5***	***121.3***	***123.1***	***125.6***	***128.1***
Male	53.9	54.0	56.2	58.1	59.8	61.3	62.8	63.8	64.7	66.0	67.4
Female	48.8	47.8	49.8	51.5	53.0	54.3	55.7	56.5	57.3	58.5	59.7
Persons of self-described gender	-	0.9	0.8	0.9	1.0	1.0	1.0	1.0	1.1	1.1	1.0
Permanent - Part Time	***2.6***	***3.5***	***3.6***	***3.7***	***3.8***	***3.9***	***4.0***	***4.1***	***4.2***	***4.3***	***4.4***
Male	0.9	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.7	0.7
Female	1.7	2.9	3.0	3.1	3.2	3.2	3.3	3.4	3.5	3.6	3.7
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Casual - Temporary	-	-	-	-	-	-	-	-	-	-	-
Male	-	-	-	-	-	-	-	-	-	-	-
Female	-	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total City Futures	**105.3**	**106.2**	**110.4**	**114.2**	**117.6**	**120.5**	**123.5**	**125.4**	**127.3**	**129.9**	**132.5**

4.7 (b) Summary of Planned Human Resources by FTE (cont)

For the ten years ending 30 June 3035

	Annual Forecast 2024/25 FTE	Proposed Budget 2025/26 FTE	Projected 2026/27 FTE	Projected 2027/28 FTE	Projected 2028/29 FTE	Projected 2029/30 FTE	Projected 2030/31 FTE	Projected 2031/32 FTE	Projected 2032/33 FTE	Projected 2033/34 FTE	Projected 2034/35 FTE
City Life											
Permanent - Full Time	***173.9***	***173.7***	***180.6***	***186.9***	***192.5***	***197.3***	***202.2***	***205.2***	***208.3***	***212.5***	***216.8***
Male	39.3	41.4	43.1	44.6	45.9	47.1	48.2	48.9	49.7	50.7	51.7
Female	134.6	131.3	136.5	141.3	145.5	149.1	152.8	155.1	157.4	160.6	163.9
Persons of self-described gender	-	1.0	1.0	1.0	1.1	1.1	1.2	1.2	1.2	1.2	1.2
Permanent - Part Time	***105.6***	***106.8***	***111.1***	***115.0***	***118.5***	***121.5***	***124.5***	***126.4***	***128.3***	***130.9***	***133.5***
Male	9.0	10.0	10.4	10.8	11.1	11.4	11.7	11.8	12.0	12.3	12.5
Female	95.2	94.8	98.6	102.1	105.2	107.8	110.5	112.2	113.9	116.2	118.5
Persons of self-described gender	1.4	2.0	2.1	2.1	2.2	2.3	2.3	2.4	2.4	2.4	2.5
Casual - Temporary	***8.3***	***9.9***	***10.3***	***10.7***	***11.0***	***11.3***	***11.6***	***11.8***	***12.0***	***12.2***	***12.4***
Male	1.5	1.2	1.2	1.3	1.3	1.4	1.4	1.4	1.5	1.5	1.5
Female	6.8	8.7	9.1	9.4	9.7	9.9	10.2	10.4	10.5	10.7	10.9
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total City Life	**287.8**	**290.4**	**302.0**	**312.6**	**322.0**	**330.1**	**338.3**	**343.4**	**348.6**	**355.6**	**362.7**
Office of CEO											
Permanent - Full Time	***65.3***	***85.2***	***88.6***	***91.7***	***94.5***	***96.9***	***99.3***	***100.8***	***102.3***	***104.3***	***106.4***
Male	13.2	22.8	23.7	24.6	25.3	26.0	26.6	27.0	27.4	28.0	28.5
Female	52.1	61.4	63.8	66.1	68.1	69.8	71.5	72.6	73.7	75.1	76.7
Persons of self-described gender	-	1.0	1.1	1.0	1.1	1.1	1.2	1.2	1.2	1.2	1.2
Permanent - Part Time	***13.8***	***12.9***	***13.4***	***13.9***	***14.3***	***14.7***	***15.1***	***15.3***	***15.5***	***15.8***	***16.1***
Male	0.6	0.6	0.6	0.6	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Female	13.2	11.8	12.3	12.7	13.1	13.5	13.8	14.0	14.2	14.5	14.7
Persons of self-described gender	-	0.5	0.5	0.6	0.5	0.5	0.6	0.6	0.6	0.6	0.7
Casual - Temporary	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***	***0.5***
Male	-	-	-	-	-	-	-	-	-	-	-
Female	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total Office of the CEO	**79.6**	**98.6**	**102.5**	**106.1**	**109.3**	**112.1**	**114.9**	**116.6**	**118.3**	**120.6**	**123.0**

4.7 (b) Summary of Planned Human Resources by FTE (cont)

For the ten years ending 30 June 3035

	Annual Forecast 2024/25 FTE	Proposed Budget 2025/26 FTE	Projected 2026/27 FTE	Projected 2027/28 FTE	Projected 2028/29 FTE	Projected 2029/30 FTE	Projected 2030/31 FTE	Projected 2031/32 FTE	Projected 2032/33 FTE	Projected 2033/34 FTE	Projected 2034/35 FTE
Organisational Performance											
Permanent - Full Time	***82.9***	***133.2***	***138.5***	***143.3***	***147.6***	***151.3***	***155.1***	***157.4***	***159.8***	***163.0***	***166.3***
Male	38.3	64.0	66.6	68.9	71.0	72.7	74.6	75.7	76.8	78.4	80.0
Female	44.6	69.2	71.9	74.4	76.6	78.6	80.5	81.7	83.0	84.6	86.3
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Permanent - Part Time	***0.8***	***1.3***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***	***1.4***
Male	-	-	-	-	-	-	-	-	-	-	-
Female	0.8	1.3	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Casual - Temporary	-	-	-	-	-	-	-	-	-	-	-
Male	-	-	-	-	-	-	-	-	-	-	-
Female	-	-	-	-	-	-	-	-	-	-	-
Persons of self-described gender	-	-	-	-	-	-	-	-	-	-	-
Total Organisational Performance	**83.7**	**134.5**	**139.9**	**144.7**	**149.0**	**152.7**	**156.5**	**158.8**	**161.2**	**164.4**	**167.7**
Grand Totals ##	**723.9**	**788.8**	**820.2**	**848.7**	**874.1**	**896.0**	**918.3**	**932.1**	**946.2**	**965.2**	**984.5**

5. Financial performance indicators

The following table highlights Council's projected performance across a range of key financial performance indicators. These indicators provide an analysis of Council's 10 year financial projections and should be interpreted in the context of the organisation's objectives and financial management principles.

Indicator	Measure	NOTES	Annual Forecast 2024/25	Proposed Budget 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35	Trend +/o/-
Operating position														
Adjusted underlying result (an adjusted underlying surplus is generated in the ordinary course of business)	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	1	3.2%	3.5%	2.5%	1.6%	2.5%	2.8%	5.4%	6.7%	6.9%	8.6%	11.0%	+
Liquidity														
Working Capital (sufficient working capital is available to pay bills as and when they fall due)	Current assets / current liabilities	2	394.1%	360.6%	163.6%	87.8%	77.2%	107.8%	145.1%	137.2%	116.2%	99.5%	62.7%	o
Unrestricted cash (sufficient cash that is free of restrictions is available to pay bills as and when they fall due)	Unrestricted cash / current liabilities	3	478.8%	411.4%	167.7%	59.0%	101.9%	180.2%	177.7%	331.2%	200.2%	117.7%	52.4%	o
Obligations														
Loans and borrowings to Rates	Interest bearing loans and borrowings / rate revenue	4	2.1%	11.3%	25.6%	32.6%	32.5%	43.6%	44.8%	54.6%	62.2%	59.0%	55.2%	o
Loans and borrowings repayments to Rates	Interest and principal repayments on interest bearing loans and borrowings / rate revenue	4	1.6%	3.6%	6.0%	7.9%	8.8%	11.6%	10.8%	13.8%	16.7%	17.0%	16.5%	+
Indebtedness	Non-current liabilities / own source revenue	5	1.9%	7.1%	16.3%	20.0%	19.5%	27.9%	27.5%	33.2%	37.9%	35.9%	32.8%	+
Asset Renewal	Asset renewal & upgrade exp / depreciation	6	117.8%	110.3%	199.8%	77.4%	67.3%	47.7%	58.2%	65.1%	87.7%	79.4%	87.2%	-
Stability														
Rates Concentration	Rate revenue / Adjusted underlying revenue	7	63.827%	63.626%	66.023%	65.596%	66.552%	67.571%	67.330%	68.204%	68.987%	69.761%	69.954%	o
Rates effort	Rate revenue / CIV of rateable properties in the municipality	8	0.313%	0.307%	0.302%	0.296%	0.291%	0.285%	0.280%	0.275%	0.270%	0.265%	0.260%	o
Efficiency														
Revenue level	General rates and municipal charges / no. of property assessments	9	$2,156	$2,224	$2,309	$2,398	$2,490	$2,586	$2,685	$2,789	$2,896	$3,007	$3,123	+
Expenditure level	Total expenses / no. of property assessments	9	$3,269	$3,374	$3,409	$3,596	$3,648	$3,719	$3,774	$3,817	$3,910	$3,938	$3,975	+

Key to Trend:
+ increase in Council's overall targets
o maintaining Council's overall targets
- decrease in Council's overall targets

Notes to indicators

1. Adjusted underlying result

ADJUSTED UNDERLYING SURPLUS / (DEFICIT)	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Total income	**666,313**	**613,523**	**638,871**	**642,197**	**701,138**	**739,553**	**670,867**	**682,570**	**692,599**	**797,917**	**764,779**
Less											
Grants - Capital non-recurrent	23,673	43,000	12,879	6,080	6,448	5,956	5,871	6,573	6,354	6,315	7,205
Contributions monetary	81,934	85,980	126,849	106,808	126,700	102,888	66,441	44,129	38,216	63,836	22,893
Contributions non monetary	265,066	154,410	151,959	152,226	166,152	204,029	136,519	145,834	136,212	181,141	145,954
Net gain (loss) on disposal of assets	(3,607)	6,330	10,178	10,743	11,874	11,874	12,439	6,691	-	-	-
Adjusted Underlying Revenue	**299,247**	**323,802**	**337,007**	**366,341**	**389,963**	**414,807**	**449,598**	**479,343**	**511,817**	**546,625**	**588,728**
Less											
Total expenses	289,615	312,629	328,535	360,389	380,178	403,111	425,477	447,449	476,708	499,382	524,174
Adjusted Underlying Surplus/(Deficit)	**9,632**	**11,173**	**8,472**	**5,953**	**9,785**	**11,696**	**24,120**	**31,894**	**35,109**	**47,243**	**64,554**
Indicator: Adjusted Underlying Result	**3.2%**	**3.5%**	**2.5%**	**1.6%**	**2.5%**	**2.8%**	**5.4%**	**6.7%**	**6.9%**	**8.6%**	**11.0%**

Underlying result is an indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. This ratio refers to the operational outcome as assessed in the comprehensive income statement, adjusted for non-operational items such as capital income, contributed monetary and non-monetary assets and non-operational asset sales.
The projected underlying surplus for 2025/26 is 11.2 million. Outer year projections remain positive which demonstrates Council's ongoing financial sustainability to deliver ongoing services and build important infrastructure assets.

2. Working Capital

WORKING CAPITAL	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Current Assets	406,015	403,963	195,909	110,968	101,884	148,142	212,162	219,213	199,941	177,356	116,802
Current Liabilities	103,011	112,024	119,741	126,327	132,016	137,482	146,188	159,725	172,053	178,239	186,236
Working Capital	**303,004**	**291,939**	**76,169**	**(15,359)**	**(30,132)**	**10,659**	**65,974**	**59,488**	**27,888**	**(882)**	**(69,433)**
Indicator: Working Capital	**394.1%**	**360.6%**	**163.6%**	**87.8%**	**77.2%**	**107.8%**	**145.1%**	**137.2%**	**116.2%**	**99.5%**	**62.7%**
less											
- Restricted Reserves	339,904	357,058	334,744	342,051	300,794	278,244	254,938	291	(87,020)	(141,201)	(165,676)
Working Capital (net of Restricted Reserves)	**(36,900)**	**(65,118)**	**(258,576)**	**(357,410)**	**(330,926)**	**(267,585)**	**(188,964)**	**59,197**	**114,908**	**140,319**	**96,243**
less											
- Discretionary Reserves	123,442	125,576	106,467	133,071	161,583	190,096	219,972	235,801	235,487	230,476	229,160
Unrestricted working capital	**(160,342)**	**(190,694)**	**(365,043)**	**(490,481)**	**(492,509)**	**(457,680)**	**(408,936)**	**(176,603)**	**(120,579)**	**(90,157)**	**(132,917)**

Working capital is a general measure of the organisation's liquidity and its ability to meet its commitments as and when they fall due. A working capital ratio of above 1 (100%) indicates that Council is able to adequately meet all of its short-term expenses. Council's working capital position remains strong over the ten years of the Financial Plan.

3. Unrestricted Cash

UNRESTRICTED CASH AND INVESTMENTS	Forecast 2024/25 $'000	Budget 2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000	2032/33 $'000	2033/34 $'000	2034/35 $'000
Total Cash & Investments	**662,952**	**670,099**	**467,036**	**392,768**	**391,197**	**448,667**	**438,580**	**385,769**	**340,795**	**291,781**	**236,614**
Restricted Cash & Investments											
- Restricted Reserves	339,904	357,058	334,744	342,051	300,794	278,244	254,938	291	(87,020)	(141,201)	(165,676)
- Cash to fund carry forward capital works		-	-	-	-	-	-	-	-	-	-
Unrestricted Cash & Investments	**323,048**	**313,041**	**132,291**	**50,718**	**90,403**	**170,423**	**183,642**	**385,478**	**253,775**	**150,579**	**70,938**
Current Liabilities *(incl Tr. & Oth Receivables/Current Assets)*	67,474	76,086	78,906	85,983	88,694	94,569	103,362	116,391	126,760	127,885	135,500
Indicator: Unrestricted cash	**478.8%**	**411.4%**	**167.7%**	**59.0%**	**101.9%**	**180.2%**	**177.7%**	**331.2%**	**200.2%**	**117.7%**	**52.4%**

Part of the cash and cash equivalents held by Council are restricted in their application and are not fully available for all Council's operations. The budgeted unrestricted cash statement above indicates Council's unrestricted cash and reserve balances, however a significant proportion of the unrestricted funds are earmarked as funding for the Infrastructure and Strategic Investment Reserve.

4. Debt compared to rates

BORROWINGS vs RATES	Forecast 2024/25 $'000	Budget 2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000	2032/33 $'000	2033/34 $'000	2034/35 $'000
Rates and charges	191,001	206,022	222,504	240,304	259,528	280,291	302,714	326,931	353,085	381,332	411,839
Interest bearing loans and borrowings	3,924	23,300	57,046	78,340	84,264	122,328	135,665	178,582	219,487	224,863	227,425
Indicator: Loans and borrowings compared to rates	**2.1%**	**11.3%**	**25.6%**	**32.6%**	**32.5%**	**43.6%**	**44.8%**	**54.6%**	**62.2%**	**59.0%**	**55.2%**
Interest and principal repayments	3,047	7,350	13,295	18,988	22,852	32,412	32,671	45,035	58,945	64,775	67,758
Indicator: Interest and principal repayments compared to rates	**1.6%**	**3.6%**	**6.0%**	**7.9%**	**8.8%**	**11.6%**	**10.8%**	**13.8%**	**16.7%**	**17.0%**	**16.5%**

These indicators measure the level of Council's total debt as a percentage of rate revenue, and the percentage of rate revenue required to service that debt respectively.

5. Indebtedness

INDEBTEDNESS	Forecast 2024/25 $'000	Budget 2025/26 $'000	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000	2030/31 $'000	2031/32 $'000	2032/33 $'000	2033/34 $'000	2034/35 $'000
Non-current liabilities	**4,913**	**19,914**	**47,591**	**63,863**	**66,594**	**102,014**	**109,598**	**141,669**	**173,545**	**176,108**	**174,206**
Adjusted Underlying Revenue	299,247	323,802	337,007	366,341	389,963	414,807	449,598	479,343	511,817	546,625	588,728
less											
Grants - operating	42,778	43,985	45,305	46,664	48,064	49,506	50,991	52,521	54,096	55,719	57,391
Own Source Revenue	**256,469**	**279,817**	**291,702**	**319,677**	**341,899**	**365,301**	**398,607**	**426,822**	**457,720**	**490,906**	**531,337**
Indicator: Indebtedness	**1.9%**	**7.1%**	**16.3%**	**20.0%**	**19.5%**	**27.9%**	**27.5%**	**33.2%**	**37.9%**	**35.9%**	**32.8%**

This indicator assesses a Council's ability to pay long term financial obligations (non-current liabilities) from the funds it generates. The higher the percentage, the less able Council is to cover non-current liabilities from the revenues Council generates itself. Own-sourced revenue is used (rather than total revenue) because it does not include contributions or capital grants, which are usually tied to specific projects.

6. Asset Renewal

ASSET RENEWAL	Forecast 2024/25	Budget 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Asset Renewal and Upgrade Expenses	72,025	**75,525**	137,874	70,836	65,399	48,481	61,447	71,661	102,878	94,040	104,961
Depreciation	61,118	**68,456**	69,023	91,497	97,195	101,644	105,543	110,067	117,358	118,413	120,390
Indicator: Asset renewal	**117.8%**	**110.3%**	**199.8%**	**77.4%**	**67.3%**	**47.7%**	**58.2%**	**65.1%**	**87.7%**	**79.4%**	**87.2%**

This percentage indicates the extent of Council's renewals against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed. This would require future capital expenditure to renew assets base to their existing condition. While this is a useful indicator it should however be noted that depreciation is an accounting measure and may not always represent asset consumption on an annual basis, hence care should be used in its interpretation.

7. Rates concentration

RATES CONCENTRATION	Forecast 2024/25	Budget 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Rates and Charges Revenue	191,001	206,022	222,504	240,304	259,528	280,291	302,714	326,931	353,085	381,332	411,839
Adjusted Underlying Revenue	299,247	323,802	337,007	366,341	389,963	414,807	449,598	479,343	511,817	546,625	588,728
Indicator: Rates concentration	**63.83%**	**63.63%**	**66.02%**	**65.60%**	**66.55%**	**67.57%**	**67.33%**	**68.20%**	**68.99%**	**69.76%**	**69.95%**

Reflects extent of reliance on rate revenues to fund all of Council's on-going services. Trend indicates Council will continue to become reliant on rate revenue compared to all other revenue sources. Council aims to reduce this reliance over the long term with investment in other income generating activities through its Infrastructure and Strategic Investment Reserve.

8. Rates effort

RATES EFFORT	Forecast 2024/25	Budget 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Rates and Charges Revenue	191,001	206,022	222,504	240,304	259,528	280,291	302,714	326,931	353,085	381,332	411,839
CIV of rateable properties in municipality	60,972,483	67,069,732	73,776,705	81,154,375	89,269,813	98,196,794	108,016,473	118,818,121	130,699,933	143,769,926	158,146,919
Indicator: Rates effort	**0.00313**	**0.00307**	**0.00302**	**0.00296**	**0.00291**	**0.00285**	**0.00280**	**0.00275**	**0.00270**	**0.00265**	**0.00260**

Rates effort is measured as rate revenue as a percentage of the capital improved value of rateable properties in the municipality.

9. Efficiency

EFFICIENCY	Forecast 2024/25	Budget 2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Number of property assessments (#'s)	88,598	92,656	96,362	100,217	104,225	108,394	112,730	117,239	121,929	126,806	131,878
Total expenses	289,615	312,629	328,535	360,389	380,178	403,111	425,477	447,449	476,708	499,382	524,174
Indicator: Expenditure level	**$3,269**	**$3,374**	**$3,409**	**$3,596**	**$3,648**	**$3,719**	**$3,774**	**$3,817**	**$3,910**	**$3,938**	**$3,975**
Rates and Charges Revenue	191,001	206,022	222,504	240,304	259,528	280,291	302,714	326,931	353,085	381,332	411,839
Indicator: Revenue level	**$2,156**	**$2,224**	**$2,309**	**$2,398**	**$2,490**	**$2,586**	**$2,685**	**$2,789**	**$2,896**	**$3,007**	**$3,123**

This ratio measures the proportion of operating expenditure per property assessment and indicates if resources are planned to be used efficiently in the delivery of services.

6. Strategies and Plans

This section describes the strategies and plans that support the 10 year financial projections included to the Financial Plan.

6.1 Borrowing strategy

6.1.1 Current debt position

In developing Councils 10-year Financial Plan, borrowings were identified as an important funding source for capital works programs. In correlation with our municipality's exponential growth in population, Council is investing in intergenerational assets to facilitate this growth utilising a combination of existing resources along with borrowings. Council is taking advantage of a competitive offering by Treasury Corporation of Victoria (TCV).

Since September 2021, the Victorian Government has provided loan facility support, with TCV being given the capacity to lend directly to Local Government entities. Accordingly, Council has resolved to use this facility to borrow $527.1 million over the 10 year period. This represents 19% of the funding required to meet the total capital investment over the same period of $2.8 billion.

The following table sets out future loan repayments, and total loan balances up to 2034/35 based on the forecast financial position of Council as at 30 June 2035.

6.1.2 Future borrowing requirements

The following table highlights Council's projected loan balance, including new loans and loan repayments for the 10 years of the Financial Plan.

BORROWINGS	Annual Actual 2023/24 $'000	Annual Forecast 2024/25 $'000	Proposed Budget 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Opening balance	6,144	3,536	3,924	23,300	57,046	78,340	84,264	122,328	135,665	178,582	219,487	224,863
Plus: New loans	-	3,300	25,703	44,558	36,833	25,000	65,000	40,000	80,000	90,000	60,000	60,000
Less: Principal repayment	2,608	2,912	6,327	10,812	15,538	19,076	26,936	26,663	37,083	49,095	54,624	57,438
Closing Balance	**3,536**	**3,924**	**23,300**	**57,046**	**78,340**	**84,264**	**122,328**	**135,665**	**178,582**	**219,487**	**224,863**	**227,425**
Interest payment	197	147	1,023	2,483	3,450	3,776	5,476	6,008	7,952	9,850	10,151	10,321

6.1.3 Performance indicators

The following table highlights Council's projected performance across a range of debt management performance indicators.

PERFORMANCE INDICATORS	Target	Annual Forecast 2024/25 %	Proposed Budget 2025/26 %	Projected 2026/27 %	Projected 2027/28 %	Projected 2028/29 %	Projected 2029/30 %	Projected 2030/31 %	Projected 2031/32 %	Projected 2032/33 %	Projected 2033/34 %	Projected 2034/35 %
Total borrowing / Rate revenue	Below 60%	2%	11%	26%	33%	32%	44%	45%	55%	62%	59%	55%
Debt servicing / Rate revenue	Below 5%	0.1%	0.5%	1.1%	1.4%	1.5%	2.0%	2.0%	2.4%	2.8%	2.7%	2.5%
Indebtedness / Own source revenue	Below 60%	2%	8%	20%	25%	25%	33%	34%	42%	48%	46%	43%

6.2 Reserves Strategy

6.2.1 Current Reserves

COMMUNITY INFRASTRUCTURE

Purpose - This reserve retains funds collected from developers associated with the subdivision of land for the provision and delivery of infrastructure within the Precinct Structure Plans and Non-Precinct Structure Plans in accordance with the *Planning and Environment Act 1987* and *Subdivision Act 1988* . Development Contribution Plans and Infrastructure Contribution Plans were established to manage the proceeds contributed by developers. Where no development plans exist, s73 Agreement is applied as a mechanism to collect contributions from developers.

Movements - Transfers to the reserve (inflows) comprise of monetary levies and in-kind associated with developments. Transfers from the reserve (outflows) are applied to fund capital works for development infrastructure projects and community infrastructure projects and funds refunded to developers for capital works completed directly by the developer.

PERPETUAL MAINTENANCE

Purpose - Provision for perpetual maintenance of Melton Cemetery.

Movements - Transfer from the reserve (outflows) are aligned to operational requirements of Melton Cemetery.

INFRASTRUCTURE & STRATEGIC INVESTMENT

Purpose - Income generated from Atherstone Estate set aside for major capital works and investments to diversify Council's income streams.

Movements - Inflows to the reserve are mainly sourced from the sale of land from the Atherstone development. Transfers from the reserve (outflows) are aligned to Council's long-term strategy to fund major capital work projects and diversity Council's income stream via investing in income generating assets to reduce Council's reliance on rates income.

DEFINED BENEFIT CALL

Purpose - Provision for potential future funding call under the Defined Benefits Superannuation Scheme.

Movements - The contributions are required when called upon by the scheme so sufficient funds will be available to meet Council's obligation.

6.2.2 Reserve usage projections

The table below discloses the balance and annual movement for each reserve over the 10-year life of the Financial Plan. Total amount of reserves, for each year, is to align with the Statement of Changes in Equity. Restricted reserves are to be included to the disclosure of restricted cash assets.

OTHER RESERVES		Proposed Budget 2025/26	Projected 2026/27	Projected 2027/28	Projected 2028/29	Projected 2029/30	Projected 2030/31	Projected 2031/32	Projected 2032/33	Projected 2033/34	Projected 2034/35
		$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Street Trees & Drainage	*Restricted*										
Opening Balance		1,064	1,104	1,144	1,184	1,224	1,264	1,304	1,344	1,384	1,424
Transfer To Reserve		40	40	40	40	40	40	40	40	40	40
Transfer From Reserve											
Closing Balance		**1,104**	**1,144**	**1,184**	**1,224**	**1,264**	**1,304**	**1,344**	**1,384**	**1,424**	**1,464**
Community Infrastructure	*Restricted*										
Opening Balance		338,840	355,954	333,600	340,867	299,570	276,980	253,634	(1,053)	(88,404)	(142,625)
Transfer To Reserve		117,285	162,676	145,260	163,356	148,635	89,333	64,331	41,711	66,922	22,893
Transfer From Reserve		(100,171)	(185,029)	(137,994)	(204,653)	(171,225)	(112,679)	(319,019)	(129,061)	(121,144)	(47,407)

Closing Balance		**355,954**	**333,600**	**340,867**	**299,570**	**276,980**	**253,634**	**(1,053)**	**(88,404)**	**(142,625)**	**(167,140)**
Total Restricted	*Total Restricted*										
Opening Balance		339,904	357,058	334,744	342,051	300,794	278,244	254,938	291	(87,020)	(141,201)
Transfer To Reserve		117,325	162,716	145,300	163,396	148,675	89,373	64,371	41,751	66,962	22,933
Transfer From Reserve		(100,171)	(185,029)	(137,994)	(204,653)	(171,225)	(112,679)	(319,019)	(129,061)	(121,144)	(47,407)
Closing Balance		**357,058**	**334,744**	**342,051**	**300,794**	**278,244**	**254,938**	**291**	**(87,020)**	**(141,201)**	**(165,676)**

OTHER RESERVES		Projected 2025/26 $'000	Projected 2026/27 $'000	Projected 2027/28 $'000	Projected 2028/29 $'000	Projected 2029/30 $'000	Projected 2030/31 $'000	Projected 2031/32 $'000	Projected 2032/33 $'000	Projected 2033/34 $'000	Projected 2034/35 $'000
Perpetual Maintenance	*Discretionary*										
Opening Balance		148	155	162	169	176	183	190	197	204	211
Transfer To Reserve		7	7	7	7	7	7	7	7	7	7
Transfer From Reserve											
Closing Balance		**155**	**162**	**169**	**176**	**183**	**190**	**197**	**204**	**211**	**218**
Infrastructure & Strategic Investment	*Discretionary*										
Opening Balance		122,873	124,985	105,854	132,436	160,926	189,417	219,271	235,078	234,742	229,709
Transfer To Reserve		15,393	25,188	26,587	29,386	29,386	30,785	16,559			
Transfer From Reserve		(13,281)	(44,319)	(5)	(896)	(896)	(931)	(752)	(336)	(5,033)	(1,338)
Closing Balance		**124,985**	**105,854**	**132,436**	**160,926**	**189,417**	**219,271**	**235,078**	**234,742**	**229,709**	**228,371**
Defined Benefits Call	*Discretionary*										
Opening Balance		421	436	451	466	481	496	511	526	541	556
Transfer To Reserve		15	15	15	15	15	15	15	15	15	15
Transfer From Reserve											
Closing Balance		**436**	**451**	**466**	**481**	**496**	**511**	**526**	**541**	**556**	**571**
Total Discretionary	*Total Discretionary*										
Opening Balance		123,442	125,576	106,467	133,071	161,583	190,096	219,972	235,801	235,487	230,476
Transfer To Reserve		15,415	25,210	26,609	29,408	29,408	30,807	16,581	22	22	22
Transfer From Reserve		(13,281)	(44,319)	(5)	(896)	(896)	(931)	(752)	(336)	(5,033)	(1,338)
Closing Balance		**125,576**	**106,467**	**133,071**	**161,583**	**190,096**	**219,972**	**235,801**	**235,487**	**230,476**	**229,160**
Grand Total Restricted & Discretionary	*Total Discretionary*										
Opening Balance		463,346	482,633	441,211	475,122	462,377	468,340	474,910	236,092	148,467	89,274
Transfer To Reserve		132,739	187,926	171,910	192,804	178,083	120,181	80,952	41,773	66,984	22,955
Transfer From Reserve		(113,452)	(229,348)	(137,999)	(205,549)	(172,121)	(113,610)	(319,771)	(129,397)	(126,177)	(48,745)
Closing Balance		**482,633**	**441,211**	**475,122**	**462,377**	**468,340**	**474,910**	**236,092**	**148,467**	**89,274**	**63,484**

MELTON
CITY
COUNCIL

Asset Plan

2025–2035





CITY OF
MELTON

Acknowledgement of Country

Melton City Council acknowledges the Kulin Nations as the Traditional Owners and custodians of this land and pays respect to their Elders past and present.



Contents

Introduction	1
Our City	2
Our community profile	4
Our Assets	6
Our challenges and opportunities	8
Community feedback informs the plan	10
Vision and Themes	12
Asset condition	14
Funding for the future	16
Transport	18
Buildings	20
Stormwater	22
Open Space	24
Funding and investment	26
Monitoring and improvement	28
Key terms and definitions	32

Introduction



Cr Steve Abboushi
Mayor, Councillor for Bullum Bullum Ward



Cr Lara Carli
Deputy Mayor, Councillor for Sugar Gum Ward



Cr Kathy Majdlik
Councillor for Lake Caroline Ward



Cr Brandi Morris
Councillor for Coolibah Ward



Cr Sophie Ramsey
Councillor for Watts Ward



Cr Julie Shannon
Councillor for Stringybark Ward



Cr Bob Turner
Councillor for Cambrian Ward



Cr Ashleigh Vandenberg
Councillor for Jackwood Ward



Cr John Verdon
Councillor for Hilltop Ward



Cr Dr Phillip Zada
Councillor for Mount Atkinson Ward

Melton City Council manages over 250,000 built assets at a value of close to $ 4 billion including roads, paths, bridges, facilities, stormwater drains and open spaces.

These assets contribute to the fabric of community, providing opportunities for recreation, transportation, interaction, and are vital for community connection and improving the liveability of our growing City.

Council acts as the steward of infrastructure, buildings, parks and reserves on behalf of our community. We must have an effective way to keep track of the condition of these assets to manage their maintenance, renewal and replacement over time.

The *Local Government Act 2020* recognises the importance of strategic asset management, requiring Councils to prepare an Asset Plan. This is particularly important in the face of climate change, technological advancements, and a changing community profile. Council must lead an evidence-based approach linked to long-term financial sustainability.

This Asset Plan outlines our 10-year plan to maintain, improve and invest in our assets in a strategic and innovative way. It provides a strategic overview of how Council manages the community's infrastructure and assets. This includes what needs to happen to ensure individual assets are kept in safe condition or upgraded to reasonable standards that meet existing community needs and provide for future growth.

Council must balance the building of any new assets required for our growing City with the need to maintain its existing infrastructure. Environmental, economic, social and cultural factors are also considered when managing community assets within budget constraints.

Our City increasingly looks to exploring and diversifying its revenue streams to achieve desired community assets. We seek to achieve fit-for-purpose facilities and infrastructure through joint ventures with developers, industry and other commercial sponsors who are willing to work in partnership with our grassroots community and sporting groups.



Our City

The City of Melton continues to be one of Australia's fastest growing local government areas with our population projected to more than double to 455,980 by 2046. This means our City will become larger than Canberra and four times the current size of Ballarat.

Located on the outer western fringe of metropolitan Melbourne, the City of Melton is only 23 kilometres west of Melbourne CBD and offers urban and rural lifestyles across a land area of 527 square kilometres.

We are bounded by five municipalities: Moorabool Shire to the west, Macedon Ranges Shire to the north, the Cities of Hume and Brimbank to the east, and Wyndham to the south.

Our communities and suburbs include Aintree, Bonnie Brook, Brookfield, Burnside, Burnside Heights, Cobblebank, Deanside, Diggers Rest, Exford, Fieldstone, Fraser Rise, Grangefields, Harkness, Hillside, Kurunjang, Melton South, Melton West, Mount Cottrell, Parwan, Plumpton, Ravenhall, Rockbank, Strathtulloh, Taylors Hill, Thornhill Park, Truganina and Weir Views. Other townships include Diggers Rest, Toolern Vale and Eynesbury.

The City of Melton's rapid residential development is seeing 5,500 new homes built annually, providing diversity and affordability in housing options. It is estimated 225,000 new residents will move into suburbs along the Western Highway corridor by 2046.

Growth of this scale and speed presents a variety of challenges for Council to provide adequate services and support to vibrant and liveable communities.

Working with other levels of government helps our Council to invest in, create and maintain assets that address disadvantage and help make our city more equitable and accessible for all.

Our goal is a prosperous, connected, healthy and sustainable community where we strategically plan for future growth.

This Asset Plan reflects Council's commitment to transparency in sharing the challenges as we navigate a complex economic environment and funding constraints to benefit residents and visitors to our City.







Our community profile

The City of Melton is home to an increasingly younger, aspirational and more diverse population demonstrated in this snapshot of our community's demographic profile.

The median age of our residents is 33 years and families with children are pushing existing and future demand for more local primary schools and specialist secondary colleges, as well as TAFE and university courses to be more affordable and accessible, closer to home.

Council continues to advocate for a stronger tertiary education presence in Cobblebank, including TAFE and a University campus, to reduce the necessity for students to commute or relocate to pursue vocational courses or professional careers of their choice.











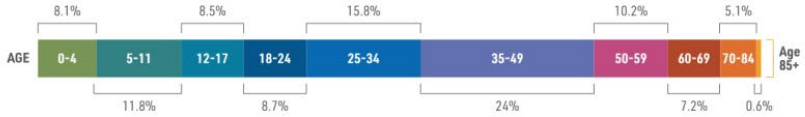
Our population

232,721
residents in 2024

2,636
First Nations residents

33
years median age

10,119
arrivals in Melton since 2016



For more information about your local area visit Council's webpage:
www.melton.vic.gov.au/Council/About-the-City/Demographics

39%
speak languages other than English

Top 5 languages spoken at home other than English:

1. Punjabi
2. Filipino/Tagalog
3. Vietnamese
4. Arabic
5. Hindi





36%
born overseas
Increase of 5.8% since 2016

Top 5 religions of Melton residents:

1. Western (Roman) Catholic
2. Islam
3. Sikhism
4. Hinduism
5. Christion, nfd

45%
Couples with children

19%
Couples without children

16%
Lone person households

13%
One parent families

2%
Group, shared or other households

2021 ABS Census Data used unless stated

Our Assets



What is an Asset?

An asset refers to any physical or infrastructure item of property owned and managed by Council that is essential for delivering services that contribute to our community's health and wellbeing.

They can be built or natural and usually fit into the functional groups below:

Transport	Building	Stormwater	Open Space
Refer to the assets necessary for supporting the community's need for connectivity and access to amenities and services for their day to day activities; work, school, socialising and other.	Building facilities required to provide services to the community, including recreation, family and child support, residential services, health services and other administrative services.	The various assets required for the efficient management of rainfall; collection, storing and distribution of rainfall water.	Comprise of the assets and locations that supports the communities' sports and recreational activities and their health and wellbeing.
Includes roads, bridges, pathways, kerbs, carparks, Traffic Management Devices and other road ancillary assets such as road barriers, street lighting and street signs.	Includes council housing, maternal child health facilities, galleries, libraries, stadiums, workshops, community halls, offices, pavilions and toilet blocks.	Includes stormwater pits, pipes, end walls, basins, open drains and rain gardens.	Includes parks and gardens, playing fields and courts, open space furniture playgrounds and play equipment.

What is an Asset Plan?

An Asset Plan is a strategic document that every local council in Victoria is required to prepare under the *Local Government Act 2020*. It outlines how the council will manage on behalf of its community, its infrastructure and other community assets over at least a 10-year period.

An Asset Plan is essential because it helps councils manage public infrastructure responsibly and sustainably. It ensures that these assets are maintained and improved in a way that supports community needs now and into the future. The plan also promotes transparency, showing how council decisions about assets align with long-term goals and financial planning.

The purpose of this Asset Plan is to define and document the necessary approaches to be undertaken to achieve the implementation of Council's Asset Management Policy. The Plan's objective is to establish a framework to guide the planning, construction, maintenance and operation of the infrastructure essential for providing services to the community.

What is Asset Management?

Asset management is a planned approach to look after community facilities and infrastructure. It helps us decide when to build, upgrade, maintain or replace assets while making the best use of available funding to meet community need.

Key to asset management is the lifecycle management approach which considers the costs of an asset over its useful life. Regular condition monitoring allows Council to achieve the best possible return on the money it invests in its assets.

The Asset Management Accountability Framework (AMAF) provides both mandatory requirements and best practice recommendations for managing assets in government agencies and organisations. It outlines how assets should be managed throughout their entire life cycle to support service delivery objective.





Our challenges and opportunities

Council has a significant leadership role in ensuring our residents are provided with an environment in which they can achieve the best possible health and wellbeing outcomes. We achieve this by delivering services and programs while at the same time managing and maintaining safe infrastructure that meets the needs of our community.

We place people at the centre of what we do, and our community expects assets to be provided and maintained to a standard that ensures public safety, amenity and accessibility, so that they support the delivery of quality services and programs.

Managing and maintaining a rapidly growing asset base is a challenge for us, particularly when operating within a resource constrained environment. We face financial challenges such as rising materials and labour costs – particularly with construction of buildings, fencing, paths, roads and bridges.

We need to balance delivering what the community needs and expects with what it can afford.

Property rates capping is set by the State Government, limiting our ability to increase revenue through traditional means. Diversifying funding streams via government funding applications and commercial sponsorship are being explored as potential sources of funding to meet community needs for services.

As our City grows and assets age, maintaining them effectively becomes increasingly complex. Infrastructure requires proactive investment to prevent deterioration.

Using sustainable products, ensuring regular maintenance schedules are followed, and working in close partnership with volunteers and Committees of Management on timely repairs to community buildings is critical to the longevity of our facilities and infrastructure.

Clever flexible building designs and planning in consultation with residents when planning multi-purpose uses of community and sporting hubs is one approach that is serving our community well. This also allows for different user groups to emerge over time.

By making strategic choices in managing our City's assets, we ensure that current and future generations benefit.

Population changes place extra demands on our assets

Demands on our City's network of assets reflects a range of ways and community needs from cradle to the grave, including:

- managing increased traffic on our local roads and streets with signage, speed humps, roundabouts, traffic lights,
- providing maternal and child health centres and preschools for young children,
- more shared footpaths and cycle tracks, new off lead dog parks, carparking,
- extra playgrounds, sporting fields, practice nets, goal posts and pavilions,
- community and health centres, libraries and aquatic and leisure centres,
- upgrades to bowling and golf clubs, tennis, netball and basketball courts,
- community halls, neighbourhood houses, senior citizens centres, aged care services and even cemeteries.

	2024		2046
	232,721	City of Melton **Population**	455,980
Age 0-4	14,461	Increased demand **Recreation and leisure services**	24,340
Age 5-9	15,573	Increased demand **Parks and playgrounds**	34,743
Age 10-19	25,250	Increased demand **Reserves and sports services**	63,613
Age 80+	2,701	Increased demand **Footpaths and age care services**	7,672

Our assets will need to reflect the expectations of the City of Melton's changing demographics. As a growth Council, our city is characterised by young families moving into the area, attracted by its relatively affordable land and housing. The City of Melton is increasingly multicultural, welcoming an increase in people from Asian, Indian and African nations.

As younger families and aspirational migrants move to the City of Melton, they bring natural expectations for quality facilities and services in easy reach from their homes, schools and workplaces.

Increased residential rates revenue generated by more than 100,000 new dwellings to be built by 2051 will only partly contribute to the assets and infrastructure supporting our communities.

Economic drivers connect our community

We are also witnessing rapid development and commercial uptake of our employment precincts which will in turn generate additional rates and charges revenue, create local jobs and unlock economic opportunity closer to people's homes.

Connecting growth through critical infrastructure such as major roads, highways and rail will support our City's industrial precincts and the Cobblebank Metropolitan Activity Centre to create 100,000 jobs in our major employment precincts by 2051.

Major industry and infrastructure projects within the City of Melton will better connect our housing, education, retail and commercial and industrial precincts. This will create sustainable jobs, improving productivity, wellbeing and liveability.

As our population and commercial activity booms across the City so too does demand for improved transport infrastructure assets to connect communities.

Changes in technology

We are continuously monitoring new asset treatments or technologies that may be available to increase the life of our assets and support our sustainability objectives. These technological factors need to be assessed when scoping what maintenance works, renewal, upgrade and new building projects are required.

There will be changes to asset management technology, in particular, the monitoring and data collection activities with the use of Artificial Intelligence (AI). These upgrades in technology may require us to modify or reconceive service levels as and when appropriate.

New technology may also allow non-asset solutions (e.g. an ability able to work from anywhere remotely or deliver a service electronically instead of in person).

Climate change impacts

Climate change is a significant factor in strategic asset management because it directly impacts the performance, longevity, cost and risk profile of our assets.

Areas of the City of Melton may be impacted by climate change through increased maximum temperatures, and increased risk of extreme weather events including storms, high winds, floods, earthquake or grassfires.

For more information visit Council's webpage: www.melton.vic.gov.au/Services/Environment-and-sustainability/Environmental-strategies

New assets from growth will increase demands on asset lifecycle

Residential growth within the City of Melton since the 2021 Asset Plan was developed has resulted in a significant increase in the value of Council's assets. This presents a challenge for us to be adequately resourced to manage the lifecycle of our assets, from planning and delivery, to condition auditing, routine maintenance, and renewal planning.

These new assets such as transport and drainage infrastructure have been acquired by Council mostly through Precinct Structure Plans (PSPs) completed through Melton township's urban growth zone. PSPs are a land use and infrastructure plan to guide the development of an area over time.

Further PSPs are underway in Melton East (under preparation) and Kororoit Part 2 (pre-commencement). Nine additional PSPs in the City of Melton urban growth zone are not yet scheduled. The development of residential areas through these PSPs will result in Council acquiring tens of thousands of new assets requiring asset lifecycle management.

Community feedback informs the plan



Customer research and expectations

We are continually working to improve our community consultation engagement practices. We are implementing a range of strategies to encourage increased stakeholder engagement and focused feedback.

The most recent Customer Satisfaction Survey, which was conducted in 2024, reported resident satisfaction levels on a range of key service areas. The Survey highlighted the need for us to address several areas of asset management, including street trees, roads, parks and gardens.

For more information visit Council's webpage:
www.melton.vic.gov.au/Council/About-the-City/Community-Satisfaction-Survey

Community Panel backs asset growth

In early 2025, through a Community Panel, people from a broad, representative range of social, economic, age, gender, religious, and cultural backgrounds, shared what they loved about the City of Melton; what they felt needed improvement; and what their hopes were for the future of our community.

The Community Panel ensured the community's voice was at the heart of the Council and Wellbeing Plan and formed part of Council's deliberative engagement requirements under the *Local Government Act 2020*.

In respect to Council's Asset Plan, the Panel was asked to consider the question: How supportive are you of Council borrowing money in invest in our community's future infrastructure needs?

Panel members showed support for the concept, noting:

- That borrowing should be seen as a strategic tool for preparing for the City of Melton's population growth and evolving infrastructure needs.
- The importance of acting now to invest in essential amenities, stimulate economic activity, and ensure long-term community sustainability.
- The importance of intergenerational equity.

'How supportive are you of the Council borrowing money to invest in our community's future infrastructure needs?'

86%

Support or **Strongly support**

Percentage of support after Community Panel



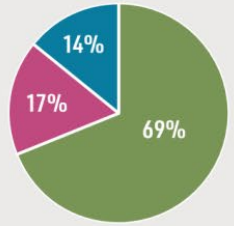
The Community Panel was also asked to consider the advantages and disadvantages of:

1. Finding more revenue for growth via rates.
2. Funding growth only if supported by grants.
3. Rationalising and consolidating.

The Panel favoured finding more revenue for growth because it is a proactive approach that allows Council to plan ahead, build assets sooner, and avoid delays caused by waiting for external funding.

The Panel members felt this option offered flexibility, encouraged faster development, and helped ensure that Council could meet the needs of a growing population. Participants valued the idea of diversifying revenue streams, reducing reliance on grants, and maintaining fairness in how costs are distributed.

'Reflecting on your discussion, which of the three options would you prefer that Council pursue?'



Community Panel

Vision and Themes



This Asset Plan 2025 – 2035 is prepared in accordance with the City of Melton's Council and Wellbeing Plan, which outline Council's vision and themes. Both the Asset Plan and Council and Wellbeing Plan were developed with the City of Melton community early in 2025.

Updated Community Vision

In 2051, our vibrant and inclusive community thrives with safety, sustainability, health and innovation.

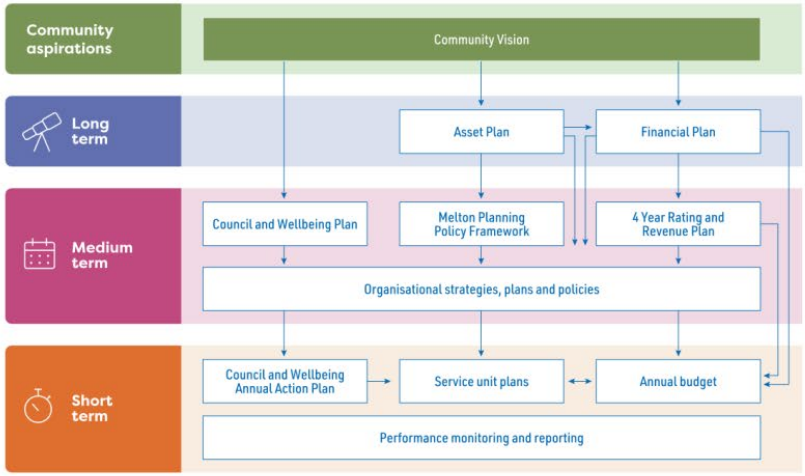
- We cherish diversity, foster community relationships. and provide abundant opportunities.
- We are progressive in promoting liveability, sustainability, and greater proximity to transport links. We nurture our natural environment as we grow.
- We are a safe and healthy community with quality open spaces and places to support active lifestyles, mental health, and wellbeing. We have access to a hospital and local health and community services.
- We are known as a learning city and we value education, innovation, as well as delivering local employment and investment opportunities.

For more information visit Council's webpage.

Themes from Council and Wellbeing Plan

Theme 1 **A healthy and inclusive community** Live, Learn, Connect	We are an inclusive, connected, and healthy community where everyone feels welcome, safe, and supported.
Theme 2 **A thriving and well-designed City** Build, Grow, Thrive	We have well-designed places and spaces, and our natural environment is protected for current and future generations to thrive.
Theme 3 **A progressive and trusted Council** Engage, Innovate, Deliver	We are innovative and effective in leading and managing our rapidly growing City in a sustainable and transparent way.

Our Integrated Planning and Reporting Framework



Asset condition

To oversee the performance of assets over their life cycle, Council managed assets are assessed against condition, functionality, and capacity.

Asset condition scoring is undertaken on a 0-6 scale, whereby 0 is a new asset, and 6 represents the end of an asset's life. Asset Health of 100% is gauged by calculating if assets were in excellent condition at score 0.

Scoring of 100% is not possible, or should not be aimed for, as it indicates over-servicing of assets.

RATING 6	RATING 5	RATING 4	RATING 3	RATING 2	RATING 1	RATING 0
End of life	Very Poor	Poor	Fair	Good	Very Good	Excellent
Asset is no longer serviceable and should not remain in service.	High level of deterioration affecting serviceability. Maintenance cost is high.	High deterioration. Maintenance costs rising to maintain serviceability.	Moderate deterioration. Maintenance to maintain adequate serviceability.	Superficial defects requiring minor maintenance.	Asset is in very good overall condition and only routine maintenance is required.	Brand new asset or recently rehabilitated to as new condition.



What are service levels?

Service levels are defined by our expectations of the standard at which an asset needs to perform. They cover uses, asset health and how critical the service is for Council to deliver. A simplified criteria when using this data is provided below:

Asset Health	Functionality	Capacity	Utilisation	Decision
Very Poor	Good-Fair	Good-Fair	High	Renew asset – in next 3 years
Very Poor	Poor-Very Poor	Poor-Very Poor	High	Consider rationalisation or upgrade
Poor	Good-Fair	Good-Fair	High	Consider asset renewal 3-5 years
Fair	Poor-Very Poor	Poor-Very Poor	High	Consider asset for upgrade next 3 years
Fair	Fair	Fair	High	Pay attention for future upgrade

What Assets does Council have?

Council's assets are grouped into four categories for the purposes of condition auditing, renewal programming and asset valuation.

Asset Group	Replacement Value ($'000)	Annual Depreciation ($'000)	Accumulated Depreciation ($'000)	*Written Down Value ($'000)
Transport	2,255,614	33,194	383,939	1,871,675
Buildings	386,367	8,585	85,820	300,547
Stormwater	983,728	10,379	146,585	837,143
Open Space	139,946	7,392	52,420	87,526
TOTAL	**3,765,655**	**59,550**	**668,764**	**3,096,891**

Our Asset story

$3.77 billion total value

250,000+

Across:
- Building
- Open space
- Stormwater
- Transport

asset categories

Asset health

$34 million expected average annual renewal expenditure

77% Percentage of 'as new' remaining

Average value of assets, in current condition, compared to replacement cost.

86% Overall asset health

Derived from total value of assets in current condition compared to total replacement cost.

The future

- New Assets from growth
- Climate change
- Increased population
- Evolving technology

Condition audits crucial

In addition to regular maintenance inspections, comprehensive condition audits are carried out at regular intervals on each asset group to; review accuracy of asset data relating to location, classification and measurements; identification of defects for Council to address; and condition scoring of individual assets to determine asset health and valuation. Findings from these audits are used to inform decisions on the renewal of assets to maintain desired levels of service in a cost-effective manner, while at the same time managing the risk of asset failure.

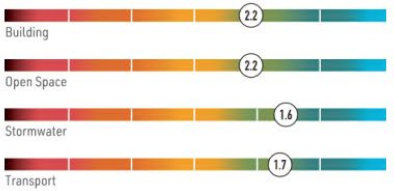
Asset condition scores have been determined for the City of Melton's asset categories following condition auditing, whereby 0 represents a new asset, and 6 represents an asset at end of life. As at 30 June 2024, these are as follows:

Remaining service life may also be used to determine the health of an asset, whereby 100% would represent all assets in a particular asset category having its full-service life remaining.

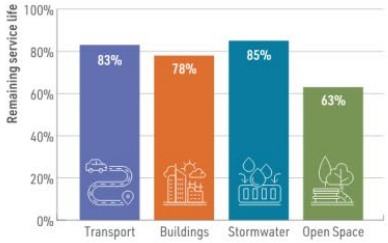
This is also referred to as the Consumption Ratio, representing the asset's written down value as a percentage of the asset's replacement value.

A lower open space asset health score shown below may indicate the need for renewal of open space assets (that may have predominantly shorter design lives), or the need for condition auditing to provide a review and scoring of Council open space assets. This audit is due to be completed in 2025.

Average condition score by Asset category



State of Assets



Funding for the future



Making decisions about funding our assets require ongoing balancing of service levels, risk and the need to address growth, while adequately maintaining, renewing or upgrading our existing assets. Our aim is to achieve long-term asset and financial sustainability.

Asset investment principles

Looking ahead to the next 10 years, Council's approach is to be prudent in our investment decisions using a holistic lifecycle approach to asset management.

Investment in asset maintenance and renewal will be balanced by investment in new and upgraded assets to meet current and future demand across our City as local communities grow and change.

Our asset investment strategies align with our assets management and financial planning principles.

We will aspire to:

- Optimise asset life through timely and effective maintenance
- Place a high priority on renewing our ageing assets while also considering cases where extending as asset's life is the most responsible and sustainable choice for the community.
- Manage the impacts of growth by being strategic in how we use existing assts and plan for our future asset needs.
- Comply with our obligations by actioning civil engineering, building and safety standards in asset planning and development.
- Provide affordable services by balancing community needs and aspirations with what ratepayers can afford.
- Build resilient assets that deliver balanced outcomes for our community and the environment.

These principles will guide decision making by ensuring investment priorities are based on service demand, financial sustainability and risk assessment. Council will evaluate asset needs using data-driven insights and lifecycle planning to allocate resources effectively. Strategic alignment with our Council and Wellbeing Plan will also be a key factor in determining future capital investments.





Asset investment categories

For the purposes of this Asset Plan, our asset spending is categorised in a way that helps us to plan our capital expenditure and operational budgets and track how we spend public funds on assets and services.

Expenditure Type	Asset Management Activity	Description
Operations and maintenance costs	Maintenance	The ongoing expenditure to maintain an asset to its determined level of performance.
	Operations	The continuous expenditure required to provide a service and ensure statutory compliance.
Renewal costs	Renewal	The expenditure required to conduct a like-for-like replacement of an asset.
Growth costs	Upgrade	The expenditure required to make improvement, extend an/or extend an existing asset to enable a higher level of service or provide a service to a new group of users at the same standard as is currently enjoyed by existing users.
	New	The expenditure required to create a new asset(s) to provide a service that does not currently exist.

Expected expenditure

Forecasts for the next 10 years of projected asset expenditure have been allocated in the Council's Long Term Financial Plan. The table summarises the adopted 10-year expenditure by asset class over the next decade 2025-2035.

Asset Group	Renewal ($'000)	Maintenance and Ops ($'000)	Brand New ($'000)	Upgrade	Total ($'000)
Transport	259,8912	55,989	303,502	128,808	748,191
Buildings	63,403	64,213	539,933	118,607	786,156
Stormwater	14,441	23,438	3,133	6,487	47,498
Open Space	67,530	277,971	694,632	173,934	1,214,067
TOTAL	**405,266**	**421,612**	**1,541,200**	**427,835**	**2,795,913**

Transport

Transport
Assets of
$2.26B

Road assets	1,523 kms
Pathway assets	1,996 kms
Kerb assets	2,262 kms
Traffic management devices	9,903
Bridge assets	258

Overall health as at 30 June 2024 **83%**

What are transport assets?

Assets related to the road traffic corridor – roads, kerbs, traffic furniture, footpaths, bridges, signs and road barriers.

What does our work involve?

Operations and maintenance	Renewal program	Snapshot of upgrade and new
Roads and Drainage Maintenance Contract	Sealed Roads Renewal Program	Disability Discrimination Act (DDA) Works Program
Sealed road maintenance	Bridges Renewal Program	Pedestrian and Cycling Infrastructure Program
Unsealed road maintenance	Footpaths Renewal Program	Road Safety around Schools Program
Routine maintenance – potholes, cracking sealing	Kerb and Channel Renewal Program	Roadside Hazard Safety Improvement Program
		Street Lighting Improvement Program
		Traffic Management Devices Program
		Major Transport Projects

How is funding prioritised?

Council's funding allocation is informed by strategic modelling analysis that predicts the deterioration of our transport assets and the impact of various renewal funding scenarios of future asset condition.

How much do we plan to spend over the next 10 years?

Breakdown of projected expenditure for transport assets, across operational/maintenance, renewal, and new and upgrades:

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Brand New	21,405	41,676	53,089	24,416	29,605	25,340	24,228	23,431	28,741	31,569	303,502
Renewal	9,868	14,574	23,735	31,744	21,031	28,904	34,498	30,910	31,837	32,792	259,892
Upgrade	27,104	59,554	11,990	5,146	3,676	4,472	6,509	7,160	2,121	1,074	128,808
TOTAL	58,377	115,804	88,814	61,306	54,312	58,716	65,235	61,501	62,700	65,436	692,202

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Op and Maintenance	4,850	5,092	5,133	5,180	5,387	5,603	5,827	6,060	6,302	6,555	55,989

Renewal expenditure is further broken down by transport renewal program:

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Renewal Program Transport Sealed Roads	6,845	10,110	16,464	22,019	14,588	20,049	23,932	21,441	22,084	22,746	180,277
Renewal Program Transport Footpaths	1,485	2,193	3,571	4,776	3,164	4,349	5,189	4,650	4,790	4,934	39,099
Renewal Program Transport Kerb and Channel	170	251	408	546	362	497	593	532	548	564	4,472
Renewal Program Transport Bridges	1,369	2,021	3,292	4,403	2,917	4,009	4,783	4,287	4,415	4,548	36,043
TOTAL	9,868	14,574	23,735	31,744	21,031	28,904	34,498	30,910	31,837	32,792	259,892

What are the future challenges and opportunities?

Population Growth	Technology Change	Climate Change	Demographic Change	New Assets
Population growth and/or expanded commercial growth or industrial precinct transport needs will place a strain on the condition of existing roads.	Future condition auditing will need to draw from contemporary technologies to ensure scoring is accurate and defects are identified.	Changes to atmospheric and ground conditions may necessitate more innovative and sustainable methods of road construction.	Transports asset planning will need to respond to demographic shifts such as vehicle ownership and public transport use or accessibility issues.	New residential development will necessitate an increased road network and traffic management infrastructure.

What is the state of Council's transport assets?

A significant number of Council's transport assets have been constructed through the City of Melton's growth over the past 10 years, and with materials typically with a longer design life (concrete and asphalt). As a result, these assets have **very good – good** (1.7) condition scoring. This scoring is based on a previous audit in the 2022/23 financial year, which will be updated in the 2026/27 financial year.

Council's transport assets have been condition scored as follows (as at 30 June 2024).



Buildings

Buildings
Assets of
$386m
270 buildings

Children service	20
Commercial and civic	21
Community facility	33
Emergency services	2
Industrial	14
Public convenience	26
Recreation facility	59
Residential	15
Storage structures	79

Overall health as at 30 June 2024 **78%**

What are building assets?

Pavilions, libraries, community centres, public conveniences, storage spaces.

What does our work involve?

Operations and maintenance	Renewal program	Snapshot of upgrade and new
Facilities Maintenance Contract	Council Buildings Renewal Program	Children and Community Centre Upgrades and Constructions Outdoor Play Space Upgrade Program Public Conveniences Upgrades Recreation Facility Kitchen Upgrades

How is funding prioritised?

This funding allocation is informed by strategic modelling analysis that predicts the deterioration of our building assets and the impact of various renewal funding scenarios of future asset condition.

How much do we plan to spend over the next 10 years?

Breakdown of projected expenditure for building assets, across operational/maintenance, renewal, and new and upgrades:

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Brand New	63,083	72,108	62,144	69,868	70,519	65,443	52,283	43,250	40,066	1,168	539,933
Renewal	2,407	3,556	5,791	7,744	5,131	7,052	8,414	7,541	7,767	8,000	63,403
Upgrade	2,238	2,766	996	1,026	1,057	835	1,121	36,154	31,188	41,225	118,607
TOTAL	67,728	78,431	68,931	78,639	76,707	73,330	61,819	86,945	79,021	50,393	721,943

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Op and Maintenance	5,105	5,361	5,629	5,910	6,205	6,516	6,842	7,184	7,543	7,920	64,213

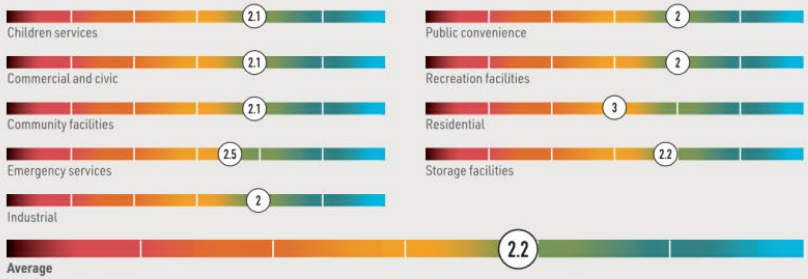
What are the future challenges and opportunities?

Population Growth	Technology Change	Climate Change	Demographic Change	New Assets
The functional capacity of buildings such as at maternal and child health centres, recreation facilities, and community centres.	Opportunities for innovative technologies to be established in Council buildings, optimising energy use and resulting in more sustainable operating practices.	Opportunities to utilise climate resistant and sustainable materials in the construction of Council buildings.	An increase in the 0-4 age cohort will require additional maternal child health centres/ rooms.	New Council buildings provide the opportunity to provide more diverse recreational and social offerings across the City of Melton.

What is the state of Council's building assets?

The majority of Council's building assets have been constructed through capital works projects. These assets have good (2.2) condition scoring. This scoring is based on a previous audit in the 2021/22 financial year, which will be updated in the 2025/26 financial year.

Council's building assets have been condition scored as follows (as at 30 June 2024).







Stormwater

Stormwater
Assets of
$984m

Stormwater drains	1,792 km
Stormwater pits	61,946
Stormwater end structures	2,021

Overall health as at 30 June 2024 **85%**

What are stormwater assets?

Stormwater pipes and end walls, stormwater pits, gross pollutant traps, passive irrigation, retention basins.

What does our work involve?

Operations and maintenance	Renewal program	Snapshot of upgrade and new
Roads and Drainage Maintenance Contract	Stormwater Drains Renewal Program	Drainage Infrastructure Program Water Sensitive Urban Design Program

How is funding prioritised?

This funding allocation is informed by strategic modelling analysis that predicts the deterioration of our stormwater assets and the impact of various renewal funding scenarios on future asset condition.

How much do we plan to spend over the next 10 years?

Breakdown of projected expenditure for stormwater assets, across operational/maintenance, renewal, and new and upgrades.

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Brand New	55	533	241	591	422	347	532	0	411	0	3,133
Renewal	548	810	1,319	1,764	1,169	1,606	1,916	1,718	1,769	1,822	14,441
Upgrade	307	759	492	507	522	538	554	1,077	588	1,142	6,487
TOTAL	910	2,102	2,052	2,862	2,113	2,491	3,002	2,794	2,768	2,965	24,060

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Op and Maintenance	1,863	1,957	2,054	2,157	2,265	2,378	2,497	2,622	2,753	2,891	23,438

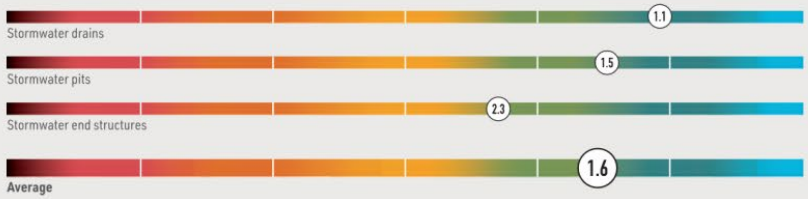
What are the future challenges and opportunities?

Population Growth	Technology Change	Climate Change	Demographic Change	New Assets
Population growth and keeping pace with the functional capacity of the existing stormwater network.	Continued use of CCTV imagery and AI analysis to provide an efficient means to determine stormwater infrastructure condition.	Increased significant rainfall events may affect the capacity for Council's stormwater network to function effectively.	Planned increases in housing densities may present challenges in directing stormwater flow off-site.	Ability of Council to maintain the significant amount of surveyed data associated with stormwater assets.

What is the state of Council's stormwater assets?

The majority of Council's stormwater assets have been constructed to support the City of Melton's significant residential growth in the past ten years. Being underground, stormwater assets are difficult to condition audit – a very small percentage of pipes and pits are audited yearly. Stormwater assets have very good - good (1.6) condition scoring. The condition of Council's broader stormwater assets and treatments will be determined through an upcoming audit into water sensitive design and rain garden assets.

Council's stormwater assets have been condition scored as follows (as at 30 June 2024).







Open Space

Open Space
Assets of
$140m

Playing courts and fields	306
Play equipment	1,894
Open space structures	466

Overall health as at 30 June 2024 — **63%**

What are open space assets?

BBQs, open space shelters, bins, fences, gates, playground equipment.

What does our work involve?

Operations and maintenance	Renewal program	Snapshot of upgrade and new
Open Space Maintenance Contract	Tennis/Netball Courts Renewal Program Playground Components Renewal Program Open Space Structures Renewal Program Open Space Irrigation Systems Renewal Program Open Space Furniture Renewal Program Cricket Facilities Renewal Program Sportsground Furniture Renewal Program	Major Parks Programs Ball Protection Fencing Program Cricket Facilities Program (New and Upgrade) Electronic Scoreboard Program Minor Parks Improvement Program Path Lighting Improvement Program Recreation Reserve Shelter Program Sportsground Furniture Program (New & Upgrade) Sportsground Lighting Upgrade Program Street Tree Planting Program

How is funding prioritised?

This funding allocation is informed by strategic modelling analysis that predicts the deterioration of our open space assets and the impact of various renewal funding scenarios of future asset condition.

How much do we plan to spend over the next 10 years?

Breakdown of projected expenditure for open space assets, across operational/maintenance, renewal, and new and upgrades:

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Brand New	37,214	167,519	113,988	51,926	13,549	47,004	72,265	51,711	43,681	95,774	694,632
Renewal	2,459	3,893	6,289	8,315	5,579	7,512	8,933	8,049	8,329	8,171	67,530
Upgrade	30,590	51,963	20,222	9,155	10,316	10,528	9,717	10,270	10,439	10,734	173,934
TOTAL	70,263	223,375	140,499	69,397	29,444	65,044	90,915	70,030	62,450	114,679	936,096

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Op and Maintenance	22,100	23,205	24,365	25,584	26,863	28,206	29,616	31,097	32,652	34,284	277,971

Renewal expenditure is further broken down by open space renewal program:

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Renewal Program OS Tennis/Netball Courts	824	1,217	1,982	2,651	1,756	2,413	2,880	2,581	2,658	2,738	21,699
Renewal Program OS Cricket Facilities	673	993	1,618	2,164	1,433	1,970	2,351	2,107	2,170	2,235	17,713
Renewal Program OS Furniture	190	281	458	612	406	557	665	596	614	632	5,012
Renewal Program OS Irrigation Systems	295	435	709	948	628	863	1,030	923	951	980	7,764
Renewal Program OS Structures	341	503	820	1,096	726	998	1,191	1,067	1,100	1,132	8,975
Renewal Program Playground Components	0	262	375	405	339	309	340	347	396	0	2,773
Renewal Program Sportsground Furniture	136	202	328	439	291	400	477	427	440	454	3,594
TOTAL	2,459	3,893	6,289	8,315	5,579	7,512	8,933	8,049	8,329	8,171	67,530

What are the future challenges and opportunities?

Population Growth	Technology Change	Climate Change	Demographic Change	New Assets
The quality of Council's sports surfaces will continue to be challenged through increased use and competing sports code demands, compounded through continued population growth in the City of Melton.	Sensors tracking live data in areas such as car park bay vacancies and open space rubbish bin capacity will increasingly be implemented.	Warmer and drier climatic conditions may require to Council to consider the frequency and scheduling of irrigation of garden beds and grassed areas.	An increasingly culturally diverse population will express recreation preferences that may differ from the playing field and play space model typically seen through Councils sportsgrounds.	The location and distribution of new recreation facilities throughout our city will consider walkable distance.

What is the state of Council's open space assets?

The majority of Council's open space assets have been constructed through open space acquired with Council through residential development across the City of Melton. Upgrade and renewal projects are undertaken across several open space asset types. Open space assets have **good** (2.2) condition scoring. This scoring is based on a range of previous audits, which will be updated through a consolidated condition audit in 2025.

Council's open space assets have been condition scored as follows (as at 30 June 2024).





Funding and investment

Forecast 10-year funding

Funding for maintenance and renewal of Council's assets has been based on predictive modelling, where equations are used to predict expenditure over set timeframe and parameters that comprise a Strategic Asset Management Framework (SAMF). This framework considers among other things, the condition of the asset, effective treatment options, available funding, risk management, capacity and functionality, to optimise benefits from limited resources.

Estimated renewal funding

This table details the estimated funding proposed for each of the four asset categories. Our forecasts are informed by Net Present Value (NPV) analysis and condition-based modelling and refined during ongoing asset condition assessments and strategic reviews.

Expenditure Type	25/26 ($'000)	26/27 ($'000)	27/28 ($'000)	28/29 ($'000)	29/30 ($'000)	30/31 ($'000)	31/32 ($'000)	32/33 ($'000)	33/34 ($'000)	34/35 ($'000)	TOTAL ($'000)
Transport	9,868	14,574	23,735	31,744	21,031	28,904	34,498	30,910	31,837	32,792	259,892
Building	2,407	3,556	5,791	7,744	5,131	7,052	8,414	7,541	7,767	8,000	63,403
Stormwater	548	810	1,319	1,764	1,169	1,606	1,916	1,718	1,769	1,822	14,441
Open Space	2,459	3,893	6,289	8,315	5,579	7,512	8,933	8,049	8,329	8,171	67,530
TOTAL	15,282	22,833	37,134	49,567	32,909	45,074	53,762	48,217	49,702	50,786	405,266

Funding Scenario Planning

The Long -Term Financial Plan (LTFP) is underpinned by internal consultation and scenario modelling that considers:

- Funding constraints
- Service level interventions
- Levels of service based on critical priorities
- Political and regulatory influences
- Community expectations and aspirations

Integration with Strategic Planning

New assets and upgrades or expansions are identified through a variety of channels, including:

- Councillor and community requests
- Precinct Structure Plans and their associated Infrastructure Contributions Plans
- Council Strategic documents
- Partnerships with neighbouring municipalities and agencies
- Forecasted population growth and development trends

Life-Cycle Costing

It is essential for the community to recognise that new and upgraded assets increase Council's total lifecycle obligations. Accordingly, duration-of-life costs, including operations, maintenance, and renewal must be accurately forecasted and incorporated into both the Asset Register and strategic financial modelling to ensure long-term sustainability.

Funding strategy

Projected expenditure identified throughout this Asset Plan will be funded from a combination of Council's operating and capital budgets, responsible borrowings (loans), reserves, developer contributions, and external funding sources such as Federal and State Government grants where available. The overarching funding strategy, including sources and allocations, is detailed in Council's LTFP. The plan is a dynamic document, subject to regular review and refinement to accurately reflect changes in Council's financial circumstances, priorities, and the economic environment.

Key financial and planning assumptions

The financial forecasts, expenditure programs, and strategies outlined in this Asset Plan are based on several key assumptions. These assumptions are crucial for understanding the context and potential limitations of the financial projections and the overall asset management approach. Key financial and planning assumptions underpinning this Asset Plan include:

Levels of Service:

Current Levels of Service provided to the community are assumed to remain constant over the life of this Asset Plan, unless otherwise explicitly stated as a strategic objective or service level change within this plan or related Council strategic documents.

Costing Basis (Operations, Maintenance & Capital):

Costs for operations, maintenance, renewal, upgrade, and new works are generally based on Council's current schedule of rates, established unit rates, or specific project cost estimates. These may not always directly align with the actual costs of service provision due to varying overheads and efficiencies but represent the best available estimates at the time of planning.

Financial Projections and Indexation:

Unless otherwise specified for projects or programs, all predicted financial figures for works and valuations within this Asset Plan are presented in current and future year dollars that align to the Council's Long Term Financial Plan. Indexation, inflation, and other economic adjustments are comprehensively addressed and applied within Council's LTFP.

Construction and Maintenance Practices:

Continued use of current, compliant construction and maintenance techniques and materials, in alignment with relevant Australian Standards, industry best practice, and Council's adopted standards and specifications, is assumed.

Maintenance Funding Sufficiency:

Current operational and maintenance funding levels, as allocated through the annual budget process, are assumed to be generally adequate to meet the defined service level requirements for each asset category. Where specific maintenance funding gaps are identified as impacting service levels or accelerating asset deterioration, these will be highlighted and addressed through budget deliberations and the LTFP.

Capital Renewal Approach:

Capital renewal works are generally planned on a 'like-for-like' replacement basis to maintain existing service potential. However, mandated improvements (e.g., due to legislative changes, accessibility standards) or opportunities for service enhancement identified through strategic review are factored into replacement costs and scope where appropriate and funded.

Depreciation:

Asset depreciation is calculated in accordance with Council's adopted Asset Capitalisation Policy, and relevant Australian Accounting Standards.

Capital Program Funding:

The proposed Capital Works Program (including renewal, upgrade, and new assets) outlined in this Asset Plan is based on the funding scenarios adopted and reflected in Council's LTFP and annual budget. The specific allocation and prioritisation of funds are subject to Council's annual budget approval process, considering recommendations from relevant departments and strategic priorities.



Monitoring and improvement

Strategic asset management is an ongoing process that needs to adapt as our community grows and changes. The success and currency of this Asset Plan must be monitored, and the respective Council service units make that commitment as part of their annual planning.

Asset Management Strategic Initiatives

Initiative	Description	Measures of success
Community Centred Service Delivery	Ensure that our assets are safe, available when needed and meet the required levels of service	Community satisfaction with the services relating to our assets
		Community engagement informs our Asset Plan and LTFP
		Compliance with Road Management Act and associated service levels for other asset types
Achieve Financial Sustainability	Deliver Asset Management practices that are sustainable and meet the need of our diverse and changing community now and in the future	LTFP is integrated with Asset Plan
Optimise Lifecycle Planning		Annual Budgeting is based on balancing funding to target most critical assets in need
Data Management and Reliability of Information	Provide timely insights regarding asset characteristics, condition, criticality, risk and performance to inform evidence- based decisions	Asset data quality
		Asset register data completeness
		Asset data currency
Capital Planning	Prioritise our infrastructure investment based on modelling, decision-making platforms to provide best whole-of-life outcomes for our assets	Asset Health
		% assets in very poor state
Mature the Asset Management System (AMS)	Implement our AMS in line with the requirements of international standards (ISO 55001), supported by a culture that fosters innovation and continuous improvement	Automated workflows

Asset Plan and Long-Term Financial Plan

This Asset Plan is required to be reviewed and updated every four years under the *Local Government Act 2020*. Future revisions will consider emerging trends, changing priorities, and new initiatives in strategic asset management. This document is therefore due for review in 2029.

Asset Category Improvements

Individual improvement actions have been determined across each of the four asset categories – transport, open space, buildings and stormwater. These actions relate to the lifecycle of the assets – planning, acquisition, management, renewal and disposal.

Key actions for each of the asset categories are as follows:

Transport

- Condition auditing to be based on revaluation cycle and introduction of AI-based capital planning.
- Ensure asset modelling becomes the basis for funding optimisation in the strategic planning of Council transport assets.
- Develop opportunities for further climate resilience treatments in the renewal and construction of Council roads.
- Ensure capital planning is informed by asset management intelligence which then drives maintenance service levels.
- Embed the determination of risk in the strategic planning of transport assets through assessing the impact of climate change on these assets.

Building

- Apply a Gender Impact Assessment (GIA) in the strategic planning of Council buildings to ensure gender equity in building design and use.
- Ensure building functionality and capacity data is a key consideration in the renewal of Council building assets.
- Ensure asset rationalisation is a key component in the strategic planning of Council building, resulting in the repurposing of facilities where appropriate.
- Embed the determination of risk in the strategic planning of transport assets through assessing the impact of climate change on these assets.
- Ensure capital planning is informed by asset management intelligence which then drives maintenance service levels.

Stormwater

- Implement a scheduled condition auditing program for Council's water sensitive urban design and rain garden stormwater treatments.
- Establish ongoing communication with water authorities to enable improved data sharing and better understanding of ownership and responsibilities.
- Ensure capital planning is informed by asset management intelligence which then drives maintenance service levels.
- Embed the determination of risk in the strategic planning of transport assets through assessing the impact of climate change on these assets.

.Open Space

- Work with State Government to provide an improved process for the naming of open spaces and facilities to benefit emergency services location identification.
- Apply a Gender Impact Assessment (GIA) in the strategic planning of open space assets to ensure gender equity in design and use.
- Undertake a review of Council tree data to determine requirements relating to valuation, attribute data, and improved end user visualisation and spatial analysis.
- Embed the determination of risk in the strategic planning of transport assets through assessing the impact of climate change on these assets.
- Ensure open space functionality and capacity data is a key consideration in the renewal of Council open space assets.
- Ensure capital planning is informed by asset management intelligence which then drives maintenance service levels



Monitoring

An Asset Plan is a dynamic document, reflecting and responding to change over time.

Monitoring of this Plan is required to:

- Ensure compliance with the proposed improvement program milestones.
- Ensure compliance with adopted standards and procedures for condition and performance.

Strategic Asset Management is governed through an operational Asset Management Steering Committee with regular reporting to Council's Audit and Risk Committee.

Performance Measures

The effectiveness of the Asset Plan will be measured and monitored regularly as follows:

- The degree to which the required cash flows identified in this plan are incorporated into Council's long-term financial planning process and works planning.
- The degree to which detailed works programs, budgets, business plans and organisational structures consider the trends provided by the Asset Plan.
- Determine target condition levels for asset categories based on updated data and monitoring of the same as per IPWEA guideline.
- The level of execution of the identified internal actions in the Asset Plan.



Key terms and definitions



Terminology	Description
Accumulated Depreciation	The accumulative annual depreciation over time.
Annual Depreciation	A standard yearly rate at which the asset decreases in value from the time it was initially constructed.
Asset Category	The second layer of hierarchical structure, directly under the Asset Group and specified by the asset's primary function. An Asset Group includes categories such as Roads, Pathways, within Transport Assets Group, or Amenities and Playing Fields within the Open Space category.
Asset Expansion	Expenditure that extends the capacity of an existing asset to provide benefits to new users at the same standard as is provided to existing users.
Asset Group	A group of assets that are operationally managed to perform a similar function.
Asset Health	Refers to the remaining life of an asset as a percentile of its total life span.
Asset Lifecycle	The stages an asset goes through from acquisition to disposal.
Asset Renewal	Expenditure on an existing asset or replacing an existing asset that returns the service capability to near its original capacity.
Asset Upgrade	Expenditure that enhances an existing asset to provide a higher level of service.

Terminology	Description
Disability Discrimination Act (DDA)	Legislation to ensure that a person with a disability has the right to access places used by the public with ease and without any discrimination.
Diversify Funding	Securing money of multiple sources rather than relying on a single type of funding.
Gender Impact Assessment (GIA)	Gender impact assessments (GIAs) are designed to help organisations think critically about how policies, programs and services will meet the different needs of women, men and gender diverse people.
Integrated Planning	Planning based on a governance framework that takes into consideration all aspects influencing decisions, including finance, maintenance and associated policies. Such planning is collaborative in nature and considers all stakeholders that have vested interest in the asset.
Intergenerational Equity	A concept that emphasises fairness and justice in the distribution of resources, opportunities and burdens across different generations.
Operational Expenditure	The ongoing costs incurred through day-to-day functioning of an asset.
Replacement Value	The cost to replace an existing asset to the same design standards taking into consideration all associated project management costs.
Service Index	A measure used to show the level of degradation of an asset and its subsequent remaining life at any given time.
Written Down Value	Also known as *Book Value, Fair Value* or the Depreciated Replacement Value. It refers to the price that would be received to sell an asset or paid to transfer a liability in an orderly market transaction.

MELTON
CITY
COUNCIL

Melton City Council
232 High Street, Melton

PO Box 21 Melton Victoria 3337
Phone number: 03 9747 7200
csu@melton.vic.gov.au

melton.vic.gov.au

ABN 22 862 073 889



© Melton City Council 2025

This publication is subject to copyright, no part can be reproduced except in accordance with the provisions of the Copyright Act 1968.

12.3 CUSTOMER EXPERIENCE STRATEGY 2025-2029

Author: Brooke Crawford - Senior Lead - Customer Experience & Service Improvement
Presenter: Roslyn Wai – Chief Executive Officer

PURPOSE OF REPORT

For Council to consider the adoption of the Customer Experience Strategy 2025-2029.

RECOMMENDATION:

That Council:

1. Adopt the Customer Experience Strategy 2025-2029 (**Strategy**), provided as **Appendix 1 to** this report.
2. Authorise the Chief Executive Officer to amend the Strategy, as detailed below:
    a. The success measures listed on pages 12 to 15 of the Strategy to reflect the most recent validated data; and
    b. The Council Vision located on the footer of each page of the Strategy to align with any updated version of the Council Vision following the adoption of the Council and Wellbeing Plan 2025-2029.

Motion

Crs Morris/Zada.

That Council:

1. Adopt the Customer Experience Strategy 2025-2029 (**Strategy**), provided as **Appendix 1 to** this report.
2. Authorise the Chief Executive Officer to amend the Strategy, as detailed below:
    a. The success measures listed on pages 12 to 15 of the Strategy to reflect the most recent validated data; and
    b. The Council Vision located on the footer of each page of the Strategy to align with any updated version of the Council Vision following the adoption of the Council and Wellbeing Plan 2025-2029.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

As part of the *Melton City Council and Wellbeing Plan 2021-2025*, Council committed to an organisation that demonstrates excellence in customer and community services, and specifically to provide a high quality, consistent and responsive customer service throughout all areas of Council.

The *Customer Experience Strategy 2025-2029* is reflective of the current organisational maturity and contains initiatives to help align a customer-centric culture, enhance system use, and improve processes. It reflects feedback sought from Councillors, staff, and our community.

2. Background/Issues

Customer Experience (CX) can be defined as the overall impression we leave customers with when they interact with us across our services.

The *Customer Experience Strategy 2025-2029* will align the organisation to provide a common understanding of how we will achieve improved service to customers.

It is acknowledged that as this is the first strategy of its kind at Melton City Council and aims to build a strong foundation for enhancing customer experiences across the organisation. It provides flexibility in terms of approach and will be a launch pad for further continuous improvement of CX into the future.

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

6. A high performing organisation that demonstrates civic leadership and organisational excellence

   6.1 An organisation that demonstrates excellence in customer and community service.

4. Financial Considerations

Financial consideration will need to be given to the operationalisation of the strategy, however no additional funds are being requested in this report.

5. Consultation

This strategy has been developed and informed by a broad range of consultation and benchmarking activities, both with customers and internal stakeholders. This has included:

- feedback gathered from Council's annual community survey program,
- a Voice of Customer benchmarking survey undertaken by Customer Service Benchmarking Australia (CSBA),
- 'Mystery shopping' to observe and benchmark customer service standards at Council's contact centre,
- Feedback gathered from Council's Employee Experience survey,
- Staff feedback gathered from a range of workshops and other projects related to improving customer experiences, and
- Stakeholder interviews with staff and Councillors as part of the Customer Experience Maturity Assessment completed by Customer Science Group.

The consultation and benchmarking process used to inform this strategy has highlighted that, while Melton City Council is performing well with customer experience, on par with industry benchmarks, and that there is a strong appetite for improvement.

Council's 2024 annual community survey demonstrates satisfaction with Council's customer service performs slightly better than the Melbourne Metropolitan Average, with a mean score of 7.7 compared to 7.2. Across the five aspects of customer service measured within the survey, Council experienced an increase across the board from previous results.

The Voice of Customer benchmarking survey also demonstrated that customer satisfaction was aligned to industry benchmarks. Consultation from this survey suggested that there were further opportunities for improving processes and realistic timeframes (in line with customer expectations), and that customers generally had positive customer experiences when engaging with Council's frontline customer service team.

As part of the Customer Experience Maturity Assessment, five domains of customer were examined, including customer strategic alignment, organisational capabilities, customer processes, voice of customer, and technology and data. This maturity assessment identified that Melton City Council was currently at the foundational or basic level in terms of customer experience maturity, with opportunity for growth and a strong appetite and commitment for improvement within the organisation.

To ensure ongoing consultation and feedback as part of the implementation of this Strategy, key initiatives include establishing an ongoing Voice of Customer program. The Strategy places a strong focus to 'Listen to understand' so that customer feedback is well understood and used to inform future service improvements.

6. Risk Analysis

Enhancing customer experience is a key objective of Council and requires a whole of Council approach. If Council does not proceed with the recommendation to adopt this strategy, it would likely impede the development of Council's maturity in customer experience and limit the opportunity to create more consistent experiences which are responsive to community expectations and needs.

7. Options

Council can resolve to:

1. Adopt the Customer Experience Strategy
2. Adopt the Customer Experience Strategy, subject to changes
3. Not adopt the Customer Experience Strategy.

LIST OF APPENDICES

1. Customer Experience Strategy 2025-2029


Customer Experience Strategy
2025-2029
A vibrant, safe and liveable City accessible to all
CITY OF
MELTON


Acknowledgement of Country
Melton City Council acknowledges Aboriginal and/or Torres Strait Islander peoples living and working in Melton.
Council recognises the people of the Kulin Nations as the original custodians of the land now known as City of Melton.
On behalf of the municipality, Council pays respect to their Elders, past, present, and future.
A vibrant, safe and liveable City accessible to all
CITY OF MELTON
1



Introduction

This strategy is our shared vision of how to improve customer experience at Melton City Council.

We are a diverse, multicultural and growing City; ensuring we meet the service needs of our community is of paramount importance to us. The Customer Experience strategy is about deepening our understanding of your needs and redesigning services to suit.

Melton City Council is responsible for delivering over 100 services to our community and we need to ensure we're balancing the needs of our residents, ratepayers, business community, and visitors alike.

There is a recognition that this strategy is foundational in nature, but our commitment to improvement is steadfast and we look forward to realising a growing customer experience maturity and delivering improved services.

Our purpose

This Customer Experience (CX) strategy explains how we are improving the way you access our services, get support, and have your voice heard.

It's our commitment to listen and learn from your feedback and design better services that meet the needs of our customers and community.



A vibrant, safe and liveable City accessible to all

CITY OF MELTON

3

Our aspiration

To create a Council that is trusted, responsive, and easy to deal with – where our staff are supported and committed to listening to our community's needs; where our customers are at the centre of how we design and deliver services.



A vibrant, safe and liveable City accessible to all

CITY OF MELTON

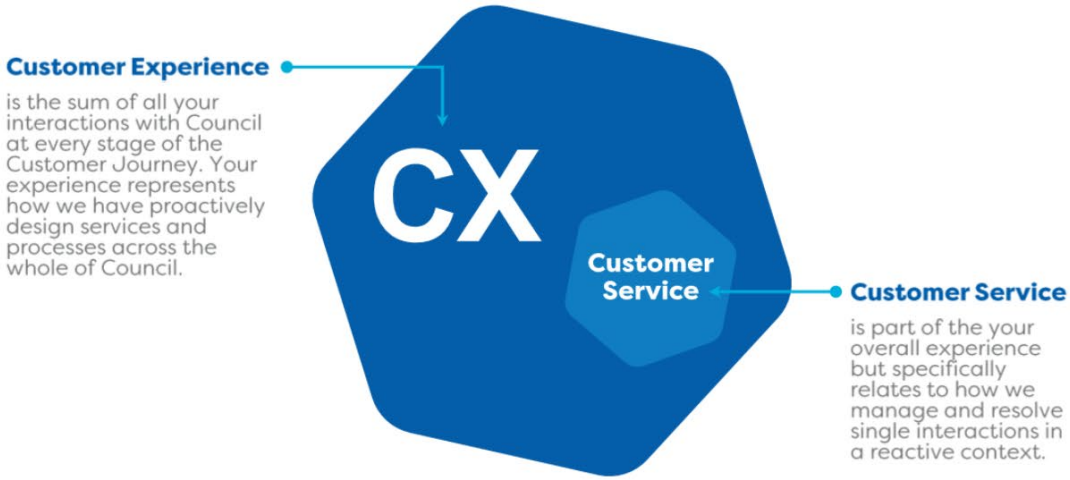
4

What is Customer Experience

Customer Experience (CX) defines how you feel about Council, based on every interaction you have with us – from learning about our services, to getting the support you need.

These experiences happen across many channels and touchpoints including our website and social media, contact centres, community centres, libraries, and when you are out and about in our community.

Your journey may involve more than one team or channel, but all of your interactions with us helps shape your experience of Council. That's why we want to ensure our people, services, systems, and processes support you the best way they can.



A vibrant, safe and liveable City accessible to all

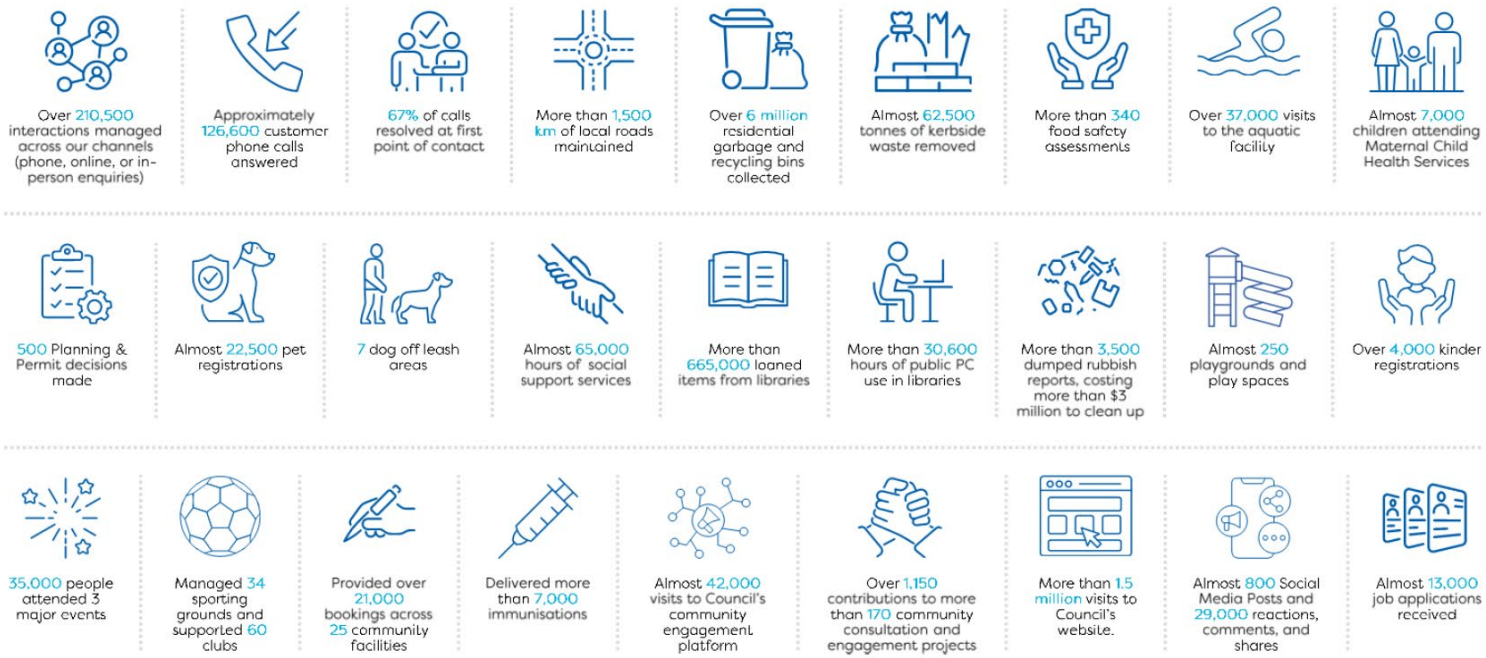
CITY OF MELTON

5

Supporting our customers

We deliver a broad range of services, programs and activities to support our customers and broader community. To support our customers, we also require a range of internal enabling services to help ensure that our organisation can run smoothly and efficiently.

While not an exhaustive list, these are some of the activities our services undertake each year to support our customers:



A vibrant, safe and liveable City accessible to all

CITY OF MELTON

6

Meet our customers

To make sure our services continue to meet the needs of our community, we've developed customer personas using real data, including customer feedback. These personas have been developed to help us improve the way we design services (for example understanding customer journeys and improving business processes), plan and undertaken community consultation and engagement activities, and the way we communicate with our diverse community.

Below are short excerpts from the customer personas for example purposes:



Jasmeet
Age: 36

My husband, 4yo and I are new to Melbourne and the City of Melton and rely on Council information and services to navigate living in our new country. We enjoy family-friendly local events.



Kate
Age: 29

As long-term renters, my husband and I are finally building our new house. The process takes a lot of time and at times it has been frustrating trying to navigate council requirements.



Dave
Age: 48

As a local resident and builder, I'm doing my bit to improve the City of Melton but often feel let down by council when it comes to the basics like road maintenance. When I need help, I just contact my local councillor.



Jose
Age: 16

My Dad moved my whole family over from The Philippines because he got a job in Melbourne. I miss my friends back home and mainly spend my time online gaming with them. I've never interacted with council before.



Samir
Age: 26

I'm a widower with a young child and adjusting to our new life in the City of Melton through a lens of grief and a focus on making ends meet. I rely on council's childcare services and eventually would like to find opportunities for her to participate in the community more.



Sophia
Age: 70

As a former business owner, I've been quite self-sufficient, and although I'm now retired, I keep an eye over the business that my daughter now runs. I'm not willing to move to a retirement home, so will need in home support soon.



Dan
Age: 28

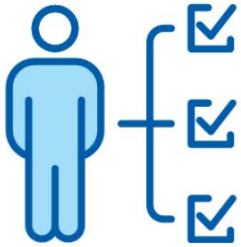
I'm a div-2 nurse and I also help care for my brother, who is Autistic with high needs, so that my parents can have a break. We visit leisure facilities and green spaces together. I'm encouraging my parents to explore family support options for my brother.

What has informed this strategy



Customer feedback

We worked with Customer Service Benchmarking Australia (CSBA) to run a survey and hear directly from customers about their experiences, so we could better understand how well Council is doing. The results showed that Melton City Council is performing in line with benchmarks. Alongside this, the strategy has drawn on the valuable feedback and service requests our customer provide on a daily basis.



Councillor and staff feedback

A key element to the strategy is our councillor and employee insights, ideas and our experience with systems and processes. We've used councillor and staff feedback from a range of engagement activities, including our employee experience survey, to shape our strategy. Initiatives in this strategy provide space for ongoing feedback and the creation of further opportunities for our people to be involved enhancing customer experiences at Melton City Council.

What has informed this strategy

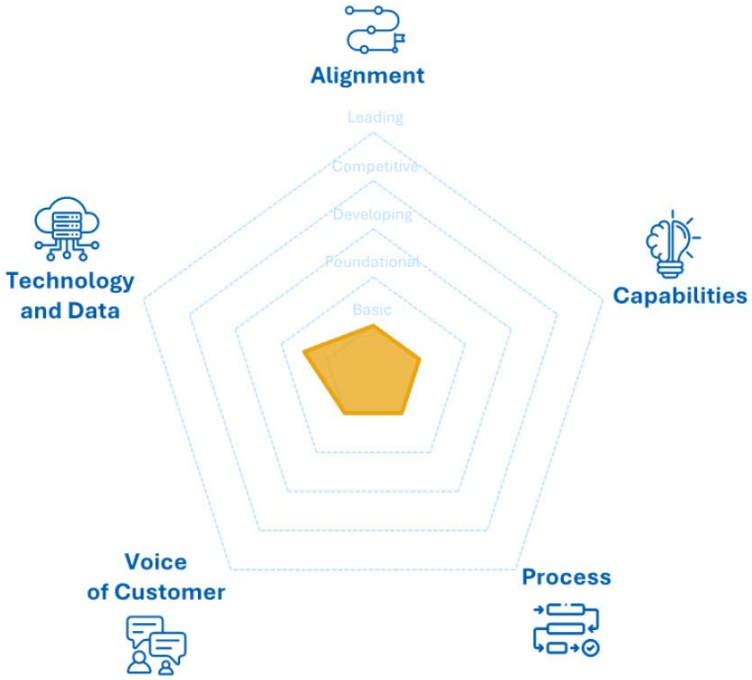


CX Maturity Assessment

Conducted by Customer Science Group, the CX Maturity Assessment provides a framework to evaluate our current customer experience strengths and identifies opportunities for improvement, which have shaped this strategy.

The assessment highlighted that Melton City Council's CX maturity level was currently at 'Basic' with a strong organisational appetite for improvement.

At the mid-point and conclusion of this strategy, we'll perform the assessment again to measure our progress in becoming a customer-centric organisation, where we hope to see progress in our customer maturity.



A vibrant, safe and liveable City accessible to all

9


Our Strategic Approach
Learn from customer's feedback to design better services.
Listen to customers
Improve Services
Meet expectations
TRUSTED
RESPONSIVE
CUSTOMER CENTRIC
EASY TO DEAL WITH
"We want our customers to be able to interact with us in the way that makes them feel supported – they're at the centre of everything we do."
Strategic intent
Listen to understand
We will take a deeper approach to understanding what matters most to our customers and employees, using feedback to shape our services and decisions.
Design to improve
We will apply insights to redesign services, processes, systems, and experiences that matter most to our customers.
Responsive and accountable
We will set clear expectations, improve consistency and take accountability for resolving issues in a timely and transparent way.
Empowered to Support Customers
We will empower our people through systems, support and leadership to improve customer experiences and make it easier to delivery excellent services.
A vibrant, safe and liveable City accessible to all
CITY OF MELTON
10

Our plan on a page

Four Strategic Intents have been developed to prioritise areas of focus for improving customer experiences at Melton City Council, and to support the development of a customer centric organisation.



Listen to Understand

Understand our customers' needs and experiences

1.1.1 Voice of Customer program
1.1.2 Customer Journey mapping

Understand what helps our staff deliver great customer experiences

1.2.1 Voice of Employee program
1.2.2 Staff engagement in Customer Journey Mapping



Design to improve

Make services easier to access

2.1.1 Service excellence framework
2.1.2 Customer experience improvement program
2.1.3 Customer impact and benefits analysis

Understand what helps our staff deliver great customer experiences

2.2.1 Strengthen community engagement and human centred design practice
2.2.2 Integrate customer feedback into CX improvement program



Responsive and accountable

Deliver constant and reliable experiences

3.1.1 New Customer Service Charter
3.1.2 Enhance customer complaint resolution
3.1.3 Establish measurable service standards

Responsive and accountable service delivery

3.2.1 Closing the loop
3.2.2 CX performance reporting
3.2.3 Reduce root causes and repeat contact



Empowered to support customers

Build staff capability

4.1.1 Customer quality assurance & coaching
4.1.2 CX capability training program
4.1.3 Increase first-contact resolution
4.1.4 Recognise and reward CX excellence

Improve systems

4.2.1 New Customer Request Management System
4.2.2 Improve customer contact channel management
4.2.3 Improve Customer Knowledge Base & processes
4.2.4 Improve website

The following pages will provide more detail about our strategic intent and key initiatives.

A vibrant, safe and liveable City accessible to all

CITY OF MELTON

11

Listen to Understand

We will take a deeper approach to understanding what matters most to our customers and employees, using feedback to shape our services and decisions.

Goal 1 Understand our customers' needs and experience

Key initiatives:

1.1.1 Establish a Voice of Customer program to gather feedback on Council's service delivery and customer experiences.

1.1.2 Establish a customer journey mapping methodology and framework that includes customer feedback to better understand customer experiences, moments of frustrations and opportunities for improvement.

Goal 2 Understand what helps our staff deliver great customer experiences

Key initiatives:

1.2.1 Align employee and customer experience feedback programs to explore how employee experiences affect their ability to deliver great customer outcomes.

1.2.1 Ensure the customer journey mapping methodology and framework involves staff, ensuring that frontline experiences inform customer-centric improvements.

Success measures

60%
Benchmark = 60%

Increase customer satisfaction with Council's customer service
Source: CSBA CX Benchmarking Survey 2024

63%
Benchmark = 75%

Increase in the percentage of staff who agree that they're encouraged to develop new and better ways of serving customers
Source: MCC Employee Experience Survey 2025

A vibrant, safe and liveable City accessible to all

CITY OF MELTON

12

Design to Improve

We will apply insights to redesign services, processes, systems, and experiences that matter most to our customers.

Goal 1 Prioritise changes that makes services more intuitive and easier to access

Key initiatives:

2.1.1 Establish a service excellence framework and service blueprinting to support the continuous improvement of Council's service delivery.

2.1.2 Develop a prioritised program of customer experience enhancements, focusing on high-friction or high impact customer processes and journeys.

2.1.3 Ensure changes to services, including procurement and technology initiatives, identify potential customer impacts and document customer benefits and outcomes before implementation.

Goal 2 Apply customer and employee insights to improve the design and experiences of our services

Key initiatives:

2.2.1 Strengthen community and stakeholder engagement in the prioritisation, design and improvement of services, including deliberative engagement practices, alongside human-centred and co-design methods.

2.2.2 Integrate customer feedback and service performance data to the continuous improvement customer experiences.

Success measures

To be developed

Number of CX Improvements identified and implemented

Source: To be developed

A vibrant, safe and liveable City accessible to all

CITY OF MELTON

13

Responsive and Accountable



We will set clear expectations, improve consistency and take accountability for resolving issues in a timely and transparent way.

Goal 1 Deliver consistent and reliable experiences across all service channels

Key initiatives:

3.1.1 Finalise and embed Council's Customer Service Charter, reflecting community expectations.

3.1.2 Strengthen customer complaints escalation pathways and resolution, with a focus on the continuous improvement of business processes, and customer-centric solutions.

3.1.3 As Council's new Customer Request Management System is designed and implemented, define and publish measurable service standards to track performance and build public trust.

Goal 2 Strengthen responsiveness, accountability, and follow-through in service delivery

Key initiatives:

3.2.1 Improve customer communications and 'closing the loop' provide clear timelines, manage expectation and inform customers when their enquiries have been completed.

3.2.1 Develop integrated CX performance reporting to monitor, act on and communicate service improvements.

3.2.2 Analyse customer request data to improve and address root causes of repeat contact and enhance business processes and customer experiences.

Success measures

56%
Benchmark = 54%

Improvements to first-contact resolution rate
Source: CSBA CX Benchmarking Survey 2024

A vibrant, safe and liveable City accessible to all

CITY OF MELTON

14

Empowered to Support Customers



We will empower our people through systems, support and leadership to improve customer experiences and make it easier to delivery excellent services.

Goal 1 Build staff capability and confidence to deliver empathetic, high-quality customer experiences

Key initiatives:

4.1.1 Establish a customer quality assurance and coaching program for frontline staff.

4.1.2 Deliver targeted CX capability training programs to enhance consistent and high-quality customer experiences across the organisation.

4.1.3 Increase first-contact resolution through improved knowledge, training, internal coordination, and enhancements to service delivery models.

4.1.4 Recognise and reward staff who demonstrate CX excellence and leadership.

Goal 2 Improve our systems to support customer centric ways of working

Key initiatives:

4.2.1 Implement a Customer Request Management System to streamline service delivery, improve self-service options, reporting and accountability.

4.2.2 Improve our customer contact channels, including social media and exploring the introduction of webchat, to ensure our customers can reach us easily across all touchpoints.

4.2.3 Improve Council's Customer Knowledge Base to ensure that staff and customer have access to accurate and timely information about customer processes and services.

4.2.4 Improve the usability, accessibility and content of our website to support easier access the service information our customer's needs.

Success measures

68%
Benchmark = 75%

Increase in the percentage of staff who agree that they are empowered to make decisions to best serve customers

Source: MCC Employee Experience Survey 2025

A vibrant, safe and liveable City accessible to all

CITY OF MELTON

15

Implementation, monitoring and reporting

We will take a priority-based approach to the implementation, monitoring and reporting for this CX strategy to ensure we are addressing opportunities for our community.

- **Design** by engaging internal stakeholders to define initiatives further and prioritise a four-year plan.
- **Implement** initiatives in line with four-year plan, ensuring gender and equity lens are applied.
- **Evaluate** and plan annually. Perform CX Maturity Assessments at the mid and end points of this strategy.



A vibrant, safe and liveable City accessible to all

16



Version 1.0 June 2025

Disclaimer: This publication may be of assistance to you, but Melton City Council and its employees do not guarantee that the publication is without flaw of any kind. We reserve the right to review and update this strategy depending on contextual changes, resource availability, and advancements in technology.

A vibrant, safe and liveable City accessible to all

CITY OF MELTON

12.4 DRAFT ROAD MANAGEMENT PLAN 2025-2029

Author: Colin Marshall - Manager Engineering and Asset Services
Presenter: Neil Whiteside - Director City Delivery

PURPOSE OF REPORT

To present the draft Road Management Plan 2025-2029 for Council's consideration for adoption.

RECOMMENDATION:

That Council:

1. Note the requirement under Section 54(5), (6), and (7) of the *Road Management Act 2004* to undertake a review of the Council's Road Management Plan (RMP) every four (4) years after an election.
2. Note Council officers have completed a review of Council's Road Management Plan and that Council officers are recommending changes of an administrative nature only.
3. Adopt the draft Road Management Plan 2025-2029 at **Appendix 1**.
4. Approve making the Road Management Plan 2025-2029 available for public inspection as per Regulation 9 of the *Road Management Act 2004.*

Motion

Crs Carli/Verdon.

That Council:

1. Note the requirement under Section 54(5), (6), and (7) of the *Road Management Act 2004* to undertake a review of the Council's Road Management Plan (RMP) every four (4) years after an election.
2. Note Council officers have completed a review of Council's Road Management Plan and that Council officers are recommending changes of an administrative nature only.
3. Adopt the draft Road Management Plan 2025-2029 at **Appendix 1**.
4. Approve making the Road Management Plan 2025-2029 available for public inspection as per Regulation 9 of the *Road Management Act 2004*.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

This report is in response to the requirement under Section 54(5), (6), and (7) of the *Road Management Act 2004* to undertake a review of the Council's Road Management Plan (RMP) every four (4) years.

The review proposes administrative changes only to the RMP and that it be approved by Council for public inspection as per Regulation 9 of the *Road Management Act 2004.*

2. Background/Issues

Melton City Council (Council) is one of the fastest growing municipalities in Australia, with an estimated asset value of approximately $3.8 billion at the end of the 2023/24 financial year (*see Figure 1*). Transport assets (roads, kerbs, bridges, pathways, traffic management devices and associated road infrastructure) make up 60% of this value.

ASSET GROUP	REPLACEMENT VALUE	ANNUAL DEPRECIATION	ACCUMULATED DEPRECIATION	WRITTEN DOWN VALUE
Buildings	$ 386,367,154	$ 8,585,030	$ 85,820,177	$ 300,546,977
Open Space	$ 139,945,989	$ 7,391,865	$ 52,420,381	$ 87,525,608
Stormwater	$ 983,727,539	$ 10,378,895	$ 146,584,708	$ 837,142,831
Transport	$ 2,255,614,385	$ 33,193,865	$ 383,939,118	$ 1,871,675,267
Total	$ 3,765,655,067	$ 59,549,655	$ 668,764,384	$ 3,096,890,682.96

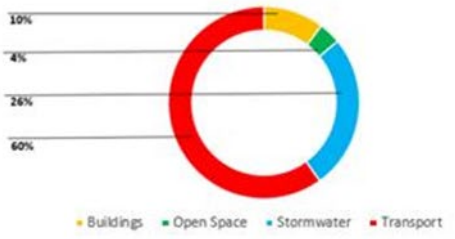


Figure 1: Value of Council's Assets as of 30 June 2024

The RMP outlines Council's responsibilities and clear guidelines on the Level of Service (LOS) in relation to maintenance standards and inspection protocols and to demonstrate responsible management of its transport assets. Council engages a contractor to undertake the maintenance on its transport assets through a Road and Drainage Maintenance Contract. The RMP assists in guiding the terms and conditions of this Contract.

Council is required under Section 54(5), (6), and (7) of the *Road Management Act 2004* (the *RM Act*), to conduct a review of its RMP within six months of each general election. This review is conducted in line with the intention of the RMP, with adherence to this legislative requirement.

The review of Council's RMP provides a valuable opportunity for Council to collectively assess and consider the current performance of Council's managed maintenance activities against current challenges, and to take the necessary steps to ensure that Council can continue to manage and maintain our road related assets in a responsible, sustainable manner and to an appropriate standard.

Council officers, including representatives from key Council departments, have reviewed the RMP, with a particular focus on the 'Overview of Intervention Levels and Response Times'. This refers to the degree of defect severity which would necessitate maintenance works to be undertaken on the asset, and the frequency of inspection across a range of classes of various asset categories.

As part of the review, Council officers undertook a benchmarking exercise against the intervention levels and frequencies set by other councils and overall Council's intervention levels and frequencies are in step with the sector which is important from a risk and insurance perspective.

Changes to Council's RMP

Based on Council Officers' review, and taking into consideration the value our community places on road assets, the following changes are proposed to Council's RMP, which are largely administrative in nature:

- Update of information in Tables and Graphs.
- Update to the Register of Public Roads.
- Re-arranging of key headings to match the RMP template provided by the Municipal Association of Victoria (MAV).
- Change of layout in Annex 1, to merge Roads and Carparks in the one section (previously separated).
- Change to Annex 1: Carparks inspections to increase from an annual inspection to once every six months, for both sealed and unsealed surfaces.

Refer **Appendix 1 – Draft Road Management Plan 2025-2029.**

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

3. A fast growing, innovative and well-planned City

3.3 A City with accessible infrastructure that meets the needs of all.

4. Financial Considerations

Council's current operating budget includes provision for the Road and Drainage Maintenance Contract. Several of Council's transport assets and maintenance responsibilities, standards and inspection protocols under the RMP are coordinated and delivered via this Contract.

5. Consultation/Public Submissions

Updates / proposed administrative changes to the Road Management Plan (RMP) are to be made available for public inspection as per Regulation 9 of the *Road Management Act 2004*.

6. Risk Analysis

Councils review of the RMP has been undertaken in accordance with Section 54(5), (6), and (7) of the *Road Management Act 2004*.

Council's RMP details Council's risk management approach in the road environment to ensure that tolerable intervention levels are not exceeded to create hazards in the road network, and that these hazards are well managed to ensure that they are repaired/isolated within specific timeframes in accordance with this RMP.

7. Options

Council has the options to:

1. Adopt the Officers' recommendations as presented in this report.
2. Seek further information from Council officers.

LIST OF APPENDICES

1. Draft Road Management Plan 2025-2029

CITY OF MELTON

Road Management Plan 2025-2029



June 2025

Contents

Glossary of Terms and Abbreviations 3
1. Introduction 4
1.1. Executive Summary 4
1.2. Background 4
1.3. Purpose 4
1.4. Scope 4
1.5. Alignment with Legislations 5
1.6. Alignment with Internal Policies, Strategies and Plans 5
1.7. Managing Changes and Updates 6
1.8. Exceptional Circumstances or Force Majeure 6
2. Rights and Responsibilities 7
2.1 Key Stakeholders 7
2.2 Obligations of Council 7
2.3 Obligations of Road Users 7
2.4 Demarcation and Transfer of Responsibilities 10
2.5 Dual Responsibilities 11
3. Road Management Systems 12
3.1 Background and Process 12
3.2 Road Register 12
3.3 Asset Hierarchies 12
3.4 Managing Asset Information 13
3.5 Customer Requests - Record Management System 13
3.6 Asset Performance Monitoring 14
3.7 Risk Management 14
4. Levels of Service 16
4.1 Service Levels for Road Assets 16
4.2 Customer Expectation 16
4.3 Intervention Levels, Inspections and Response Times 16
5. Appendices and Annexes 18

DRAFT

Glossary of Terms and Abbreviations

Arterial Road	Freeways, highways and declared main roads which are managed by the State Government through VicRoads.
Condition Inspections	Inspections conducted to assess the condition and remaining life of the road and pathway network, and used to prioritise major works.
Exceptional Circumstances or "Force Majeure"	A clause included in the Road Management Plan (RMP) that describes the conditions under which a Council can suspend its maintenance and inspection responsibilities under the Road Management Plan due to occurrence or events outside their control.
Hazard/Defect Description	Refers to a change to the road or pathway surface that introduces a risk to public safety, or a form of asset deterioration. Common terminology includes pothole, lift, shove, lip, crazing and depression in roads for which Council is the responsible Road Authority.
Infrastructure and Works Managers	Road Authorities' staff responsible for the management and maintenance of roads as determined by the classification system within the Road Management Act (Vic) 2004, and as contained in the Roads Register.
Intervention Level	The size of the defect, number (of defects) or loss of functionality at which the defect will be rectified.
Other Roads	Includes roads in State reserves, and roads on private property. Council is not responsible for the care and maintenance of these roads.
Precinct Structure Plan	High level master plans for whole communities which layout roads, shopping centres, schools, parks, housing, employment, connections to transport and generally resolve the complex issues of biodiversity, cultural heritage, infrastructure provision and Council charges. PSPs provide guidance on how land will transition from mostly rural and agricultural use to urban use.
Proactive Inspections	Inspections performed as part of a scheduled program, according to the hierarchy of roads, which is based on the road classification, volume of traffic etc.
Public Roads Register	List of roads within a municipality that a Council is responsible for. Council required to keep a list under s.19 of the Road Management Act.
Reactive Inspections	Inspections performed in response to a complaint about the condition of the road, property damage or report of injury to a member of the public
Road Infrastructure	Refers to the physical and organisational framework that supports the construction, operation, and maintenance of road systems used for transportation. It includes a wide range of components such as roadway (paved or unpaved), drainage system, guard rails, bridges, traffic management systems signage and marking.
Proactive Inspections	Inspections performed as part of a scheduled program, according to the hierarchy of roads, which is based on the road classification, volume of traffic etc.
RMP	Road Management Plan.
Condition Inspections	Inspections conducted to assess the condition and remaining life of the road and pathway network and used to prioritise major works.
Rural Road	Roads that are generally outside township boundaries or the urban growth boundaries as defined in the Road Management Act 2004, and usually do not have adjacent residential or business development. They commonly, but not always have no kerbs, footpaths or adequate street lighting.

DRAFT

1. Introduction

1.1. Executive Summary

Melton City Council (MCC), as a road authority under the Road Management Act 2004, has developed a Road Management Plan (RMP) to comply with legislative requirements and align with Council's strategic goals. The plan outlines Council's responsibilities, maintenance standards, and inspection protocols to demonstrate responsible management of road assets and mitigate civil liability.

The RMP integrates with other Council policies and strategies to ensure consistency with broader strategic directions. It is treated as a dynamic document, subject to formal review and refinement every four years, with ongoing updates to the Public Roads Register (hereafter referred to as the Register).

1.2. Background

The City of Melton is one of the fastest growing municipalities in Australia, bordered by Moorabool Shire (west), Macedon Ranges Shire (north), Hume and Brimbank (east), and Wyndham (south).

The City's population has increased significantly in the last 20 years, with current figures estimated at 233,000 as of 2024. Projections suggest this will rise to around 471,000 by 2046.

The City of Melton incorporates a number of urban, peri-urban, and rural suburbs and localities. Established residential areas include Melton township and surrounding suburbs in the west, and Caroline Springs and surrounding suburbs in the east. Growth is guided by Precinct Structure Plans (PSPs), which provide a strategic framework for urban development to ensure quality infrastructure, outline community growth projects, and provide a legislative basis for sustainable expansion. PSP growth is largely centred in the Urban Growth Zone between established residential areas in the east and west of the municipality.

1.3. Purpose

The RMP is an operational document that reflects the current management processes employed by MCC for managing the road network. As of July 2024, the MCC road network is an approximate 1,524km. Assets that form part of the broader transport network includes roads, bridges and major culverts, pathways, stormwater assets, road furniture, street lighting and traffic control devices. Collectively, this network has a current replacement value of $2.3 billion.

The purpose of this RMP is to achieve the following:

- Document the standards, strategies and management systems used by MCC to manage the road network and supporting infrastructure.
- Meet the statutory requirements of the Road Management Act 2004, Road Management Regulations (the 'Regulations') and relevant Ministerial Code of Practice (the 'Codes').
- Provide the community with an overview of the principles that guide Council in the management and ongoing maintenance of road assets.
- Adhere to good practice by achieving an appropriate level of statutory protection against civil liability claims under the Act.

This RMP was developed using guidance outlined in the 'Ministerial Code of Practice – Road Management Plans' and the Municipal Association of Victoria Insurance Road Management Plan Guidance document.

1.4. Scope

This RMP covers all roads and road infrastructure situated within the boundaries of MCC, which are listed in Council's Register. This includes road formation and road wearing course (seal, gravel and asphalt), on-road parking, off-road parking on Council-owned land, traffic control devices (e.g. traffic islands, roundabouts), kerb and channel, road drainage, bridges, footpaths, and shared paths.

Assets that are not covered in this document include:

- Household driveways.
- Roads that are not included in the Register.
- Private carparks that are not on Council land.

1.5. Alignment with Legislations

The RMP is prepared pursuant to the following legislative documents:

- Road Management Act 2004
- Road Management Act 2004 Code of Practice – Operational Responsibility
- Road Management - General Regulations 2016
- Road Management (Works and Infrastructure) Regulations
- Rail Safety Act 2006

Other relevant State and Federal Acts include:

- Victorian Local Government Act 2020
- Victorian Road Safety Act 1986
- Victorian Health and Safety Act 2004

1.6. Alignment with Internal Policies, Strategies and Plans

This RMP is supported by Council's internal strategic documents. Of key importance is Council's Asset Plan 2025 – 2035 (Transport Assets). The Asset Plan has the purpose of guiding Council's long-term strategic management of its transport assets.

The relationship between the RMP and these documents is illustrated in *Figure 1* below.

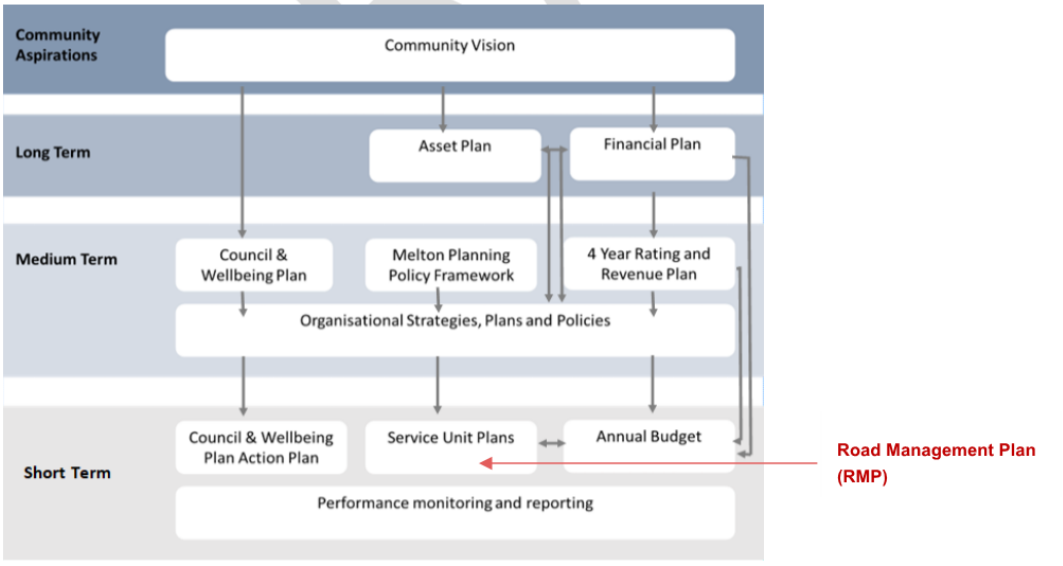


Figure 1: Integrated Planning and Reporting Framework in relation to RMP

1.7. Managing Changes and Updates

The plan must be updated after each Council election (every four years), with additional updates as required.

Updates to this document fall under two main categories:

- Material Changes

Refers to changes made to standards and specifications of service provided by Council e.g., frequency of inspections, intervention level, or response time. For such changes a report is presented to Council, along with a brief explanation as to why such changes are necessary. The review steps guiding this process are outlined in the Road Management (General) Regulations 2016 Part 3 – Road Management Plans. The report must include a rationale for the changes.

- Non-Material Changes

These are changes which do not alter the technical details related to the service level provided by Council e.g., updates to the Register, or a change to a road name. Such changes can be approved by Council's Director City Delivery.

1.8. Exceptional Circumstances or Force Majeure

Council will make every effort to meet its commitments under this Plan.

However, there may be situations or circumstances that affect Council's business activities to the extent that it cannot deliver on the service levels of the RMP. These include, but are not limited to, natural disasters, such as fires, floods, or storms, or a prolonged labour or resource shortage, due to a need to commit or redeploy Council staff and/or equipment elsewhere or because of pandemic and/or government intervention.

1.8.1 Suspension to the RMP

In the event the Chief Executive Officer (CEO) of Council has considered the impact of such an event on the limited financial resources of Council and its other conflicting priorities (and determined that the RMP cannot be met), then pursuant to Section 83 of the Wrongs Act 1958, the CEO will write to Council's Officer in charge of the RMP and inform them that some, or all, of the timeframes and responses in the RMP are to be suspended.

1.8.2. Reinstatement of the RMP

Once the scope of the event/s have been determined, and the resources committed to the event response have been identified, there will be an ongoing consultation between Council's CEO and Council's Officer responsible for the RMP, to determine which parts of the RMP are to be reactivated and when.

1.8.3. Communication and documentation around RMP suspension

In case of suspension or reduction of services, Council will provide information/statements to residents about:

- How the work that will be done has been prioritised; and
- The period for which it is likely to be affected.

Council will provide this information on its website where the RMP is located and other channels as appropriate, such as press releases or social media. Where Council has suspended the RMP, in part or whole, associated documents (e.g., communications, meeting minutes, schedules) will be recorded and stored.

1.8.4 Inspection and repairs during suspension of RMP

The suspension of the RMP will not necessarily mean that all inspections and repairs halt. However, it may mean that only certain categories of inspections and repairs are undertaken. These will be based on a risk assessment and resources available to the Council, considering the resources needed to address the impact of the trigger event. For example, some reactive inspections may take place and repair (temporary or permanent) of roads/footpaths which pose a high risk may be undertaken, depending on the resources available to the council and the accessibility of each asset.

2. Rights and Responsibilities

2.1 Key Stakeholders

The key stakeholders impacted by the RMP include:

- The general community (for recreation, sport, leisure, and business).
- Residents and businesses adjoining the road network.
- Pedestrians.
- Vehicle users with motorised vehicles, such as trucks, buses, commercial vehicles, cars, and motorcycles.
- Users of smaller, lightweight vehicles, such as pedal-powered bicycles, motorised buggies, wheelchairs, prams, etc.
- Tourists and visitors to the area.
- Emergency agencies (Victoria Police, Country Fire Authority, Ambulance Victoria, State Emergency Services).
- The military (in times of conflict and emergency).
- Traffic and transportation managers.
- Managers of the road network asset.
- Construction and maintenance personnel, who build and maintain asset components.
- Utility agencies using the road reserve for infrastructure (water, sewerage, gas, electricity, telecommunications).
- State and federal governments, who periodically provide funding for roads.

2.2 Obligations of Council

Under the Road Management Act 2004 Council is to ensure a plan is in place to assist in achieving the following objectives:

- To establish a management system for the road management functions of a road authority, which is based on policy and operational objectives and available resources.
- To set the relevant standard in relation to the discharge of duties in the performance of those road management functions.
- To provide the community with an overview of how MCC currently manage their road assets.
- To provide a structure for a road asset management system which will ensure that the public roads within the municipality are capable of functioning effectively and able to meet future needs in a growth environment, as well as the ability to meet the service level desired by the community.

2.3 Obligations of Road Users

2.3.1 General usage

The common law requires that road users must take reasonable care for their own safety. The Road Safety Act 1986 sets out obligations on road users, including Section 17A which requires that a person who drives a motor vehicle on, or uses, a highway must drive in a safe manner and have regard for all relevant factors, without limiting their generality.

DRAFT

These include the following:

- Physical characteristics of the road.
- Prevailing weather conditions.
- Level of visibility.
- The condition of any vehicle the person is driving or riding on the highway.
- Prevailing traffic conditions.
- The relevant road laws and advisory signs.
- The physical and mental condition of the driver or road user.

Section 17A of the Road Safety Act 1986 also requires that a road user must take reasonable care to:

- Avoid any conduct that may endanger the safety or welfare of other road users.
- Avoid any conduct that may damage road infrastructure and non-road infrastructure on the road reserve.
- To avoid conduct that may harm the environment of the road reserve.

2.3.2 Incident claims

If a person proposes to make a claim in relation to a public road or infrastructure, for which Council is the responsible road authority, that person should contact Council who will then undertake respective investigation and insurance reporting processes.

In accordance with Section 110 of the Road Management Act 2004, Council is not legally liable for property damages where the value of the damage is equal to or less than the 'threshold amount' (as defined in the Act).

In cases where the claim relates to assets Council does not own or is not responsible for on the road reserve, the person who proposes to make a claim must refer the claim to the other authority or person responsible for those assets.

2.3.3 Permits to work within a road reserve

In cases where an individual or organisation proposes to conduct works within the road reserve that may impede public access, or interfere with road infrastructure, they must apply for a 'Works within Road Reserve' permit. There are some exemptions, as noted in the Road Management (Works and Infrastructure) Regulations 2016.

Local laws also require property owners to apply for a vehicle crossing permit if they plan to build a driveway. In both cases, a fee applies to cover the costs of the administration and inspection of the work.

Where the party undertaking works within road reserves requires Council to undertake reinstatement works, it is at Council's discretion whether to accept. If Council does, then the contractor shall be invoiced the cost for those works. The road and drainage maintenance service provider are responsible for reinstating the road opening within two working days of receiving notification from Council or within an earlier timeframe as directed by Council for safety reasons. Reinstatements are completed in accordance with approved standard drawings.

The Works within the Road Reserve process is shown in **Appendix 1**.

DRAFT

2.3.4 Obligation of others

There are several assets within the road reserve that Council does not have an obligation to inspect and/or maintain. These include:

1. **Non-road infrastructure** – this includes (but is not limited to) such items as gas pipes, water and sewerage pipes, cables, electricity poles and cables, tram wires, rail infrastructure, bus shelters, public telephones, mailboxes, roadside furniture, and fences erected by utilities, or providers of public transport.

2. **Vehicle driveways** – driveways (including crossover), located between the carriageway and the property boundary, must be maintained by the adjoining property owner. However, Council is responsible for the portion of the driveway where the constructed pathway is reasonably required by the public in accordance with the diagram illustrated in Figure 2.



Figure 2: Vehicle Crossover - Areas of Responsibility

Council does not accept any responsibility for the maintenance of private vehicle crossings, including culverts under driveways. The responsibility for these assets lies with the property owner.

In new developments, the vehicle crossings are constructed as part of the initial civil construction works for the subdivision. The location and type of vehicle crossing is approved as part of the road and drainage drawings for the subdivision. Council's officers then supervise these works to ensure the works are constructed as per the approved plans.

For modifications to existing vehicle crossings the resident applies to Council for approval. If approved, a permit to undertake the works is issued. The modifications are assessed to ensure that there are no safety issues or conflict with existing assets. If the modifications are approved, the works are supervised by Council's Design and Investigations Team. Costs of the modifications undertaken to the vehicle crossing are borne by the resident.

3. **Single property stormwater drains** – for drains constructed within the reserve that carry water from a single property to an outlet in the kerb, or other drain.

4. **Utilities** – including, but not limited to, telecommunication, power, water, gas, and rail authority assets.

5. **Roadside** – as per Section 107 of the Road Management Act 2004, Council has no 'statutory duty or common law duty to perform road management functions in respect of a public highway which is not a public road or to maintain, inspect or repair the roadside', described as 'any land that is within the boundaries of the road (other than shoulders) which is not a roadway or pathway'. This includes landscaped tree plots within the footpath/pathway where the surface of the tree plot is not constructed with the intention of providing a trafficable pedestrian surface.

2.3.5 Hazard created by the defective condition of assets owned by another party

Where Council becomes aware of a hazard created by the defective condition of assets/infrastructure owned by another party, Council may at its absolute discretion:

- If located within assets/infrastructure for which Council is responsible (e.g. footpaths, road surfaces, etc.), or otherwise presents an immediate and significant risk to members of the public, undertake temporary measures to reduce the risk to members of the public until such time as the respective owner can implement permanent repairs (subject to Council's available resources).
- Report in writing (e.g. email or letter) the presence of the hazard to the responsible party and request that repairs be implemented within a reasonable timeframe.
- Where repairs are not completed by the responsible party within the respective timeframe, Council may complete necessary repairs and invoice the responsible party for the costs.

However, where another party has a duty in relation to the asset/infrastructure, and Council has a discretionary power to take remedial action in relation to that matter, only that other party with the duty is liable in a subsequent proceeding, in accordance with Section 104 of the Road Management Act 2004.

2.4 Demarcation and Transfer of Responsibilities

Council is not responsible for the following roads within the City of Melton:

2.4.1 Declared main roads and freeways within the City of Melton

These are managed and maintained by VicRoads as the responsible road authority, and include:

- Calder Freeway
- Coburns Road (between High Street and Western Highway)
- Diggers Rest-Coimadai Road
- Federation Drive
- Gap Road
- Gisborne-Melton Road
- High Street (between Melton Highway and Coburns Road and Harkness Road to Melton Boundary)
- Hopkins Road
- Melton Highway (Keilor-Melton Road)
- Vineyard Road
- Western Freeway
- Western Highway

2.4.2 Parks Victoria roads that do not provide access to private properties

The Department of Energy, Environment, and Climate Action control such roads.

2.4.3 Unnamed access tracks

These are roads that provide access to land where little or no subdivision has occurred since the original Crown subdivision. These tracks are not built to Council standards and therefore not recognised as roads and are excluded from Council's Public Road Register.

Transfer of responsibility can occur between road authorities on agreement between the parties. This agreement is generally in the form of a Memorandum of Understanding (MoU), or Maintenance Agreement executed by both parties.

2.4.4 Paper Roads

The term 'Paper Road' is usually given to a linear land asset where a designated road reservation is recorded in the survey plans, but the physical road has not formally been constructed. Paper Roads typically comprise a natural surface, cleared for access to property and formed only with a worn path from local vehicle usage. Although the public have the right to access these road reservations at any time, they are not included on Council's Register and as such, are not managed or maintained by Council.

2.4.5 Nature strips in residential areas

The resident or occupier of a property in a residential area is responsible of the maintenance and upkeep of the nature strip between back of kerb and the adjoining property boundary, but excluding road shoulder, footpath, bicycle path or shared path and is expected to keep it in a neat and tidy condition. This is commonly done through regular mowing, weeding, and picking up litter. Council is responsible for trees and garden beds planted on the nature strip.

2.4.6 Rail crossings

Under the Rail Safety Act 2006, rail crossing safety is seen to be a joint responsibility between road and rail authorities with clear boundaries of responsibility between the Council and rail authority. Figure 3 identifies in yellow the extent of the rail infrastructure that is managed by the rail authority.

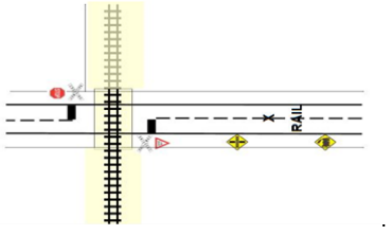


Figure 3: Demarcation at Rail Crossings

For the life of this RMP a Safety Interface Agreement has been put in place between Council, the rail authority and in some cases VicRoads to clearly define responsibilities regarding management of rail crossing safety and associated infrastructure.

Rail crossings within the municipality are located at:

- Staughton Siding Road
- Exford/Station Road
- Telephone Road
- Coburns/Rees Road
- Ferris Road
- Mt Cottrell Road
- Paynes Road
- Leakes Road
- Troups Road North
- Hopkins Road (VicRoads declared main road – MCC has secondary responsibility on approach roads)
- Holden Road
- Old Calder Hwy
- Calder Fwy (MCC has secondary responsibility)
- Robinsons Road (MoU with Brimbank City Council)

2.5 Dual Responsibilities

There are instances where multiple authorities can be responsible for components of the road within the road reserve. The Road Management Act 2004 defines the respective responsibilities in relation to this matter.

Where there are maintenance agreements defining limits of responsibility on municipal roads between the Council and other road authorities or any private organisation, the schedule of roads affected, and details of these agreements would be listed in the Register.

2.5.1 Boundary Roads – Maintenance Agreements

Council's network connects to five other authorities (Brimbank, Wyndham, Moorabool, Macedon Ranges and Hume). Maintenance agreements between the parties are in place for sections of roads located on municipal boundaries. Agreements or MoU are stand-alone documents and are noted in the Register.

3. Road Management Systems

3.1 Background and Process

Table 2 below summarises the road assets that MCC is responsible for as of 30 June 2024:

ASSET GROUP	ASSET CATEGORY	MEASURE
TRANSPORT	Roads	1,553 km
	Kerbs	2,262 km
	Pathways	1,999 km
	Bridges and Major Culverts	258 (count)
	Traffic Management Devices	9,919 (count)
	Car Parks - On Road	2.54 sq km
	Car Parks - Off Road	3.97 sq km
STORMWATER	Stormwater Drains	1,793 km
	Stormwater Pits (including GPTs)	61,946 (count)
	Stormwater End Structures	2,021 (count)

Table 1: Measure of Council's assets as of December 2024

3.2 Road Register

MCC is responsible for publishing a Public Roads Register for all roads under its authority, in pursuant of Section 19(1) of the *Road Management Act*. The Register contains the key information listed in Table 2 for each road record. Updates to the register are conducted biannually to reflect information on additions from new subdivisional roads, newly constructed roads, or disposals related to decommissioned assets.

Asset Name	Locality	Asset Class	Asset Type	Hierarchy	Strategic Route	Segment Length (m)	Date Proclaimed
Abbey Pl	Melton	Urban	Sealed	Access Place	No	73	1/02/2004

Table 2: Road Register example

A copy of Council's Road Register is available on Council's website.

3.3 Asset Hierarchies

The local road network is made up of urban and rural roads that may be sealed or unsealed. Council adopted formal hierarchies for the road network to assist with conducting risk assessments, determining inspection frequencies, setting maintenance regimes, intervention levels and for formalising standards for new construction based on these hierarchies.

The classification terminology is Class 1 through to Class 4 for sealed and unsealed roads, both having individual definitions that aligns with Vicmap Transport - Road Classification. Each road has been classified on use and risk which is reflective within each definition. The road hierarchy is detailed in Table 3.

Road Class	Hierarchy	Vicmap Hierarchy	Definition Sealed Road	Length (km)	Definition Unsealed Road	Length (km)
1	Trunk Collector	Sub-Arterial	Major Council roads with very high traffic movement. Can be an alternative route for arterial roads or highways.	178	High traffic volumes. High rate of deterioration.	14
2	Collector Road	Collector	Roads that disperse traffic from Trunk Collectors. Distributes traffic to local residential streets and/or that are Strategic Routes (bus routes)	149	Medium traffic volumes >200. Medium rate of deterioration.	34
3	Access Street	Access Major	Include residential streets that are not Strategic Routes/ Service roads branching from VicRoads Highways or Arterial roads and roads servicing industrial areas	920	Low traffic volumes. Low rate of deterioration.	55
4	Access Place	Access Minor	Include no through roads, roads that service small lots and concrete roads	197	Fire tracks / unformed / un-sheeted tracks.	6
SUB-TOTAL **TOTAL 1,553km**				1,444		109

Table 3: Council's Road Hierarchy Definitions and Measure - Sealed and Unsealed as of 30 December 2024

For pathways, the hierarchies listed in Table 4 are based on proximity to key transport nodes e.g. train station, CBD centre or key amenities i.e. schools, and regional or district parks.

Hierarchy	Description	Length (km)
High Pedestrian	Pathways that are within a 500m catchment of the CBD, key transport nodes or key amenities.	146
Low Pedestrian	Pathways servicing general localised residential areas.	1852

Table 4: Pathways Hierarchy - Footpaths and Shared Paths as of December 2024

3.4 Managing Asset Information

Council's Asset Management System (AMS) stores Council asset data relating to asset location, characteristics, components, condition, measurement, and cost. Data in the system is kept accurate and current through constant monitoring and checks.

3.5 Customer Requests - Record Management System

Council operates a computerised Customer Request Management System to log, track and monitor the process of complaints and service requests made by residents and other persons. This system is located and operated within Council's ECM database.

Council's Customer Service team is the first point of contact for all persons making a complaint or requesting some form of action in relation to road maintenance matters.

Customer Action Requests concerning the road maintenance function are forwarded electronically to the service provider, who responds to such requests and programs the required works in accordance with the timeframes stipulated in the services contract.

3.6 Asset Performance Monitoring

3.6.1 Condition Audits

The purpose of condition inspections is to assess the state of the asset allowing the remaining life of an asset to be understood. This is used for financial purposes (calculation of depreciation in asset value) and for planning and prioritising MCC's Renewal Program. Condition is assessed every four years in a rolling program. Transport asset categories have been split across two years for data collection. Table 5 shows the next audit year for each of the transport asset categories.

Audit Years	Transport Asset Categories to be Audited
2025, 2026, 2027	Roads (Sealed), Pathways, Kerbs, Traffic Management Devices & Car Parks, and Road Ancillary Assets
2028	Bridges

Table 5: Condition Audit program for Transport Assets

Condition data is collected with the use of GPS enabled mobile computing devices, either fixed to vehicles or on handheld devices. This information, including accurate location, is reviewed by internal staff before being uploaded into the AMS and recorded against the asset.

Gifted or constructed assets are incorporated into geographic information systems and AMS prior to the issuing of Statement of Compliance. Constructed plans and digital plans are provided by the contractor for manual or digital upload as appropriate.

Updated infrastructure data is forwarded to the road and drainage contractor on a quarterly basis to enable forward planning. By receiving advice of approved roads to be constructed the contractor can predict and incorporate inspections for these roads when practical completion is issued.

The Asset Handover process for gifted assets is shown in **Appendix 2**.

3.7 Risk Management

3.7.1 Risk Management Process

Council's risk management process is consistent with the Australian and New Zealand Standard AS/NZS 4360:2004 which defines risk assessment and management processes. The major elements of the risk management process include:

Element	Detail
Risk Identification	Identifies the risk and explains how these impact on the business
Risk Assessment	Establishes a risk rating for all assets or asset groups and identifies the assets that constitute the greatest business risk
Risk Treatment	Identifies which actions are available to reduce risk to an acceptable level and identifies the most effective treatment option considering organisation, political, social, environmental, and financial factors
Monitor and Review	The ongoing process to ensure risk levels remain acceptable
Review and Improve	Continual review and improvement of risk management processes

Table 6: Major Elements of the Risk Management Process

The overarching goal of risk management in the road environment is to ensure that tolerable intervention levels are not exceeded to create hazards in the road network, and that these hazards are well managed to ensure that they are repaired/isolated within specific timeframes in accordance with this RMP/Annex 1/Response times. The risk management process is shown in Figure 4.

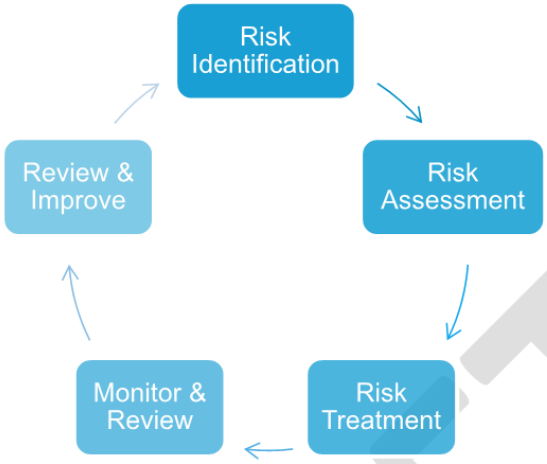


Figure 4: Risk Management Process

3.7.2 Risk Consequences

The key criteria and associated costs considered when assessing the consequences of identified risks include:

- Financial loss
- Impact on people
- Damage to reputation
- Damage to the environment
- Interruption to critical business processes

3.7.3 Risk Mitigation

The management tactics used to mitigate risk include:

- Asset Plan (Transport Assets).
- Condition audits at regular intervals.
- Proactive scheduled inspection programs.
- Clearly defined maintenance specifications.
- Clearly defined intervention levels and response timeframes.
- Outsourcing the delivery of maintenance and inspection services.
- Community Road Safety Strategy.
- Auditable Customer Request Management system.
- Optimised proactive renewal programs based on asset condition.
- Risk management processes.
- Timely response to incidents.
- Contingency Plans.
- Emergency response/on call system.

DRAFT

4. Levels of Service

4.1 Service Levels for Road Assets

Level of Service (LOS) for transport assets was developed and is incorporated into the Asset Plan 2025-2035. Below is a summary of actions defining LOS and the performance measure used to assess the service.

- Community expectations.
- Safety of our road users.
- Comfort for our road users.
- Achievable service levels in line with current funding.

Operations-based service levels relate to the technical measures and the outputs the customer receives. The LOS are included in the RMP Annex 1 – Levels of Service and the Road and Drainage Maintenance Contract in the form of maintenance standards, intervention levels, and prescribed activities and performance criteria. These items ensure that the road network and associated assets are maintained to an agreed level and consequently road-related services are provided at the prescribed standard.

4.2 Customer Expectation

Council's customer research into transport needs and satisfaction includes:

- Annual community satisfaction survey (Local Government Association - General Survey on Council Overall Performance).
- Annual survey undertaken by roads contractor.
- Community Engagement Sessions associated with the annual budget process; and
- Customer Service Centre enabling one on one contact (i.e. letters, phone calls) during normal working hours.

The feedback received from community consultation is used to improve Council's understanding of asset performance and is detailed in Council's Asset Plan 2025-2035.

4.3 Intervention Levels, Inspections and Response Times

Intervention levels support the quality of assets provided to the community as they define trigger points in determining the type of works to be conducted.

Having defined intervention levels also assists Council in being able to organise maintenance works on a risk priority basis, rather than being susceptible to conducting works on a chronological basis, or as the result of pressure from individuals within the community. It is considered that their greatest benefit is served by assisting in providing a sound legal argument as to why certain works were, or were not, conducted. MCC's intervention levels are pre-defined and incorporated into the maintenance contract.

Refer **Annex 1** – Overview of Intervention Levels and Response Times.

4.3.1 Maintenance Contract

Council outsources all road maintenance and inspection activities to external service providers. Their work is monitored by Civil Operations staff who audit and inspect works undertaken by the service provider in accordance with a detailed contract management plan. This includes regular auditing of contractor performance against the objective and specification of this plan and the Road and Drainage Contract specification.

Performance in relation to meeting RMP obligations is reported monthly and presented to Council's Road Management Working Group quarterly.

Maintenance inspections are aimed at identifying hazards or defects that have the potential to create a risk or damage or inconvenience to the public and may result in the scheduling of maintenance work to avoid this issue. Inspections regimes on road assets are aligned with the road hierarchy.

4.3.2 Operations, Maintenance and Renewal Activities

Examples of typical operational, maintenance and renewal activities undertaken as part of the management of Council's road assets are detailed in Table 7.

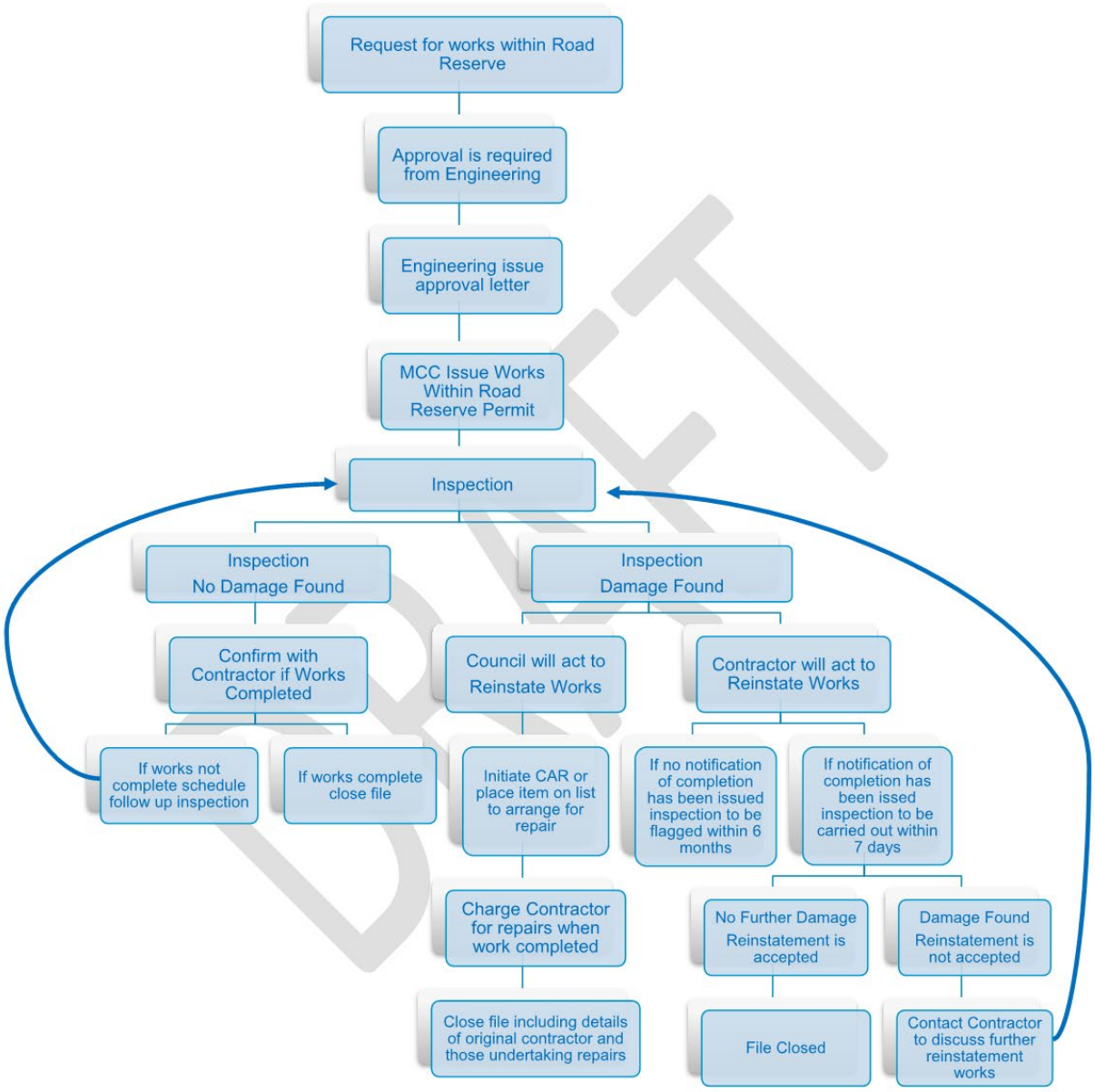
Activity	Detail	
Operational	Street cleaning	Vegetation removal
	Inspections	Line marking
Maintenance	Pothole repairs	Edge break repairs
	Surface defect repairs	Maintenance grading (unsealed roads)
Renewal	Reconstruction of sealed pavements	Pathway replacement
	Reseals and overlays	Reconstruction of kerb and channel

Table 7: Operational, Maintenance and Renewal Activities

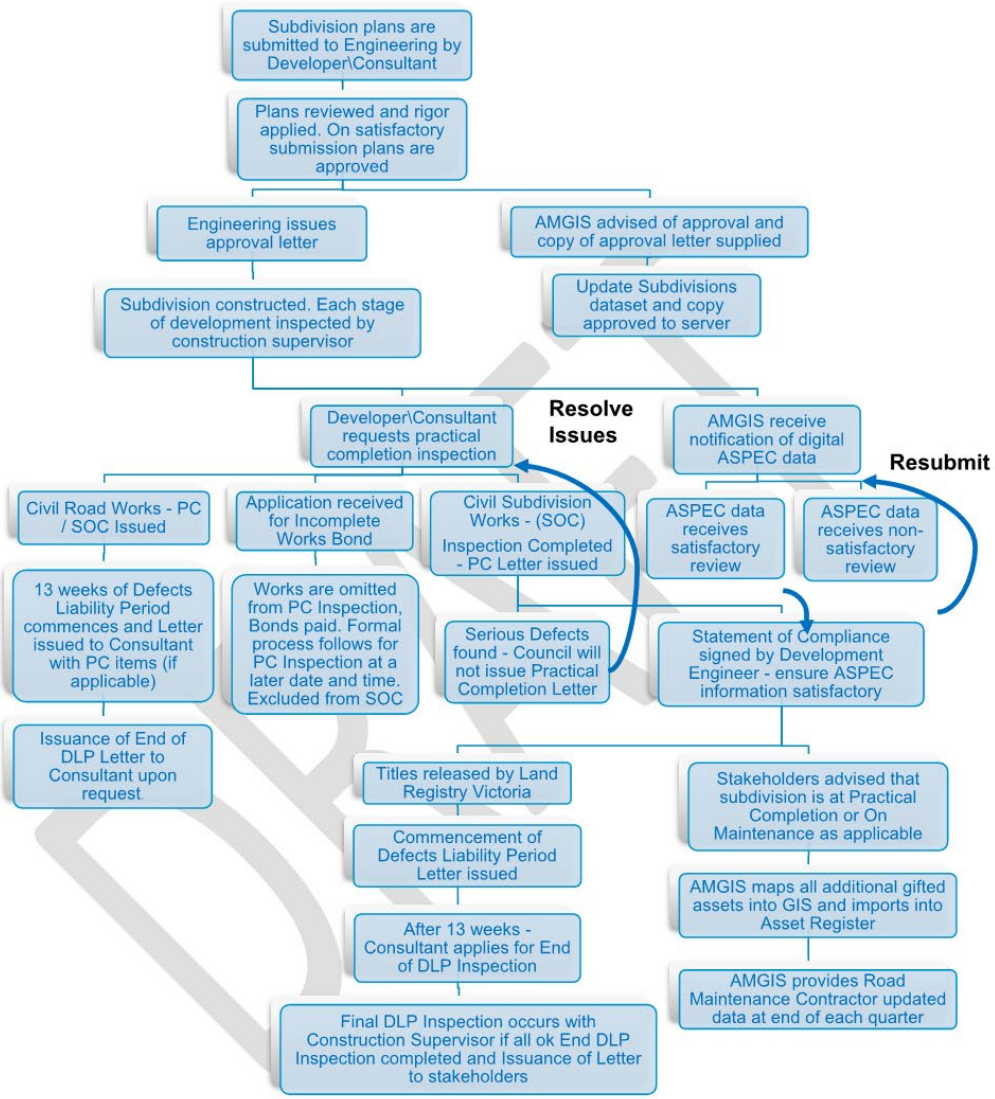
DRAFT

5. Appendices and Annexes

Appendix 1 – Works within the road reserve



Appendix 2 – Gifted assets handover process



Annex 1 - Overview of Intervention Levels and Response Times

Item	Activity	Asset /Activity	Intervention Levels	Obligation/ Response Times				Service Standard of Work
1	**Section 1 - Unsealed Roads and Carparks**			**Class 1**	**Class 2**	**Class 3**	**Class 4**	
1.1	Inspection Regime	Inspection of all unsealed roads and carparks	See Reactive Maintenance Services/Item 1.3 below.	Programmed inspection every 2 Weeks. Inspect on request by Council within 2 Days of request	Programmed inspection every 4 Weeks. Inspect on request by Council within 5 Days of request	Programmed inspection every 6.5 Weeks. Inspect on request by Council within 10 Days of request	Programmed inspection every 6 Months. Inspect on request by Council within 10 Days of request All Carparks are considered Class 4.	Not Applicable
1.2	Night Inspection Regime	Inspection of sign and asset reflectivity - street furniture and traffic control devices	Reflectivity not meeting relevant Australian Standards	Programmed inspection annually	Programmed inspection annually	Programmed inspection bi-annually	Programmed inspection bi-annually	Not Applicable
1.3	Reactive Maintenance Services	Repair of Unsealed Road Assets identified during Inspection Regime that meet Intervention Levels	•Potholes greater than 300mm diameter (0.07m2) and/or greater than 50mm deep where such potholes are 50 or less in number per kilometre. •Pavement defects, comprising corrugations, depressions and scours, of 50mm depth under a 1.2 metre straight edge transversely or a 3.0 metre straight edge longitudinally where such defects comprise 20% or less of the pavement surface area per kilometre. •Soft or slippery areas comprising less than 5% of the sub-length of 1km which present a hazard to road users. •Water forms ponds on the road and cannot be drained longitudinally or crossfall is less than 3% or greater than 7%. •Greater than 20% of the pavement surface area per kilometre comprises loose material with an average depth of more than 25mm.	Service completed within 2 Days of identification	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Service completed within 20 Days of identification	Per Contract Specifications
1.4	Proactive Maintenance	Programmed unsealed roads and carparks grading	Not Applicable	Service Every 4 Weeks	Service every 8 Week .	Service every 13 weeks	Service annually	Per Contract Specifications
1.5	Remedial Grading (Reworks)	Reworks as required by Council where Standard of Work not achieved	Not Applicable	Service within 5 Days from notification by Council				Per Contract Specifications
1.6	Additional Grading	On request	Not Applicable	Service within 10 Days of request by Council				Per Contract Specifications
Item	**Activity**	**Asset /Activity**	**Intervention Levels**	**Obligation/ Response Times**				**Service Standard of Work**
	Section 2 - Sealed Roads and Carparks			**Class 1**	**Class 2**	**Class 3**	**Class 4**	
2.1	Inspection Regime	Inspection of Sealed Road Assets	See Reactive Maintenance activities below.	Programmed inspection every 4 weeks. Inspect on request by Council within 1 Days of request	Programmed inspection every 8 weeks. Inspect on request by Council within 2 Days of request	Programmed inspection every 4 months (16 weeks). Inspect on request by Council within 5 Days of request	Programmed inspection annually Inspect on request by Council within 10 Days of request	
2.2	Night Inspection Regime	Inspection of sign and asset reflectivity - street furniture and traffic control devices	Reflectivity not meeting relevant Australian Standards	Programmed inspection annually	Programmed inspection annually	Programmed inspection bi-annually	Programmed inspection bi-annually	
2.3	Reactive Maintenance	Repairs of Potholes or Minor Surface Defect	•Surface defects greater than 300mm diameter (0.07m2) and/or greater than 50mm deep. •Potholes and surface defects (such as but not limited to ravelling, delamination etc.) up to 40sqm in area	Service completed within 2 Days of identification	Service completed within 2 Days of identification	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications
		Edge Breaks / Edge Drop	Edge damage where: •The edge drop-off between the sealed road surface and the shoulder or verge exceeds 25mm (see also Placement of Road Shoulder Material); or •The edge of the sealed pavement along the interface with the road shoulder or verge is fretted with breaks in excess of 75mm laterally at any location up a continuous length of 20 metres.	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications
		Ruts / Depressions	Wheel ruts and depressions up to 40sqm that hold water less than 25mm in depth under a 1.2 metre straight edge transversely or under a 3.0 metre straight edge longitudinally	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Service completed within 20 Days of identification	Service completed within 20 Days of identification	Per Contract Specifications
		Minor Reseals	Stripping, fatty and / or block cracking exceeds 5m2 in area with 50% aggregate loss and the pavement has not failed up to but no greater than 40 m2.	Service completed within 20 Days of identification				Per Contract Specifications
		Cracksealing	Program and seal any cracks greater than 5mm in width.	Any defect found during routine inspections, patrolling, requests from Council representative or through Tech One ECM CAR item must be programmed in the MMS to be repaired during				Per Contract Specifications

Annex 1 - Overview of Intervention Levels and Response Times								
Item	**Activity**	**Asset /Activity**	**Intervention Levels**	**Obligation/ Response Times**				**Service Standard of Work**
		Pavement Failure	•Pavement failures up to 10 sqm and 300mm in depth. •When a failed area results in danger to the public, the sealed surface no longer holds, extensive shoving has occurred and road surface drainage is no longer effective, conventional methods of maintenance fail to maintain the surface.	If a hazard to the public within 5 days, otherwise in accordance with an approved program.				Per Contract Specifications
		Brick or stone pavers in pavement	Bricks and pavers in pavement that are raised above, loose or sunken below the surrounding surface by 10mm	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract specifications
		Minor isolated unsealed Shoulder Defects	Any potholes, ruts, scours, depressions and or soft spots >100mm in depth.	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications
		Shoulder Grading	•A shoulder has more than 50 potholes per kilometre which are greater than 300mm diameter (0.07m2) and/or greater than 50mm deep. •A shoulder has corrugations, depressions or scours of 50mm depth over a 1.2 metre straight edge transversely, or a 3.0 metre straight edge longitudinally which exceed 20% of the shoulder area per kilometre. •Water forms ponds on the shoulder. •Soft and slippery areas comprise more than 5% or more of the shoulder area per kilometre. •The drop from the sealed pavement to the gravel shoulder exceeds 50mm over the entire distance of any 20 metre length.	Service completed within 5 days of identification.				Per Contract Specifications
2.4	Inspection Regime	Inspection of Sealed Road Assets	See Reactive Maintenance activities/Item 2.3 below	Programmed inspection every 4 weeks. Inspect on request by Council within 1 Days of request	Programmed inspection every 8 weeks. Inspect on request by Council within 2 Days of request	Programmed inspection every 4 months (16 weeks). Inspect on request by Council within 5 Days of request	Programmed inspection annually Inspect on request by Council within 10 Days of request All Carparks are considered Class 4.	
2.5	Night Inspection Regime	Inspection of sign and asset reflectivity - street furniture and traffic control devices	Reflectivity not meeting relevant Australian Standards	Programmed inspection annually	Programmed inspection annually	Programmed inspection bi-annually	Programmed inspection bi-annually	
2.6	Reactive Maintenance	Repairs of Potholes or Minor Surface Defect	•Surface defects greater than 300mm diameter (0.07m2) and/or greater than 50mm deep. •Potholes and surface defects (such as but not limited to ravelling, delamination etc.) up to 40sqm in area.	Service completed within 2 Days of identification	Service completed within 2 Days of identification	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications
		Edge Breaks / Edge Drop	Edge damage where: •The edge drop-off between the sealed road surface and the shoulder or verge exceeds 25mm (see also Placement of Road Shoulder Material); or •The edge of the sealed pavement along the interface with the road shoulder or verge is fretted with breaks in excess of 75mm laterally at any location up a continuous length of 20 metres.	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications
		Ruts / Depressions	Wheel ruts and depressions up to 40sqm that hold water less than 25mm in depth under a 1.2 metre straight edge transversely or under a 3.0 metre straight edge longitudinally.	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Service completed within 20 Days of identification	Service completed within 20 Days of identification	Per Contract Specifications
		Minor Reseals	Stripping, fatty and / or block cracking exceeds 5m2 in area with 50% aggregate loss and the pavement has not failed up to but no greater than 40 m2.	Service completed within 20 Days of identification				Per Contract Specifications
		Crack Sealing	Program and seal any cracks greater than 5mm in width.	Any defect found during routine inspections, patrolling, requests from Council representative or through Tech One ECM CAR item must be programmed in the MMS to be repaired during				Per Contract Specifications
		Pavement Failure	•Pavement failures up to 10 sqm and 300mm in depth. •When a failed area results in danger to the public, the sealed surface no longer holds, extensive shoving has occurred and road surface drainage is no longer effective. Conventional methods of maintenance fail to maintain the surface.	If a hazard to the public within 5 days, otherwise in accordance with an approved program.				Per Contract Specifications
		Brick or stone pavers in pavement	bricks and pavers in pavement that are raised above, loose or sunken below the surrounding surface by 10mm.	Service completed within 5 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract specifications
		Minor isolated unsealed Shoulder Defects	Any potholes, ruts, scours, depressions and or soft spots >100mm in depth.	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications

Annex 1 - Overview of Intervention Levels and Response Times								
Item	**Activity**	**Asset /Activity**	**Intervention Levels**	**Obligation/ Response Times**				**Service Standard of Work**
		Shoulder Grading	•A shoulder has more than 50 potholes per kilometre which are greater than 300mm diameter (0.07m2) and/or greater than 50mm deep. •A shoulder has corrugations, depressions or scours of 50mm depth over a 1.2 metre straight edge transversely, or a 3.0 metre straight edge longitudinally which exceed 20% of the shoulder area per kilometre. •Water forms ponds on the shoulder. •Soft and slippery areas comprise more than 5% or more of the shoulder area per kilometre. •The drop from the sealed pavement to the gravel shoulder exceeds 50mm over the entire distance of any 20 metre length.	Service completed within 5 days of identification.				Per Contract Specifications
		Removal of grass from unsealed shoulders	Grass or other vegetation growing on shoulders within 1.5m of edge of road	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications
2.7	Road shoulder on sealed roads	Removal of grass from unsealed shoulders	Grass or other vegetation growing on shoulders within 1.5m of edge of road	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Service completed within 10 Days of identification	Per Contract Specifications
2.8	Proactive Maintenance	Programmed unsealed shoulder grading	Not Applicable	3 times per year	2 times per year	Annually	Not applicable	Per Contract Specifications
2.9	Rehabilitation of unsealed shoulders		Rehabilitation as directed by Council	Service completed within 20 Days of identification				Per Contract Specifications
2.1	Road Openings		Any road opening as directed by Council.	Service completed within 2 Days of Council request				Per Contract Specifications
Item	**Activity**	**Asset /Activity**	**Intervention Levels**	**Obligation/ Response Times**				**Service Standard of Work**
	Section 3 - Kerb and Channel			**Class 1**	**Class 2**	**Class 3**	**Class 4**	
3.1	Inspection Regime	All Kerb and Channel Assets	Not Applicable	Programmed inspection annually Inspect on request by Council within 10 Days of request.	Programmed inspection annually Inspect on request by Council within 10 Days of request.	Programmed inspection bi-annually Inspect on request by Council within 10 Days of request.	Programmed inspection bi-annually Inspect on request by Council within 10 Days of request.	
3.2	Reactive Maintenance	Vegetation	•Presence of surface level vegetation in kerb and channel •moss, dirt and other foreign material from kerb and channel that present a slip or trip hazard to pedestrians or impact the drainage function of the kerb and channel	Service completed within 5 Days of identification.	Service completed within 10 Days of identification.	Service completed within 20 Days of identification.	Service completed within 20 Days of identification.	Per Contract Specifications.
3.3	Repair and Replacement	Repair of kerb and channel	•Cracks, disjointing, rolling and spalling in the kerb and channel. •Uplifting sections causing more than 20mm depression in tray of kerb and channel. •Lateral displacement of top of kerb greater than 50mm. •Sections of kerb and channel greater than 100mm broken or missing.	Service completed within 5 Days of identification.	Service completed within 10 Days of identification.	Service completed within 20 Days of identification.	Service completed within 20 Days of identification.	Per Contract Specifications.
Item	**Activity**	**Asset /Activity**	**Intervention Levels**	**Obligation/ Response Times**				**Service Standard of Work**
	Section 4 - Pathways			**Class 1**	**Class 2**	**Class 3**	**Class 4**	
4.1	Inspection Regime	High pedestrian paths	Not Applicable	Programmed inspection for evey six (6) months. Inspection on request by Council within 10 Days of request.				Guide: Around town centres etc
4.2	Inspection Regime	Regular paths	Not Applicable	Programmed inspection every 12 months Inspection on request by Council within 10 Days of request.				Guide: Around schools, Council facilities etc.
4.3	Inspection Regime	low traffic paths	Not Applicable	Programmed inspection every two (2) years. Inspection on request by Council within 10 Days of request.				Guide: local street paths servicing residential or industrial allotments.
4.4	Reactive Maintenance	Vegetation removal	where any surface level vegetation has encroached onto footpaths or paved areas or is growing in joints or cracks.	Service completed within 10 days of identification (High Pedestrian Traffic Areas) Service completed within 20 days of identification (all other areas)				Per Contract Specifications.
4.5	Repair and Replacement of	Path wedges, paved surface, and tactile surface indicators	•Repair where; levels between surface exceed 10mm likely to create a tripping hazard. •Cracks and missing pieces are wider than10mm. •Tree roots causing total vertical displacement of 50mm above the general path alignment. •Drop from end of pathway is greater than 50mm or presents a hazard. •Depressions / potholes exceed 25mm in depth and or 300mm in diameter. •Loose, smashed or missing tactile surface indicators.	Service completed within 5 days of identification (High Pedestrian Traffic Areas) Service completed within 20 days of identification (all other areas)				Per Contract Specifications.
		repair of brick and stone pavers						Per Contract Specifications
		Assphalt / sprayseal pavements						Per Contract Specifications
		Timber plinths						Per Contract Specifications

Annex 1 - Overview of Intervention Levels and Response Times					
Item	Activity	Asset /Activity	Intervention Levels	Obligation/ Response Times	Service Standard of Work
Item	Activity	Asset /Activity	Intervention Levels	Obligation/ Response Times	Service Standard of Work
	Section 5 - Bridge & Major Culverts			Class 1 Class 2 Class 3 Class 4	
5.1	Inspection Regime	All bidges and major Culvert Assets	Not applicable	Programmed inspection annually Report to Council by 31st December.	
5.2	Reactive maintenance	General maintenance	•ARRB Guidelines Worn or damaged decking in bridges, which requires replacement where area is less than 10m2. •Scouring around bridge abutments which provided it does not require the placement of fill material. •Damage to any piles, supports, superstructure or other infrastructure which do not affect the structural integrity of the bridge. loose or unsafe guard rails broken signage reflectors dirt or other loose material that may present a hazard dirty or blocked expansion joints, scupper and down pipes Other tasks as set out in the Contract	Service completed within 10 days of identification	Per Contract Specifications
5.3	Reactive maintenance	Debris, sediment and obstructing vegetation	vegetation that is : •Obstructing the visibility of the bridge for drivers, pedestrians or cyclists. •Rubbing against the structure of the bridge in a manner that may cause damage to the bridge. •Impeding the free flow of water under the bridge. •Overhanging the bridge or roadway to such an extent that it may obstruct vehicular traffic, pedestrians or cyclists.	Service completed within 10 days of identification	Per Contract Specifications
5.4	Major Maintenance of Bridges & Major Culverts		As directed by Council.	As directed by Contract Superintendent.	Per Contract Specifications
Item	Activity	Asset /Activity	Intervention Levels	Obligation/ Response Times	Service Standard of Work
	Section 6 - Urban & Rural Drainage			Class 1 Class 2 Class 3 Class 4	
6.1	Inspection Regime	SEP's and Grated Pits drainage outlets raingardens, bioretention swales sediment ponds Rural Culverts	Not Applicable	Programmed inspection every 12 months Inspect on request by Council within 10 Days of request	
6.2	Inspection Regime	Litter traps	Not Applicable	Programmed inspection every 6 months Inspect on request by Council within 10 Days of request	
6.3	Inspection Regime	Gross Pollutant traps	Not Applicable	Programmed inspection every 3 months Inspect on request by Council within 10 Days of request	
6.4	Inspection Regime	Inspection and Clearing of Pipe Network	Undertake visual CCTV inspection audit of pipes and combination cleaning as specified in Section 6. Program basis on a projected cycle of 50 years or as directed.	Annual inspection of a minimum 30km of piped drainage network. Any non-programmed inspections and cleaning within 10 days of request	Per Contract Specifications
6.5	Reactive Maintenance	Resetting of pit lids	Exestence of any debris, scours and erosion that impedes the flow of water.	Service completed within 24 hours of Inspection	Per Contract Specifications
6.6	Reactive Maintenance	Gross Pollutant traps	Exestence of any debris, scours and erosion that impedes the flow of water	Service completed with inspection	Per Contract Specifications
6.7	Reactive Maintenance	Removal of sediment and silt from Sediment Ponds	Sediment / silt within pond exceeds 50% of volume of the pond.	Service completed within 10 days of identification	Per Contract Specifications
6.8	Reactive Maintenance	Drainage Pit Repairs	Exestence of any debris, scours and erosion that impedes the flow of water.	If potential hazard, Service complete within 2 Days of identification. All others, Service complete within 10 days of identification.	Per Contract Specifications
6.9	Reactive Maintenance	Property Connection & Main Pipe Drainage Repairs. Below ground pipe & filter material repairs to rain gardens and bioretention swales.	Exestence of any debris, scours and erosion that impedes the flow of water.	If liable to affect private property Service complete within 2 Days of identification. All others, Service complete within 10 days of identification.	Per Contract Specifications
6.1	Reactive Maintenance	Rural Culvert Inspections and Minor Maintenance.	All culverts to be kept at 75% operating capacity and free of debris.	Service completed with inspection	Per Contract Specifications
6.11	Reactive Maintenance	Open Drain Maintenance	Exestence of any debris, scours and erosion that impedes the flow of water.	If potential hazard, Service complete within 2 Days of identification. All others, Service complete within 20 days of identification.	Per Contract Specifications
6.12	Rural Culvert Major Repairs		All culverts to be kept at 75% operating capacity and free of debris.	If potential hazard, Service complete within 2 Days of identification.	Per Contract Specifications
Item	Activity	Asset /Activity	Intervention Levels	Obligation/ Response Times	Service Standard of Work
	Section 7- Street Furniture and Traffic Control			Class 1 Class 2 Class 3 Class 4	
7.1	Inspection Regime	All Street Furniture and traffic control assets	Not applicable	Programmed inspection every 12 months Inspect on request by Council within 10 Days of request	

23

Annex 1 - Overview of Intervention Levels and Response Times					
Item	**Activity**	**Asset /Activity**	**Intervention Levels**	**Obligation/ Response Times**	**Service Standard of Work**
7.2	Reactive Maintenance	Routine maintenance	•Existence of graffiti •Insecure or incorrectly aligned Asset •Missing or damaged signs or signs that have lost reflectivity by 50% or more. •Missing guideposts when 10% of posts are missing on straights and 5% on curves.	Regulatory Signage - Service completed within 1 Day of Identification Hazard Markers - Service completed within 5 Days of Identification Warning Signage - Service completed within 5 Days of Identification Guideposts - Service completed within 10 Days of Identification All other Signage -= Service completed within 20 Days of Identification	Per Contract Specifications
7.3		Vegetation	Vegetation impeding the asset or visibility of the sign.	Service completed within 20 days of identification	Per Contract Specifications
7.4		Installations and repairs	Repair/replace hard paved areas where sunk, cracked, chipped or heaved when lips are greater than 10mm have mounds or depressions in excess of 25mm and are not free draining. Otherwise as required to install or repair to Standards of Work	Service completed within 20 days of identification	Per Contract Specifications

12.5 DRAFT ONSITE WASTEWATER MANAGEMENT PLAN 2025-2030

Author: Phil Lovelace - Manager Community Safety
Presenter: Neil Whiteside - Director City Delivery

PURPOSE OF REPORT

To present the draft Onsite Wastewater Management Plan for Council's consideration for adoption.

RECOMMENDATION:

That Council:

1. Note the requirement under the *Environment Protection Act 2017* Section 156 and the Victorian Government Gazette published on 7 May 2024 for Council to develop an Onsite Wastewater Management Plan.
2. Adopt the draft Onsite Wastewater Management Plan 2025-2030 at **Appendix 1**.
3. Note the Onsite Wastewater Management Plan 2025-2030 will be published on Council's website.

Motion

Crs Majdlik/Vandenberg.

That Council:

1. Note the requirement under the *Environment Protection Act 2017* Section 156 and the Victorian Government Gazette published on 7 May 2024 for Council to develop an Onsite Wastewater Management Plan.
2. Adopt the draft Onsite Wastewater Management Plan 2025-2030 at **Appendix 1**.
3. Note the Onsite Wastewater Management Plan 2025-2030 will be published on Council's website.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

The Victorian Government Gazette published on 7 May 2024, under section 156 of the *Environmental Protection Act 2017* (the *Act*) made the Order for Obligations of all managers of land or infrastructure (Urban Stormwater Management and Onsite Wastewater Management) to develop and publish a Stormwater Management Plan and/or if councils have onsite wastewater obligations to develop an Onsite Wastewater Management Plan (OWMP).

The purpose of the Order stems from environmental, public health, and regulatory concerns associated with wastewater systems – especially septic tanks and other onsite systems used in rural or semi-rural areas not connected to reticulated sewerage.

The development of an OWMP will address the challenges posed by densely populated areas within the City of Melton by identifying the risks of harm to human health and the environment from unsewered allotments, identifying and assessing the risks of harm to human health and the environment associated with existing and future onsite wastewater management systems, identifying actions and timeframes and sets out the Council's approach to compliance and enforcement.

The purpose of the draft OWMP 2025-2030 (refer **Appendix 1**) is to guide and support the management of onsite wastewater management systems across the City of Melton, in a manner that provides a healthy environment, a prosperous economy and a thriving community, now and into the future.

2. Background/Issues

Context

The Victorian Government Gazette published on 7 May 2024, under section 156 of the *Environmental Protection Act 2017* (the *Act*) made the Order for Obligations of all managers of land or infrastructure (Urban Stormwater Management and Onsite Wastewater Management) to develop and publish a Stormwater Management Plan and/or if councils have onsite wastewater obligations to develop an Onsite Wastewater Management Plan (OWMP).

The purpose of the Order stems from environmental, public health, and regulatory concerns associated with wastewater systems – especially septic tanks and other onsite systems used in rural or semi-rural areas not connected to reticulated sewerage.

The development of the OWMP will help to minimise risks of harm to human health or the environment from pollution and waste by requiring councils, public sector bodies or infrastructure managers to:

a) take a specified action in relation to land or infrastructure managed, operated or controlled by that council, public sector body or infrastructure manager,

b) take into account a specified matter when managing land, managing or operating infrastructure or planning the management of land or infrastructure, and

c) comply with a specified document, code, standard or rule, subject to any modification specified in this Order, when managing land, managing or operating infrastructure or planning the management of land or infrastructure.

Onsite Wastewater Systems

The goal of wastewater management is to protect the natural environment, community health, and social wellbeing against the risks posed by domestic wastewater, while enabling appropriate development.

Key considerations for wastewater management systems and the development of OWMPs include:

Environmental Protection

Onsite wastewater systems can negatively impact the environment if poorly located, designed, or maintained. Failing systems can result in:

- Groundwater contamination (especially drinking water sources)
- Surface water pollution (nutrient runoff causing algal blooms)
- Soil degradation and vegetation damage

Public Health Risks

Malfunctioning systems can expose communities to pathogens, contributing to the spread of disease through:

- Direct contact with effluent
- Contaminated drinking water
- Flooding of untreated wastewater

Legislative and Regulatory Compliance

Councils have statutory responsibilities under:

- *Public Health and Wellbeing Act 2008*
- *Environmental Protection Act 2017*
- Planning and Building Codes

These laws often require councils to assess, approve and monitor onsite wastewater systems and plan for sustainable long-term wastewater management.

Population Growth and Land Use Changes

As more people move into peri-urban and rural areas, existing infrastructure may be inadequate. Onsite systems become more common, increasing the need for a coordinated strategy to ensure safe and sustainable wastewater disposal.

Risk Management and Strategic Planning

OWMPs help councils:

- Identify areas of high-risk system failure
- Set policies for system approval and maintenance
- Guide planning for development or infrastructure upgrades

As detailed above onsite wastewater systems can pose significant challenges in high-density areas and in the City of Melton there are 11 high density areas that range from having 20 lots with wastewater systems per square kilometre to more than 100 lots with wastewater systems per square kilometre.

Some of the key challenges and issues in these areas may be:

- *Overloading of Systems:* In densely populated areas, the volume of wastewater generated may exceed the capacity of individual onsite systems, leading to system failure and environmental contamination.
- *Limited Space:* High density developments often lack the physical space needed for proper system installation, maintenance, and the required soil absorption areas.
- *Soil Saturation:* Multiple systems in close proximity can oversaturate the soil, reducing its ability to properly treat wastewater, increasing the risk of untreated sewerage reaching groundwater or nearby surface water.
- *Groundwater Contamination:* High concentrations of onsite systems can lead to nitrate, pathogen, and chemical contamination of groundwater sources, which may also serve as drinking water sources.
- *Public Health Risks:* Failing systems in close proximity to homes and businesses can create exposure risks through surface pooling, foul odours, and contamination of drinking water sources.
- *Maintenance Challenges:* In high density areas, access for regular inspections and maintenance is often limited, increasing the likelihood of neglect and failure.

- *Cumulative Impact:* The cumulative effect of many small discharges can equal or exceed that of a centralized wastewater treatment facility, without the same level of oversight and treatment efficiency.
- *Regulatory and Compliance Issues:* It can be harder to enforce consistent standards and maintenance in numerous privately owned systems compared to centralized systems.

To assist Council's Environmental Health Unit develop the OWMP a consultant, RM Consulting Group Pty Ltd, was engaged. The consultant has engaged with both internal stakeholders, including the Planning teams and the Assets and Geographic Information Services team and external stakeholders, Greater Western Water.

Onsite Wastewater Management Plan 2025-2030

The purpose of the draft OWMP 2025-2030 is to guide and support the management of onsite wastewater management systems across the City of Melton, in a manner that provides a healthy environment, a prosperous economy and a thriving community, now and into the future.

The objectives of the draft OWMP are to:

- Identify current and emerging onsite wastewater management issues facing the municipality
- Prioritise the issues and provide management actions to address the issues
- Articulate the public health, wellbeing, environmental and economic benefits of sustainable management of domestic wastewater
- Provide policies to address wastewater management matters and for the management of OWMS within the municipality
- Outline the consultation process undertaken during plan development, and its outcomes.

The draft OWMP 2025-2030 (refer **Appendix 1**) will address the challenges posed by densely populated areas within the City of Melton by identifying the risks of harm to human health and the environment from unsewered allotments, identifying and assessing the risks of harm to human health and the environment associated with existing and future on-site wastewater management systems, identifying actions and timeframes and sets out the Council's approach to compliance and enforcement.

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

1. A safe City that is socially and culturally connected

1.4 A City that promotes positive public health and wellbeing outcomes to our community.

4. Financial Considerations

The resources required to commence implementation of the OWMP 2025-20230 in 2025/26, subject to Council's adoption, are accommodated in the Draft 2025/26 Budget and any additional resources will be considered as part of future Annual Budget processes.

5. Consultation/Public Submissions

The development of the draft OWMP 2025-2030 included engagement with key internal Council teams and Greater Western Water.

Council officers will develop a communications plan as part of the implementation of the OWMP to ensure engagement and communication with key stakeholders and relevant property owners.

In particular, once Council officers have determined which systems are not registered (approximately 611), specific communications with affected property owners will be undertaken which is likely to include the following key topics:

- System Basics – How onsite wastewater systems work (treatment, absorption, dispersal) and types of systems.
- Proper Use – What not to flush, avoiding overloading the system, managing water use.
- Maintenance Requirements – Regular pump outs (every 3-5 years for septics), servicing schedules for Aerated Wastewater Treatment System (quarterly), record keeping, managing vegetation over disposal areas.
- Signs of Failure – smells, soggy ground, slow drains, toilet block-ups); algal blooms or odours in nearby waterways.
- Health and Environmental Risks – Impact of poor maintenance, Legal responsibilities.
- Regulations and Council Requirements – Permit conditions, requirement to connect to sewer if it becomes available, what to do when selling the property.
- Notify the Council as soon as practicable after the person becomes aware that the system poses a risk to human health or the environment or not in good working condition.

Further information will be provided with printed material such as information pamphlets, also through Council's Website as online resources.

6. Risk Analysis

Adoption of the Onsite Wastewater Management Plan 2025-2030 will ensure compliance with the relevant legislation.

7. Options

Council has the options to:

1. Adopt the Officers' recommendations as presented in this report.
2. Seek further information from Council officers.

LIST OF APPENDICES

1. Draft Onsite Wastewater Management Plan 2025-2030

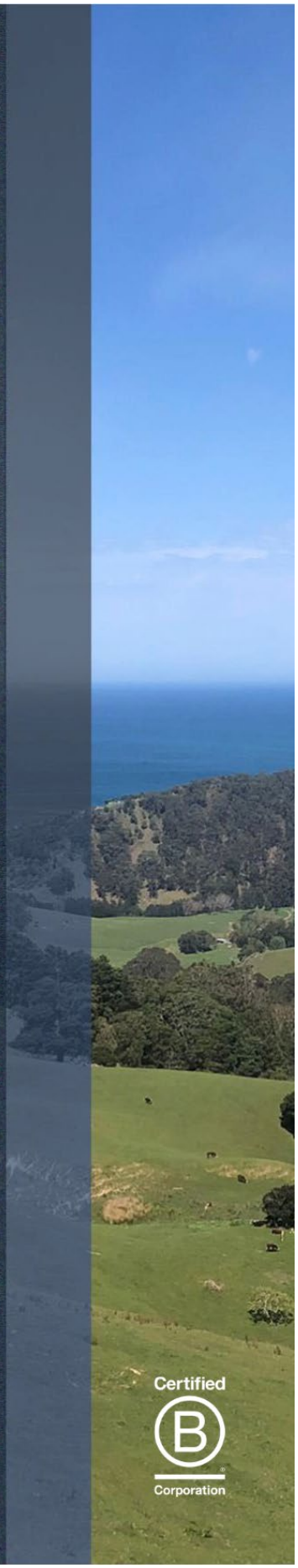
RMCG

MAY 2025

Onsite wastewater management plan 2025-2030

Draft

Melton City Council



135 Mollison Street, Bendigo Victoria 3550
rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — NSW

Table of Contents

Glossary **1**

1 Introduction **3**
1.1 PURPOSE OF THIS DOCUMENT 3
1.2 COUNCIL RESPONSIBILITY 3
1.3 RISK MANAGEMENT APPROACH 4
1.4 SCOPE 4
1.5 CONCEPTUAL FRAMEWORK 5
1.6 OWMP DEVELOPMENT PROCESS 5

2 Melton City Council Context **6**
2.1 THE REGION 6
2.2 CURRENT ONSITE WASTEWATER SITUATION 7
2.3 COUNCIL POLICY AND STRATEGIC CONTEXT 7
2.4 ENVIRONMENTAL PROTECTION LEGISLATION 9

3 Risk Assessment **11**
3.1 RISK FRAMEWORK 11
3.2 NON-SPATIAL RISK ASSESSMENT 11
3.3 SPATIAL RISK ASSESSMENT 12

4 Management Issues **14**
4.1 CUMULATIVE IMPACTS OF OWMS 14
4.2 SEWERAGE PLANNING 15
4.3 PERFORMANCE OF EXISTING OWMS 15
4.4 LAND CAPABILITY ASSESSMENTS 16
4.5 TRAINING AND DEVELOPMENT 17
4.6 SMALL UNSEWERED LOTS 17
4.7 DRINKING WATER CATCHMENTS 18
4.8 EXISTING OWMS IN SEWERED AREAS 18
4.9 COMMUNITY EDUCATION 18

5 Implementing the OWMP **19**
5.1 RESOURCING 19
5.2 MONITORING AND EVALUATION 19

6 Action Plan **20**

Appendix 1: Risk assessment matrices **21**

Appendix 2: Spatial risk assessment report **22**

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Wurundjeri, Wadawurrung and Bunurong peoples as the Traditional Owners of the Country on which this project has been conducted. We recognise their continuing connection to land, waters and culture and pay our respects to their Elders past and present, and we acknowledge emerging leaders. Moreover, we express gratitude for the knowledge and insight that Traditional Owners and other Aboriginal and Torres Strait Islander people contribute to our shared work in Australia.

ONSITE WASTEWATER MANAGEMENT PLAN 2025-2030

Glossary

TERM / ABBREVIATION	DEFINITION
Alternative services	Wastewater systems and servicing approaches, that are different to traditional sewer and onsite solutions, but treat and manage wastewater in a way that provides equivalent environmental and public health outcomes
Blackwater	Wastewater from toilets containing faeces and urine
OWMP	Onsite Wastewater Management Plan (formerly known as Domestic Wastewater Management Plan)
Domestic wastewater	Wastewater from toilets, kitchens and laundries. While the term suggests wastewater from domestic households only, it also covers commercial premises (e.g. offices/shops/public buildings) where wastewater is mainly from toilets and kitchens
Drinking water	Water suitable for human consumption or for purposes connected with human consumption, such as preparation of food or making ice for consumption or for the preservation of unpackaged food
Evapotranspiration	Transfer of water from the soil to the atmosphere through evaporation and plant transpiration
Greywater	Domestic wastewater from sources other than the toilet, urinal or bidet. This includes wastewater from showers, baths, hand basins, washing machines, laundry troughs and kitchens
Irrigation	The artificial supply of water to land and vegetation
Land capability assessment	An assessment of the risks of harm to human health and the environment of the proposed or existing OWMS at the site, taking into account the proposed or existing use of the system.
Legacy system	OWMS that were installed before 1996 that do not have a permit, have a permit without adequate maintenance requirements or were approved to discharge domestic wastewater offsite.
Nutrients	Organic and inorganic substances used in an organism's metabolism which must be taken in from the environment. Nutrients are molecules that include elements such as carbon, nitrogen, phosphorus, potassium, calcium, magnesium and a range of trace elements
Onsite wastewater management systems (OWMS)	An onsite wastewater treatment plant with a design or actual flow rate of sewage not exceeding 5,000 litres on any day and includes all beds, sewers, drains, pipes, fittings, appliances and land used in connection with the treatment plant. OWMS are the responsibility of the property owner
Organic matter	Solids and contaminants in wastewater including a combination of toilet excrement and paper as well as hair and skin particles from basins and showers, lint from the laundry, personal care and household cleaning products, and fats, oils and food particles from the kitchen
Organic loading rate	The level/amount of organic matter in wastewater. The organic loading rate must be considered as well as the flow rate (or volume) when selecting the most suitable treatment system
Pathogen	A disease-causing micro-organism
Potable water	Water suitable for human consumption (see also Drinking water)
Primary treatment of wastewater	The physical processes of screening, filtration, sedimentation, flocculation and/or flotation to remove solid matter from wastewater. The first step in the wastewater treatment process
Pump-out	The removal of biological sludge and inert sediment from a wastewater treatment system, including the surface crust (scum) material. A pump-out should not drain tanks dry, because some residual sewage is needed to

TERM / ABBREVIATION	DEFINITION
	provide a seed source of digesting micro-organisms for ongoing treatment to function
Reticulated water	Water that is delivered to a dwelling through a network of pipes
Secondary treatment	Biological and/or physical treatment following primary treatment of wastewater. Disinfection to kill pathogens may also occur
Septic tank	A common primary treatment method using filtration, sedimentation, flocculation and flotation to remove organic and inorganic matter from wastewater in combination with anaerobic microbiological digestion
Sewage	See domestic wastewater
Sewer or sewerage	The network of pipes, pumps and equipment that transfers sewage (including domestic wastewater) from homes and businesses to a central treatment plant. Sewer systems are operated by water corporations
Sewered (sewerable) land	Properties that have access to a sewer network
Sustainable	Able to continue indefinitely without any significant negative impact on the environment or its inhabitants
Unsewered land	Properties that do not have access to a sewer network and therefore rely on onsite wastewater management
Wastewater	See domestic wastewater.

1 Introduction

1.1 PURPOSE OF THIS DOCUMENT

The purpose of this Onsite Wastewater Management Plan (OWMP) is to guide and support the management of onsite wastewater management systems (OWMS) across the Melton City Council Local Government Area (LGA), in a manner that provides a healthy environment, a prosperous economy and a thriving community, now and into the future.

The objectives of the Onsite Wastewater Management Plan are to:

- Identify current and emerging onsite wastewater management issues facing the municipality
- Prioritise the issues and provide management actions to address the issues
- Articulate the public health, wellbeing, environmental and economic benefits of sustainable management of domestic wastewater
- Provide policies to address wastewater management matters and for the management of OWMS within the municipality
- Outline the consultation process undertaken during plan development, and its outcomes.

1.2 COUNCIL RESPONSIBILITY

This document is designed to satisfy Council's obligation to develop an Onsite Wastewater Management Plan.

Clause 6 Part 3 of the gazetted Obligations of managers of land or infrastructure (OMLI) (Urban stormwater management and On-site wastewater management) dated 7 May 2024 sets out the details. In summary the OWMP should:

- Identify and assess the risks of harm to human health and the environment associated with existing and future OWMS including:
  - cumulative risks of existing OWMS that are discharging, or may discharge, wastewater beyond allotment boundaries;
  - the risks of OWMS that are impacting, or may impact, on groundwater or surface water;
- Identify actions with implementation timeframes to:
  - minimise these risks
  - prevent discharge of wastewater beyond allotment boundaries
  - set out the Council's approach to compliance and enforcement.
- Consult with relevant stakeholders, including the relevant water corporation, about the OWMP and where relevant, costs, timelines and prioritisation of actions proposed for the plan.
- Account for planning in special water supply catchment areas.
- Review and update the OWMP at intervals of no more than 5 years:
- Publish a report on implementation of the OWMP on its website.

Clause 7 of the OMLI provides a mechanism by which Council and the Water Corporation must evaluate options for new sewerage infrastructure if the OWMP "*identifies an action involving a sewage management solution that is not solely an on-site wastewater management system*".

1.3 RISK MANAGEMENT APPROACH

The goal of wastewater management is to protect the natural environment, community health, and social wellbeing against the risks posed by domestic wastewater, while enabling appropriate development.

Wastewater can contain nutrients, pathogens, and other pollutants. If OWMS have deteriorated, are poorly maintained, and/or of insufficient size, this can lead to wastewater discharging offsite and polluting nearby land and waterways.

A risk management framework has been applied to develop this OWMP and is outlined in Chapter 3.

1.4 SCOPE

The focus of this OWMP is all types of OWMS which treat flow rates of up to 5,000 litres per day on any day, including blackwater and/or greywater, generated from domestic (including multi- dwellings) and/or commercial premises.

Under the Environment Protection Regulations 2021, this is a prescribed permission activity A20 (On-site wastewater management systems). It applies to proposed new systems and alterations to existing systems, which includes alterations that increase the system's flow or load, such as a house extension or installation of a spa.

Prescribed permission activity A20 is a permit activity that is administered by the council in whose municipal district the OWMS is located.

OWMS that can treat more than 5,000 litres per day are classified as prescribed permission activity A03 (Sewage treatment) and need an EPA development licence and operating licence (unless an exemption applies). This applies both to proposed new systems and existing systems. Landholders deal directly with EPA Victoria on these larger systems.

The volumetric threshold of 5,000 litres per day relates to the design capacity OR the actual flow rate.

1.5 CONCEPTUAL FRAMEWORK

The matrix presented in Figure 1-1 shows the conceptual framework adopted for this OWMP. Elements of domestic wastewater management fall within one of the four cells of the matrix.

	UNSEWERED LAND	SEWERED (SEWERABLE) LAND
EXISTING SYSTEMS	▪ Develop & maintain information for the purposes of managing existing onsite systems ▪ Monitor & inspect onsite systems & request upgrades where necessary ▪ Achieve ongoing compliance with relevant legislation ▪ Request water authorities to investigate sewer or alternative services in response to high-risk clusters	▪ Facilitate the abandonment of onsite systems by connection of existing houses to sewer whenever possible ▪ Work with water authorities to plan and investigate community sewerage schemes, including alternative services
FUTURE SYSTEMS	▪ Ensure land subdivision creates allotments that can sustain onsite systems ▪ Ensure new onsite systems are installed to comply with best practice requirements ▪ Where increased development density is sought and proposed allotments cannot sustain onsite systems, work with water authorities to investigate sewer or alternative services	▪ Avoid the installation of any new onsite systems in sewered areas ▪ Ensure that new houses connect to sewer at time of construction ▪ Liaise with water authorities to understand sewerage extent and capacity for future development

Figure 1-1: Four-sector approach to Onsite Wastewater Management (RMCG)

1.6 OWMP DEVELOPMENT PROCESS

STAGES

Development of the OWMP commenced in March 2025 and involves the following stages:

- Background research, data gathering and analysis
- Risk analysis and evaluation
- Stakeholder engagement and collaboration
- Preparation of a Draft OWMP (this document)
- Adoption of the OWMP by Council.

STAKEHOLDER ENGAGEMENT

Key stakeholders engaged with the development of the draft OWMP included Council Officers and Greater Western Water.

2 Melton City Council Context

21 THE REGION

Melton City Council (Figure 2-1) is located on the eastern edge of the Victorian Volcanic Plains which covers 10% of the State and has a population of approximately 230,000[1]. It is a key part of Melbourne's western growth corridor and is one of Australia's fastest growing local government areas. The City of Melton consists of 31 suburbs.

Suburbs within the City of Melton are:

- Aintree
- Bonnie Brook
- Brookfield
- Burnside
- Burnside Heights
- Caroline Springs
- Cobblebank
- Deanside
- Diggers Rest
- Exford
- Eynesbury (parts)
- Fieldstone
- Fraser Rise
- Grangefields
- Harkness
- Hillside (parts)
- Kurunjang
- Melton
- Melton South
- Melton West
- Mount Cottrell (parts)
- Parwan (parts)
- Plumpton
- Ravenhall
- Rockbank
- Strathtulloh
- Taylors Hill
- Thornhill Park
- Toolern Vale
- Truganina (parts)

Melton City Council is a heavily urbanised local government area mostly with reticulated sewerage. However, there are also peri-urban and rural areas where existing houses and businesses rely on onsite wastewater management systems.

The City of Melton is located on the eastern edge of the Victorian Volcanic Plains, which supports many species of native flora and fauna and has a number of significant natural sites including volcanic hills such as Mount Cottrell and Mount Kororoit. The Plain is characterised by vast open areas of fertile plain covered with grasslands and grassy woodlands, and small patches of open woodland.

The key drivers of the economy are retail trade, education and training, construction, health care, manufacturing and public administration. The agriculture sector plays a role across the economy although it is not a large employer in the region.

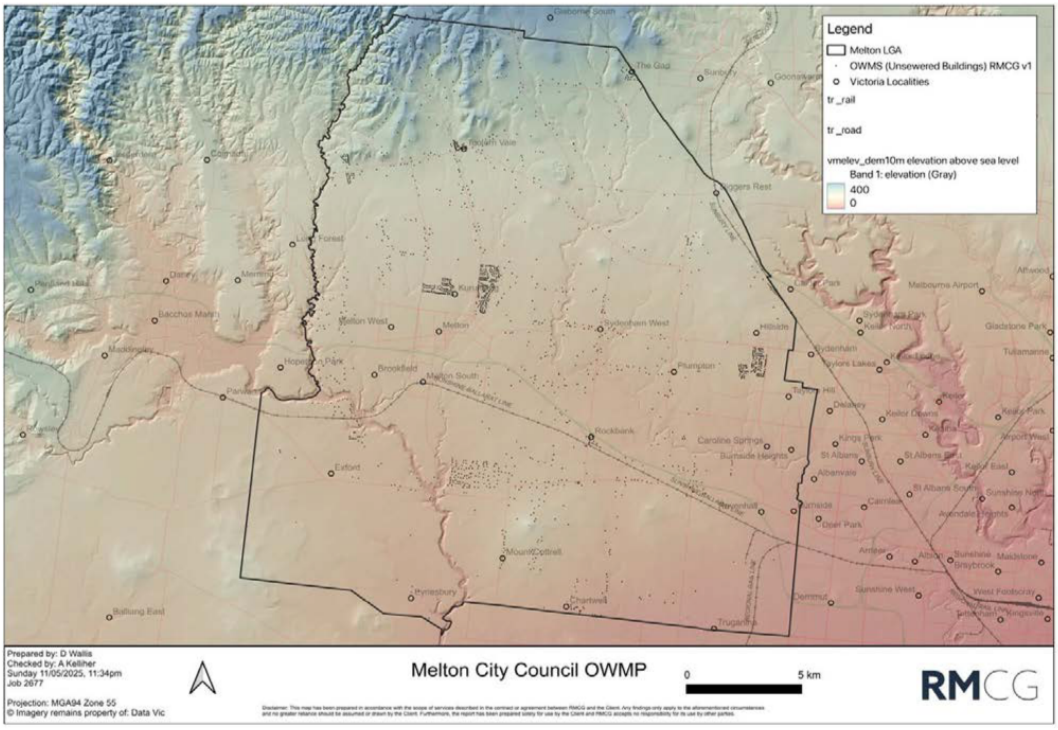


Figure 2-1: Melton City Council area

[1] MCC Annual Report 2023/24

22 CURRENT ONSITE WASTEWATER SITUATION

The Melton City currently has just over 1,600 properties that have been identified as domestic wastewater generators that are not connected to sewer. These properties need to use OWMS.

The key onsite wastewater management issues identified across the City are:

- High density of existing OWMS at Kurunjang, Croxton Drive, Sugar Gum Drive, Strathtulloh and Toolern Vale.
- Urban development that is occurring through the central parts of the City. In these areas a clear process must be in place for transition to sewerage alongside development.
- A Special Water Supply Catchment is located in the northwest corner of the LGA, although most of this area is public land and not available for development.
- Some areas are zoned as urban floodways or have a subject to inundation overlay. These areas are not extensive at an LGA scale.

23 COUNCIL POLICY AND STRATEGIC CONTEXT

OUR COMMUNITY'S VISION

Melton City 2041 – The City We Create is the community's vision for the City of Melton. Five themes frame the priorities that are most important to the community, including a socially connected City, a thriving natural environment, a well-built City, a strong local economy and actively engaged people. (Source: Melton City Community Vision 2041).

COUNCIL PLANNING SCHEME

Planning, and the planning scheme, play an important role in onsite wastewater management. Council has within its control many tools and powers to ensure that development occurs in a manner consistent with the constraints and opportunities provided by onsite wastewater management.

The following extracts from the Melton Planning Scheme illustrate key clauses related to onsite wastewater management and sewerage.

Settlement

- Non-urban land is significant in providing a buffer between Melbourne's urban land and the rural hinterland. These areas play an important role in protecting habitat and preserving the natural landscape character.
- Planning for growth areas seeks to:
  - Ensure PSP areas are not compromised by land fragmentation or land use and development.
  - Provide services and infrastructure to multiple development fronts.
  - Provide physical and community infrastructure in a timely manner through development contributions.

Environmental and landscape values

- Development should minimise its impact on the surrounding rural landscape and on significant landscape features.
- Design and site development to provide a sensitive interface with waterways and landscape and conservation areas.

Managing growth – Sequencing of Development

Objective: To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Strategy: Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Integrated water management

Objective: To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategy: Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use.

Strategy: Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Zones applicable to OWMS

RURAL ZONES

- Green Wedge Zones (GWZ and GWAZ) provide for non-urban use and create a ring around Melbourne. They provide opportunities for residents to pursue rural lifestyles, often combining farming, equestrian and other rural interests.
- Rural Conservation Zone provides for non-urban uses that are consistent with the conservation of environmental and landscape values of the area.

URBAN GROWTH ZONE:

- Enables urban development to occur once a precinct structure plan (PSP) is in place.
- Non-urban use can continue until development occurs. Where there is no PSP the minimum subdivision lot size is 40 hectares.

LOW DENSITY RESIDENTIAL ZONE:

- Purpose: To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater
- Subdivision: A permit is required to subdivide land. Each lot must be at least 0.4 hectare where reticulated sewerage is not connected.

NEIGHBOURHOOD RESIDENTIAL ZONE

- Purpose: Recognise areas of predominantly single and double storey residential development. Manage and ensure that development is responsive to the identified neighbourhood character, heritage, environmental or landscape characteristics.
- Subdivision: A permit is required to subdivide land. Schedule 2 which applies to Kurunjang Ranches Estate specifies a minimum subdivision lot size of 0.4 hectare where reticulated sewerage is not connected. Schedule 1 does not specify a minimum.

24 ENVIRONMENTAL PROTECTION LEGISLATION

Since 2017 changes have been made to Victoria's environmental laws to strengthen and clarify the onsite wastewater management obligations for landowners and Councils.

The amended Environment Protection Act 2017 came into effect in Victoria on 1 July 2021. These environment protection laws, and supporting regulations, focus on preventing waste and pollution impacts, rather than managing impacts after they have occurred.

The **general environmental duty (GED)** is a centrepiece of the new laws and regulations. It applies to all Victorians. If you conduct activities that pose a risk to human health and the environment, you must understand those risks. You must also take reasonably practicable steps to eliminate or minimise them. Onsite wastewater management systems can be a risk to human health and the environment if they are poorly installed or maintained.

The GED is underpinned by the Environment Protection Regulations 2021 which set out duties and obligations for persons in management or control of land where an onsite wastewater management system is located. These include requirements for the landholder or land manager to:

- Take all reasonable steps to operate the system so it does not pose a risk to human health or the environment
- Take all reasonable steps to maintain the system in good working order (for residential properties, this applies to the owner but not to a renter)
- Check for signs the system may be failing or is not in good working order and notify council if this is the case
- Respond to system failures
- Provide information to occupiers regarding the correct operation and maintenance of the system
- Keep maintenance records and, on request, provide them to council.

OWMS are a prescribed permission activity under the new environment protection regulations:

- A permit from the local Council is required to construct, install or alter an onsite wastewater management system with flow rates of up to 5,000 litres per day on any day. Under the regulations this is prescribed permission activity A20 (as set out in item 28 in the Table in Schedule 1 of the regulations). It applies to proposed new systems and alterations to existing systems, which includes alterations that increase the system's flow or load, such as a house extension or installation of a spa.
- Onsite wastewater management systems that can treat more than 5,000 litres per day are classified as prescribed permission activity A03 (Sewage treatment) and need an EPA development licence and operating licence (unless an exemption applies). This applies to both proposed new systems and existing systems.

Councils can refuse a permit if the OWMS doesn't meet EPA regulations or guidelines.

The Regulations also set offences and allow councils to order system maintenance and enforce breaches of duties.

These Regulations apply to all existing OWMS, including older systems installed before installation permits were introduced. People may still operate old systems, but they must take all reasonable steps to ensure the system is maintained in good working order and operated so as not to pose a risk to human health or the environment.

As discussed in Section 1.2, the OMLI adopted in May 2024 confirms Council's obligation to prepare an OWMP and provides a clear mechanism for sewerage planning.

GUIDELINES FOR OWMS

There are many relevant resources, but the key best practice guides relevant are:

- Guidelines for onsite wastewater management, EPA 2024
- Guidelines for effluent dispersal and recycling systems, EPA 2024
- AS/NZS 1547:2012 On-site domestic wastewater management, Australian/New Zealand Standard
- Victorian Land Capability Assessment Framework, Municipal Association of Victoria, January 2014.

3 Risk assessment

3.1 RISK FRAMEWORK

"Risk is the effect of uncertainty on objectives"[2]. In other words, risk arises where there is uncertainty about achieving an objective. Risk management assists in making informed decisions and setting strategy in the face of uncertainty. This section provides a risk assessment approach that is informed by the Australian Standards (AS/NZS ISO 31000:2018) and the Victorian Government Risk Management Framework Practice Guide (VMIA, 2016).

Wastewater is a source of risk as it contains contaminants that have potential to impact on:

- Public health – through contamination of drinking water and recreational water bodies with human pathogens
- The environment – via pollution of surface waters and groundwater, with nutrients, pathogens and other pollutants, which can cause harm to aquatic fauna and indigenous vegetation
- Amenity – including offensive odours and unsightly discharges leading to reduced amenity and potentially impact on property values.

In relation to onsite wastewater management, these impacts can occur due to runoff or leaching of poorly treated or excess wastewater. This is more likely when OWMS have deteriorated, are poorly maintained, are not fit for purpose (e.g. inadequately sized), and/or are not properly located.

There can be uncertainty as to the extent of the impact occurring, particularly when considering the cumulative impact across a town or the City as a whole. As such, there is a need to take a risk management approach in determining the actions Council should take to improve wastewater management.

Once the level of risk has been determined, priority risks should be dealt with first. That is, the higher the risk the higher the priority. Also, risk is dynamic and therefore managing risk is iterative. This risk assessment and the selected risk treatments (actions) will need to be monitored and reviewed on a regular basis.

The risk assessment considers established practices at Melton City Council. As such, the assessment is of residual risk.

3.2 NON-SPATIAL RISK ASSESSMENT

This section describes non-spatial risks. The risk assessment included engagement with Council staff, and Greater Western Water[3].

An overview of risk is provided below (Figure 3-1). Appendix 1 provides risk assessment matrices that give likelihood, consequence and risk definitions.

[2] Australian Standard AS/NZS ISO 31000:2018 Risk Management – Guidelines
[3] Remains in progress

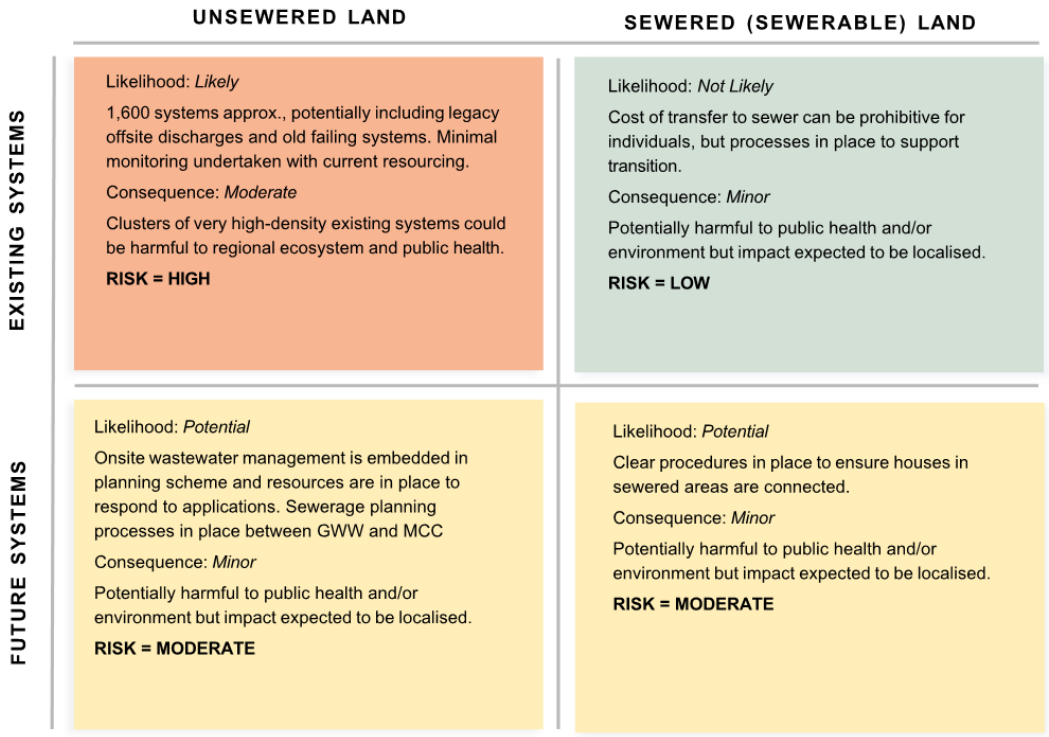


Figure 3-1: Onsite wastewater non-spatial risk summary

3.3 SPATIAL RISK ASSESSMENT

Many of the risks associated with onsite wastewater management vary spatially. This is of importance when investigating the cumulative risk associated with OWMS. Therefore, a spatial risk assessment has been undertaken. This is a mapping exercise that combines various types of geographic information. Risk factors include density of OWMS, planning zones and potential for development, topography, soil type and proximity to sensitive waterway and groundwater systems.

The spatial risk assessment was tailored to suit the City of Melton. The spatial risk report is provided in Appendix 2. It draws on recent approaches used by other councils in Victoria, and particularly the Edis Method that was developed for Mansfield Shire in 2014.

The risk assessment considers multiple risk factors to form an overall risk rating. The risk mapping can be used for the purposes of:

- Prioritising sites to be audited/monitored under an inspection program
- Understanding constraints on future development and the level of assessment required to ensure sustainable OWMS are installed
- Streamlining requirements for low-risk areas to reduce red tape and cost
- Understanding the need for and potential benefit of future sewerage connections or alternative services.

Conclusions drawn from the spatial risk assessment include:

- Density of onsite systems – there are multiple clusters of high and very high density OWMS across the LGA. These localities are considered high risk and include Kurunjang, Croxton Drive, Sugar Gum Drive, Strathtulloh and Toolern Vale.

- Urban growth zone – urban development is occurring through the central parts of the City. In these areas a clear process must be in place for transition to sewerage and clear lines of communication outlined between the MCC Planning and Environmental Health teams and GWW.
- Special Water Supply Catchment – located in the northwest corner of the LGA. Most of this area is public land and not available for development. There are a few OWMS on the eastern edge. Planning provisions for this area limit further development.
- Flooding - some areas are zoned as urban floodways or have a subject to inundation overlay. These areas are not extensive at an LGA scale. Development of OWMS in these areas is currently limited and planning controls are in place to ensure this remains the case
- Topography, groundwater and soil type – there is low to moderate risk associated with these factors.
- Lot sizes - most existing OWMS are on lots greater than 4000 m2.

The findings from the spatial risk assessment have been used to inform the Action Plan within this document.

4 Management Issues

4.1 CUMULATIVE IMPACTS OF OWMS

The spatial risk assessment considered many risk factors but the key one that drives cumulative risk and can be used to focus management action is density.

The City does not hold records the location of OWMS nor which properties have OWMS. For this study RMCG digitised the locations of onsite systems using detailed aerial imagery and maps of sewer systems. From this the density of onsite systems was able to be calculated.

Currently Council's Onsite Wastewater Management System database consists of 989 systems, leaving a gap of 611 units.

Figure 4-1 shows a map of the LGA illustrating the areas where the density of systems is greater than 20 systems per square kilometre. This indicates 7 clusters of OWMS at moderate (orange), high (red) and very high (purple) density. More detailed town-by-town maps are available in the Spatial Risk Assessment Report (Appendix 2).

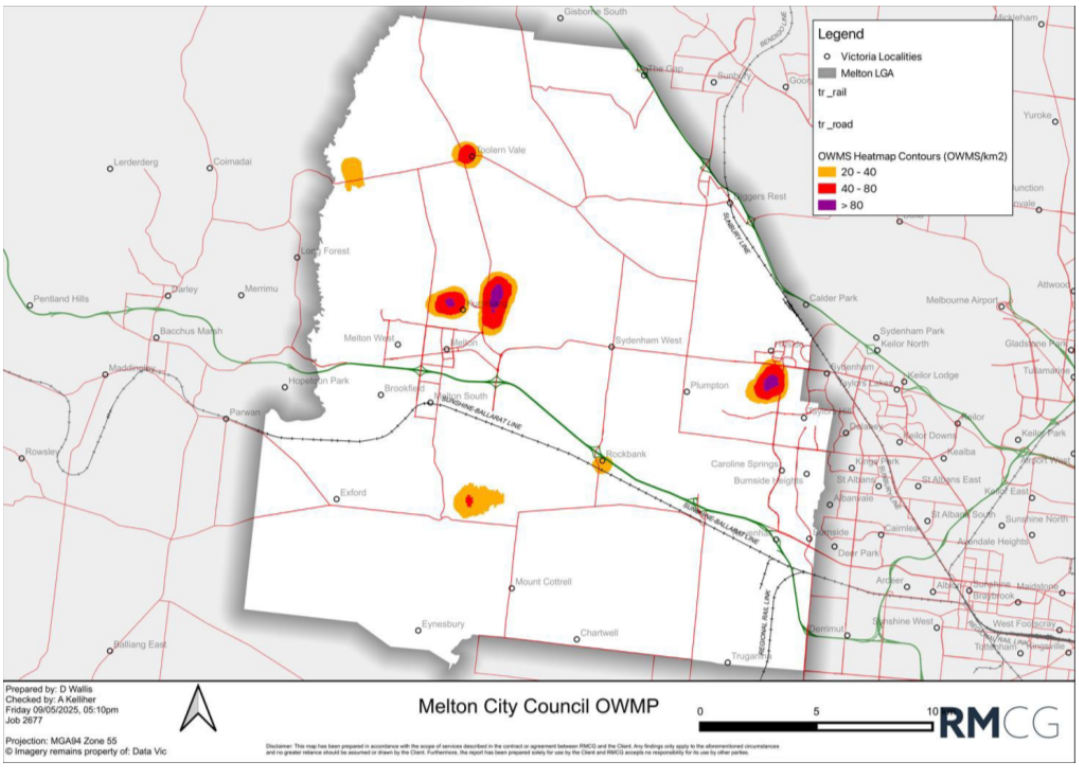


Figure 4-1: Map showing density of onsite wastewater systems

Action 1: Review and improve the OWMS database used within Council for identification and management of all existing systems – identify the additional 611 units and update the OWMS database.
Action 2: Review and refine the onsite wastewater management risk assessment every five years (as part of OWMP review), to incorporate improved datasets and changing circumstances

4.2 SEWERAGE PLANNING

The City of Melton is a key part of Melbourne's western growth corridor and is one of Australia's fastest growing LGAs. Urban development is mainly occurring through the central parts of the City.

Greater Western Water (GWW) provides sewerage services across the urbanised sections of the LGA. Predominantly these are gravity sewerage collection systems, with sewage pump stations and rising mains to convey sewage to treatment plants.

Most of the sewage collected from the urban areas ends up at GWW's Surbiton Park Wastewater Treatment Plant located near Eynesbury, where much of the treated effluent is treated and reused for irrigation. The balance of the sewage (from the eastern part of the City), gravitates to Melbourne Water's Werribee Treatment Plant.

In the urban growth areas a clear process must be in place for transition to sewerage and clear lines of communication outlined between the MCC Planning and Environmental Health teams and GWW.

There are three intense clusters of OWMS that are surrounded by or in close proximity to reticulated sewerage infrastructure – at Kurunjang, Croxton Drive and Sugar Gum Drive. Further discussions are proposed with GWW to understand the potential for infrastructure expansion at these locations.

Action 3: Review (with key stakeholders) the process/procedures for transition to sewerage within urban growth areas and ensure this receives high priority in early planning.
Action 4: Engage with GWW on the potential for extension of sewerage infrastructure to the high risk areas of Kurunjang, Croxton Drive and Sugar Gum Drive.

4.3 PERFORMANCE OF EXISTING OWMS

Approximately 1,600 sites in Melton City rely on OWMS. Some of the issues potentially associated with these systems include:

- Ageing septic tanks
- Inadequate onsite disposal areas
- Lack of system maintenance
- Discharge of wastewater offsite, including into drains, creeks and rivers.

At present non-compliances are dealt with in response to complaints, or when there is a major onsite change (such as a house extension) that requires a planning and/or a building permit.

Inspection of a sample of OWMS is recommended to confirm whether the existing systems are performing well or not. There will be a cost, but inspections will generate facts that will help Council to more accurately assess the risks posed by the existing OWMS and sensibly plan for their ongoing management. Inspections can also have flow-on benefits through awareness raising in the wider community.

Based on the results from the Spatial Risk Assessment, the following locations (in approximate priority order) are recommended as the focus for the inspection program due to density of existing systems, combined with other risks such as proximity to waterways:

- Croxton Drive
- Sugar Gum Drive
- Kurunjang
- Toolern Vale
- Strathtulloh
- Rockbank

- Hjorths Road.

Inspection protocols developed by other Councils and the inspection form in the Australian Standards (AS 1547, Appendix U) can be used as the basis of a checklist.

In relation to site access, Council authorised officers[4] have powers of entry under the Environment Protection Act 2017. However, for residential premises, entry for inspections can only occur:

- With the consent of the occupier
- If the authorised officer reasonably believes that a person has contravened, is contravening or is about to contravene a provision of the Act or Regulations; or
- If the authorised officer reasonably believes there is an immediate risk of material harm to human health or the environment.

If one of the last two points applies, the authorised officer can only investigate the part of the residential premises necessary to determine the suspected contravention. For example, this may only require the authorised officer to enter the land surrounding a house to inspect the system.

Action 5: Design and implement a dedicated program of inspections, targeting 20 OWMS in high-risk areas each year.
Action 6: Use compliance and enforcement tools as appropriate to respond to inspection findings and record in the OWMS database.

44 LAND CAPABILITY ASSESSMENTS

Council can require land capability assessments (LCAs) to support applications for new OWMS. An LCA is a report that assesses the viability of onsite wastewater management on a site where there is no reticulated sewerage. Further guidance on LCA requirements is provided by the EPA and MAV[5].

To reduce the financial cost to landowners and the administrative workload on Council, it is recommended that the spatial risk assessment developed alongside this OWMP be used to guide the level of complexity of the LCA, as illustrated in Table 4-1. All applications for new OWMS will still need to be accompanied by an LCA. However, standard proposals in lower risk areas need not have the same level of detail as higher risk proposals.

The risk definitions used in Table 4-1 employ OWMS density, proximity to sewerage and lot size as the three main drivers of risk for domestic onsite wastewater systems. All commercial developments will continue to require a full LCA.

Table 4-1: Land Capability Assessment Requirements and Referrals

RISK	RISK DEFINITION	LCA REQUIREMENTS	CONDITIONS
Low	All sites not considered moderate or high risk as per definitions below.	Description of proposed onsite treatment, land application and management strategies, including design maximum peak daily hydraulic flow and organic load. Plan of proposed OWMS, (including location of reserve land application area where	Landowners must comply with conditions on permits granted by Council.

[4] Council employees appointed as authorised officers under section 242(2) of the Environment Protection Act 2017.
[5] The Victorian Land Capability Assessment Framework (2nd Edition 2014), Municipal Association of Victoria (MAV), Department of Environment and Primary Industries (DEPI) and Environment Protection Authority Victoria (EPA) 2nd Edition 2014 (or as amended).

RISK	RISK DEFINITION	LCA REQUIREMENTS	CONDITIONS
		absorption/transpiration trenches/beds are proposed). Confirmation that setback distances meet requirements in EPA Guidelines.	
Moderate	Site is between 4,000m^2 and 10,000m^2. OR Site is mapped as Medium risk for OWMS density.	As above, plus: Soil profiling and texture assessment in line with site-and-soil evaluation procedures detailed in AS/NZS 1547:2012.	As above, plus: Secondary wastewater treatment standard preferred where there is high risk to water environments.
High	Site is smaller than 4,000m^2 OR Site is mapped as High or Very high or Extreme risk for OWMS density. OR Site is inside or within 250 m of a GWW sewerage district. OR A commercial development is proposed.	As above, plus: Full feature survey of the site. Detailed soil analysis, including in-situ permeability testing. Water and nutrient balance calculations.	As above, plus: Council will prioritise inspection and monitoring of high-risk areas to ensure routine maintenance is undertaken by landowners into the future.

Action 7: Implement a risk-based approach to guide the level of detail provided in land capability assessments.

4.5 TRAINING AND DEVELOPMENT

Training and information for land capability assessors and Council EHOs should result in better assessments, savings to homeowners and efficiencies for Council. All land capability assessors should hold the necessary qualifications, experience, professional membership, professional indemnity, and independence.

Training and development opportunities available for land capability assessors and Council EHOs include being active in the Environmental Health Professionals Association (EHPA), attending relevant forums and sharing resources and experiences with neighbouring local government areas. The EHPA North and West Metro Community of Practice[6] is a potentially useful regional forum.

Action 8: Work with the EHPA North and West Metro Community of Practice to establish an annual meeting with local/regional land capability assessors to discuss local issues and to share knowledge.

4.6 SMALL UNSEWERED LOTS

Spatial analysis included consideration of the number of existing lots across the City that are smaller than 4,000 m2 and do not have access to reticulated sewerage. OWMS on these small lots can be difficult to achieve sustainably. Dwelling size may be constrained on small lots as the EPA regulations use number of bedrooms as a measure of occupancy and therefore daily wastewater production rate.

Where there are multiple neighbouring small lots, consideration could be given to amalgamation, or where there is desire for development, sewerage services could be considered (in consultation with Greater Western Water).

[6] https://www.ehpa.org.au/EHPA-Groups/

There are relatively few small unsewered lots across the City. The key locations identified in the mapping aligned with locations identified as high density – see Section 4.1 – including Toolern Vale and Hjorths Road.

Section 32 Vendor Statements must disclose that a property is not connected to mains sewerage. Council could also provide information on its website targeted to new buyers and send information on onsite wastewater management to new owners of properties in unsewered areas.

4.7 DRINKING WATER CATCHMENTS

A Special Water Supply Catchment area (Djerriwarrh) is located in the northwest corner of the LGA. Special planning provisions[7] apply to this area. Runoff from this catchment area feeds raw water into reservoirs that is treated by Greater Western Water and supplied as potable drinking water in the area.

Most of this area is public land and not available for development. There are a few OWMS on the eastern edge. Planning provisions for this area limit further development (non-public land is zoned RCZ with a minimum lot size of 40 ha).

4.8 EXISTING OWMS IN SEWERED AREAS

There are very few existing OWMS within the sewered areas.

Houses in sewered areas that rely on OWMS should migrate to sewer whenever practical. Upgrades to OWMS should be actively discouraged by not issuing permits for OWMS and transferring applicants to Greater Western Water for provision of sewerage connection.

Where OWMS in sewered areas comply with EPA regulations, the urgency is not so great. These systems can be progressively resolved by opportunistic connection aligned with sewer connections to neighbouring properties.

Premises with failed OWMS in sewered areas (found through inspection or complaint) should be connected to sewerage as a priority. EPA regulations provide a framework and agency powers for this connection process.

4.9 COMMUNITY EDUCATION

Melton City Council's website provides basic information on OWMS under the title Wastewater-treatment-system. This is within the Regulations section of the website under the permits and forms tab. The information requires review and update.

DEECA[8] and EPA[9] provide a range of education and information material to help residents manage their OWMS, including a focus on the new EPA regulations, the General Environmental Duty, water conservation, use of cleaning products that are suited to onsite treatment systems, avoiding food waste, oils and fats going down the kitchen sink, encouraging regular maintenance of OWMS as appropriate to the type of system installed, protection of effluent disposal/irrigation areas from inappropriate development (e.g. driveways, sheds) and diversion of stormwater around the area.

Action 9: Keep Council's website up to date and expand links to other OWMS resources such as DEECA and EPA web pages.

7 https://www.water.vic.gov.au/catchments/special-water-supply-catchment-areas
8 https://www.water.vic.gov.au/our-programs/managing-onsite-wastewater-systems
9 https://www.epa.vic.gov.au/for-community/environmental-information/water/about-wastewater/how-to-manage-your-own-septic-system

5 Implementing the OWMP

Melton City Council has a statutory obligation to oversee the management of the OWMS in its local government area. Adopting this OWMP will demonstrate that commitment to the community and stakeholders.

5.1 RESOURCING

Melton City Council is committed to implementing the actions identified in this OWMP and recognises that resources are required. Many OWMP actions reinforce current practices or enhance existing systems and can be achieved within existing budgets by existing staff. Some actions, however, will require additional resources if they are to be implemented effectively.

Experience from other Councils indicates that approximately 2 – 3 days per week support will be needed over and above the normal environmental health functions. The estimated cost for this is $100,000 per year.

Action 10: Investigate additional EHO resources to implement the actions in the OWMP (0.5 FTE for 2026/27 budget).

The monitoring and compliance inspections targeting 20 OWMS, are expected to cost approximately $5,000 per year, based on other Councils' experience of approximately $250 per site inspection plus administrative costs. There will also need to be an allocation of resources for enforcement of the compliance actions identified as these will need to be followed up. A further $5,000 per year is proposed for this function. These aspects could be covered by the additional EHO resources outlined above.

Other Councils in Victoria and the MAV have explored options for raising additional funds to cover OWMS management resourcing through, for example, a levy or special rate on properties with OWMS, or regular renewal of permits with associated application fees. However, due to State Government rate capping and fee limitations in the Environmental Protection Regulations, these options are currently not available.

5.2 MONITORING AND EVALUATION

Council recognises the importance of monitoring and evaluating this OWMP for continuous improvement. Periodic review and improvement of this OWMP, will be undertaken including:

- Review of the action plan every two-years and reporting to Council and stakeholders on progress, including results of the inspection and monitoring program
- Based on the two-year review, determine priorities for implementation and recommend to Council for consideration via the regular budget process
- Refine the spatial risk assessment as necessary if better resolution datasets become available or other risk factors come to light
- A full review of the OWMP (including independent audit) five years after its adoption by Council. Council will report back to the community on the implementation of the OWMP.

Action 11: Undertake an internal review of the OWMP action plan and report to Council and stakeholders on progress, two years after its adoption by Council.
Action 12: Undertake a full review of this OWMP, including the spatial risk assessment, five years after its adoption by Council.

6 Action Plan

Table 6-1: Melton City OWMP Action Plan

	ACTION	PRIORITY	COST	TIMING
1	Review and improve the OWMS database used within Council for identification and management of all existing systems	High	$40,000 included in 2025/26 operating budget. (Ongoing maintenance may be required in 2026/27)	2025/26
2	Review and refine the onsite wastewater management risk assessment every five years (as part of OWMP review), to incorporate improved datasets and changing circumstances	Medium	--	2030
3	Review (with key stakeholders) the process/procedures for transition to sewerage within urban growth areas and ensure this receives high priority in early planning.	High	Within current budget	2026
4	Engage with GWW on the potential for extension of sewerage infrastructure to the high-risk areas of Kurunjang, Croxton Drive and Sugar Gum Drive.	High	Within current budget	2025
5	Design and implement a dedicated program of inspections, targeting twenty OWMS in high-risk areas each year.	High	Using additional EHO resources (see Action 10).	2027
6	Use compliance and enforcement tools as appropriate to respond to inspection findings and record in the OWMS database.	High	Using additional EHO resources.	Ongoing
7	Implement a risk-based approach to guide the level of detail provided in land capability assessments.	Moderate	Using additional EHO resources	2027
8	Work with the EHPA North and West Metro Community of Practice to establish an annual meeting with local/regional land capability assessors to discuss local issues and to share knowledge.	Moderate	Within current budget	Ongoing
9	Keep Council's website up to date and expand links to other OWMS resources such as DEECA and EPA web pages	Moderate	Within current budget	Ongoing
10	Investigate additional EHO resources to implement the actions in the OWMP (0.5 FTE for 2026/27 budget).	High	If implemented: $100,000/y	2026
11	Undertake an internal review of the OWMP action plan and report to Council and stakeholders on progress, two years after its adoption by Council.	High	Using additional EHO resources	2027
12	Undertake a full review of this OWMP, including the spatial risk assessment, five years after its adoption by Council.	High	--	2030

Appendix 1: Risk assessment matrices

Table A1-1: Likelihood Ratings

INDICATOR	DESCRIPTION
Almost certain	Is expected to occur almost all of the time
Likely	Is expected to occur most of the time
Potential	Might occur
Not Likely	Might occur but not expected to
Rare	Only expected to occur under atypical conditions

Table A1-2: Consequence Ratings

DESCRIPTOR	DETAIL
Severe	Health – Major impact for large population
	Environment – Potentially lethal to regional ecosystem Widespread on-site and off-site impacts
	Economic – Immense financial loss
Significant	Health – Major impact for small population
	Environment – Potentially lethal to ecosystem. Predominantly local but potential for some off-site impacts
	Economic – Major financial loss
Moderate	Health – Minor impact for large population
	Environment – Potentially harmful to regional ecosystem with local impacts primarily contained to on-site
	Economic – Large financial loss
Minor	Health – Minor impact for small population
	Environment – Potentially harmful to local ecosystem with local impacts contained to on-site
	Economic – Small financial loss
Negligible	Insignificant impact or not detectable

Table A1-3: Risk Matrix

LIKELIHOOD	CONSEQUENCE				
	SEVERE	SIGNIFICANT	MODERATE	MINOR	NEGLIGIBLE
Almost certain	High	High	High	Moderate	Low
Likely	High	High	High	Moderate	Low
Potential	High	High	Moderate	Moderate	Low
Not likely	High	Moderate	Moderate	Low	Low
Rare	High	Moderate	Low	Low	Low

Appendix 2: Spatial risk assessment report

RMCG

MAY 2025

Onsite Wastewater Spatial Risk Assessment

Melton City Council

135 Mollison Street, Bendigo Victoria 3550
rmcg.com.au — ABN 73 613 135 247 — RM Consulting Group Pty Ltd
Victoria — Tasmania — NSW

Certified B Corporation

Table of Contents

1 Overview **1**

2 Spatial risk assessment process **2**

2.1 OVERVIEW 2

2.2 STEP 1 DETAIL 2

3 Spatial Risks – City Wide **4**

4 Spatial Risks – Selected Localities **14**

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the Traditional Owners of the Country that we work on throughout Australia and recognise their continuing connection to land, waters and culture. We pay our respects to their Elders past and present, and we acknowledge emerging leaders. Moreover, we express gratitude for the knowledge and insight that Traditional Owners and other Aboriginal and Torres Strait Islander people contribute to our shared work in Australia.

We pay respects to all Aboriginal and Torres Strait Islander communities. We recognise that Australia was founded on the genocide and dispossession of First Nations people and acknowledge that sovereignty was not ceded in this country. We embrace the spirit of reconciliation, working towards self-determination, equity of outcomes, and an equal voice for Australia's First People.

1 Overview

This report presents the method and results of a spatial risk assessment undertaken to inform onsite wastewater management in Melton City Council's (MCC) local government area (LGA).

This spatial risk assessment is designed to inform development of an onsite wastewater management plan (OWMP) for MCC. It is not suitable for use in designing an individual onsite wastewater management system or assessing the risk on a specific property.

Section 2 of this report outlines on the risk assessment method. We have drawn on various spatial data sets to analyse risk to public health and the environment. Underpinning the assessment is a layer that represents the location of each onsite wastewater management system (OWMS) across the LGA. This was developed using recent aerial imagery and sewerage information.

Section 3 presents a risk assessment of city-wide spatial factors, informed by a set of LGA-wide maps designed to illustrate the spatial nature of various factors that affect onsite wastewater management.

Section 4 presents a set of zoomed in maps to enable further analysis of high-risk locations.

Whilst this report can be printed and read as a hardcopy, reading on a computer screen will provide better clarity and image resolution and enable the viewer to zoom in on areas of interest.

2 Spatial risk assessment process

2.1 OVERVIEW

The target of the spatial risk assessment is existing onsite wastewater management systems (OWMS). However, consideration is also given to potential future development.

The spatial risk assessment has been tailored to suit Melton City. It draws on approaches used by other councils including the Mansfield Pilot, DEECA's risk framework, and methods developed by RMCG. In sequence the process followed was:

1. Develop X/Y coordinates of the location of the existing OWMS
2. Obtain relevant background layers (planning zones, topography, hydrology, soils and so on) to overlay on the existing OWMS
3. Develop map atlases showing the base layers and the results. Initially for the whole LGA and then for selected areas where there is a high density of OWMS
4. Analyse maps to determine potential risks to public health and the environment, and how MCC may be able to respond in the OWMP2025
5. Ground truth findings through discussions with MCC and field investigations to confirm assumptions made. Update analysis as required.

Spatial risk assessment is an iterative and ongoing process. Actions are suggested in Chapter 4 aimed at improving Council's information management systems and facilitating improvement of future spatial risk assessments.

2.2 STEP 1 DETAIL

As noted above, Step 1 in the risk assessment process is to develop X/Y coordinates of the existing OWMS. The objective of this step is to identify where across the LGA the houses and other wastewater generators are located.

MCC does not currently maintain a formal GIS spatial layer of points for the OWMS within the LGA. Council's existing table-based "Wastewater Database" is not complete, nor does it contain X/Y coordinates, and so was not used in this analysis.

For this project, we have determined the approximate location of OWMS as follows:

a) Council provided the following spatial layers that were used:
    a. High resolution, recent aerial imagery in GIS format.
    b. Footprints[1] of all buildings across the LGA generated by AI in March 2025
    c. Sewerage infrastructure linework from Greater Western Water.
b) RMCG accessed relevant public layers including planning zones and property boundaries.
c) Using these background layers, RMCG undertook a desktop digitising process (Figure 2-1) and mapped the co-ordinates of every building in the shire likely to generate sewage but not connected to reticulated sewerage. The desktop process identified 1,614 OWMS within the MCC LGA.

Using the X/Y co-ordinates of the OWMS, the reader can interpret the various spatial risk factors against the locations of the OWMS, which allows targeted consideration of the various OWMP issues across the LGA. The X/Y co-ordinates are also used to calculate the density of onsite systems (refer to Section 3.1.2).

[1] AIVectorBuildingFootprints — Vertical_BuildingFootprints_Building_Mar2025.shp

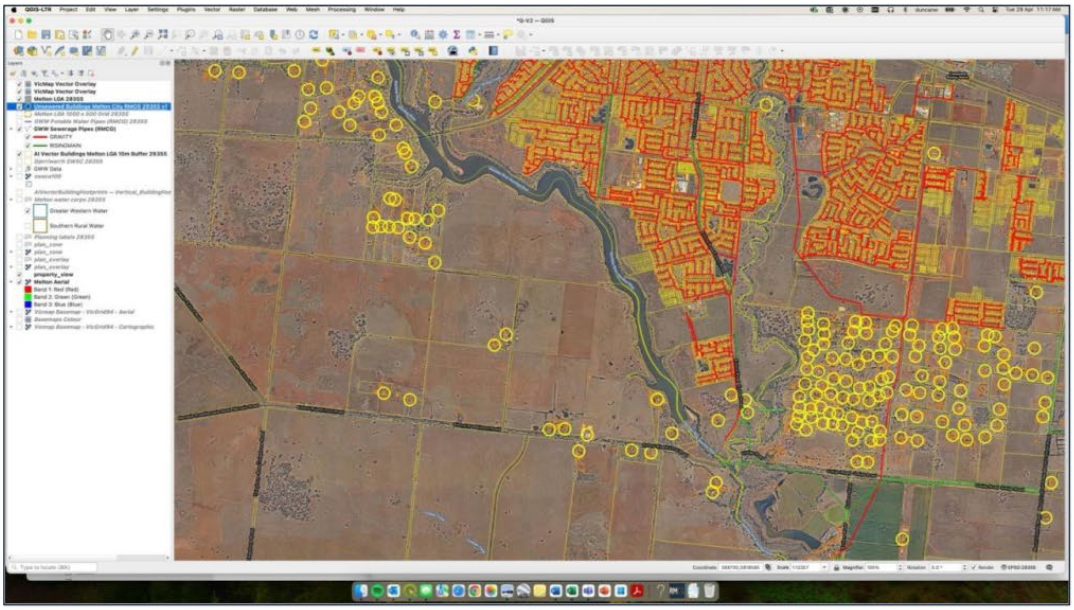


Figure 2-1 Screenshot of GIS showing OWMS digitisation workflow

3 Spatial Risks – City Wide

The various spatial constraints are presented on a series of city-wide maps. Table 3-1 lists the map names each of which is discussed in the following sections.

The LGA-wide maps each have an identical view, so the reader can flick back and forward to compare the data and for orientation. For clarity, locality names are not shown on all maps.

A set of zoomed-in locality maps is also presented (Section 4) for the highest-risk localities.

All maps are available as separate high-resolution files.

Table 3-1: List of city-wide maps

SECTION	NAME
3.1.1	OWMS and Sewerage infrastructure
3.1.2	Density of OWMS
3.1.3	Planning zones
3.1.4	Topography
3.1.5	Soils
3.1.6	Surface Water Hydrology
3.1.7	Groundwater
3.1.8	Property Size
3.1.9	Atlas Key Map for High Density Areas

3.1.1 OWMS AND SEWERAGE INFRASTRUCTURE

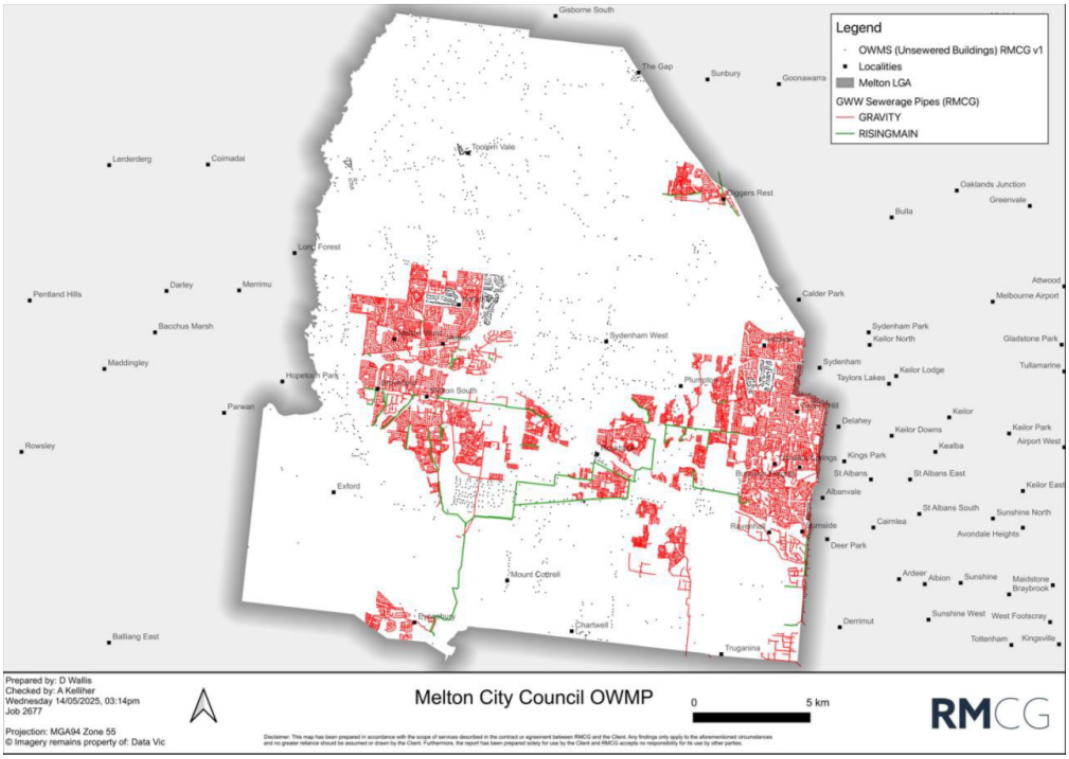


Figure 3-1: OWMS and Sewerage infrastructure

The OWMS are represented as small black dots on the map. These OWMS systems are not connected to the reticulated sewers.

There are 1614 OWMS identified across the LGA and these are located:

- In three intense clusters – two north of Melton and one south of Hillside.
- In rural residential type groupings – e.g. Toolern Vale, The Gap, Rockbank, etc
- Around the fringes of the urban areas
- In isolated rural areas

Greater Western Water (GWW) provides sewerage services across the urbanised sections of the LGA. Predominantly these are gravity sewerage collection systems (red lines on the map), with sewage pump stations and rising mains (green lines on the map) to convey sewage to treatment plants.

Most of the sewage collected from the urban areas ends up at GWW's Surbiton Park Wastewater Treatment Plant located near Eynesbury, where much of the treated effluent is treated and reused for irrigation. The balance of the sewage (from the eastern part of the City), gravitates to Melbourne Water's Werribee Treatment Plant.

The three intense clusters of OWMS are near reticulated sewerage infrastructure. Further discussions are proposed with GWW to understand the process and potential for infrastructure expansion.

3.1.2 DENSITY OF OWMS

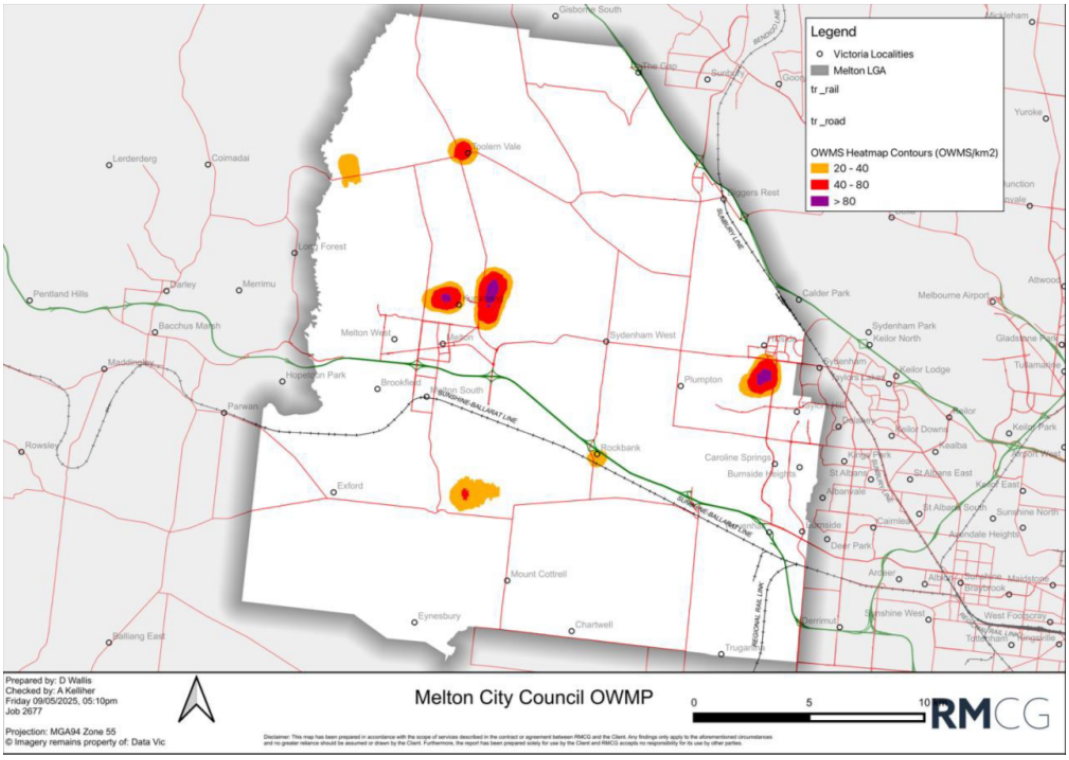


Figure 3-2: Density of OWMS

The cumulative impact of onsite wastewater needs to be considered, and risk increases when the density of onsite systems across the landscape increases. The Mansfield DWMP Pilot adopted a rating scale developed by Edis:

- Less than 20 houses/km^2 is “low” risk
- Between 20 and 40 is “medium” risk
- Greater than 40 houses/km^2 is “high” risk.

The modelled locations of the OWMS allows calculations and other analysis to be done regarding the location of the systems relative to themselves and relative to other spatial constraints. Using the OWMS X/Y coordinates layer developed for this project, densities for each onsite system have been calculated and the heat map above has been prepared. This map shows:

- In three areas (two north of Melton and one south of Hillside - shown purple on the map) the density of OWMS is extreme at greater than 80 per km^2, twice Edis’s value for HIGH risk.
- Two other areas (Toolern Vale in the north and Strathtulloh south of Melton), have densities between 40 and 80 OWMS per km^2 (red on the map) matching Edis’s HIGH rating
- Two other areas have a density above 20 per km^2 (orange on the map) equating to Edis’s MEDIUM risk rating.

Other areas have density less than 20 per km^2 and are low risk. They are not shown on this map for clarity.

The high-density localities are discussed in further detail in Section 4 of this report.

3.1.3 PLANNING ZONES

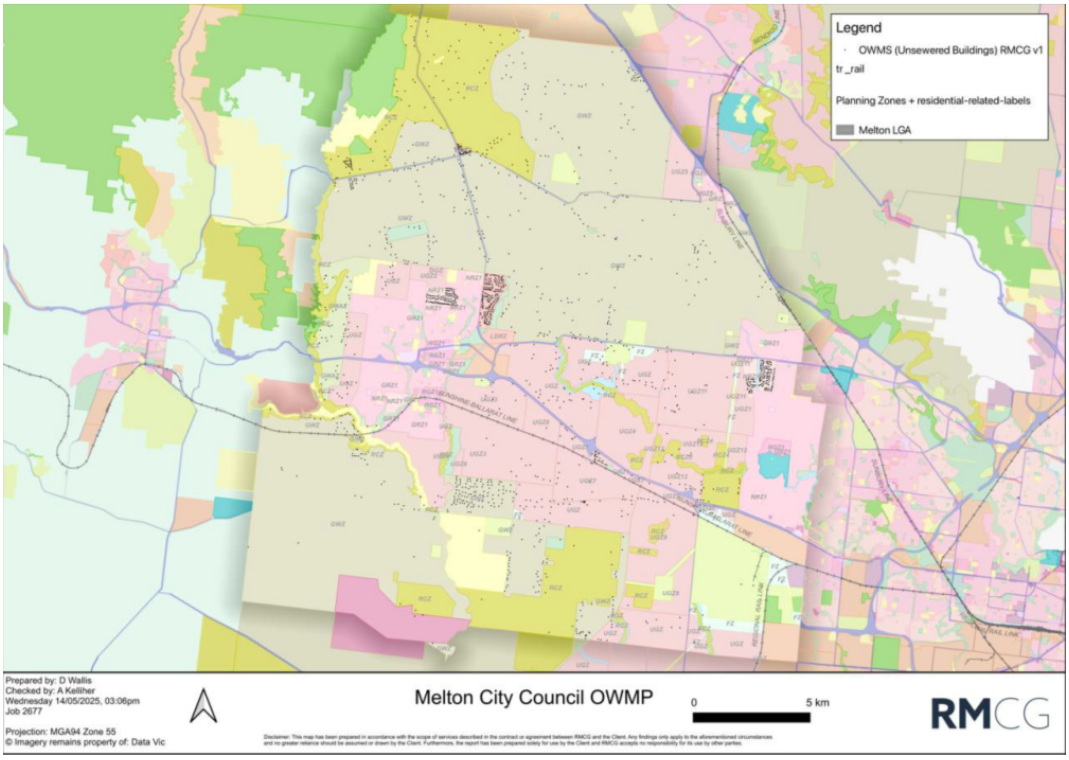


Figure 3-3: Planning zones

This map shows the Planning Zones across the LGA using the Department of Transport and Planning's standard colour scheme. Tan is Green Wedge Zone, shades of pink are residential zones, and so on. Planning zones are a key tool in the development process, providing controls on the type and scale of development, including setting minimum lot sizes for unsewered development.

The rural zones, including the Green Wedge Zones (GWZ and GWAZ) and the Rural Conservation Zone (RCZ), are the key areas where OWMS will be required in the long-term (i.e. these areas will remain unsewered). These zones include subdivision controls that will ensure lots remain of sufficient size for sustainable OWMS. For example, the minimum lot size in the GWZ is 1 ha (NB: this applies to only parts of the GWZ and needs to be balanced with larger lots), and the minimum lot size in the RCZ is 40 ha.

The Low Density Residential Zone (LDRZ) and the Neighbourhood Residential Zone Schedule 2 (NRZ2) apply to the high-density clusters of OWMS to the north of Melton. These allow minimum subdivision to 0.4 ha where reticulated sewerage is not connected. Whilst it is possible to have appropriate OWMS on lots of this scale, a higher level of design/management is required to minimise risk (e.g. higher standard of treatment, limits to dwelling size, etc). The NRZ Schedule 1 applies to the high-density cluster south of Hillside and there is no specified minimum lot size for this location. These high-density areas are discussed further in Chapter 4.

The Urban Growth Zone (UGZ) enables urban development to occur once a precinct structure plan (PSP) is in place. It is assumed that sewerage infrastructure will be provided at that time. Non-urban use can continue until development occurs. Where there is no PSP the minimum subdivision lot size is 40 hectares. In the UGZ the key action is to ensure a clear process is in place for transition to sewerage as development occurs and clear lines of communication continue between the MCC Planning and Environmental Health teams and GWW.

3.1.4 TOPOGRAPHY

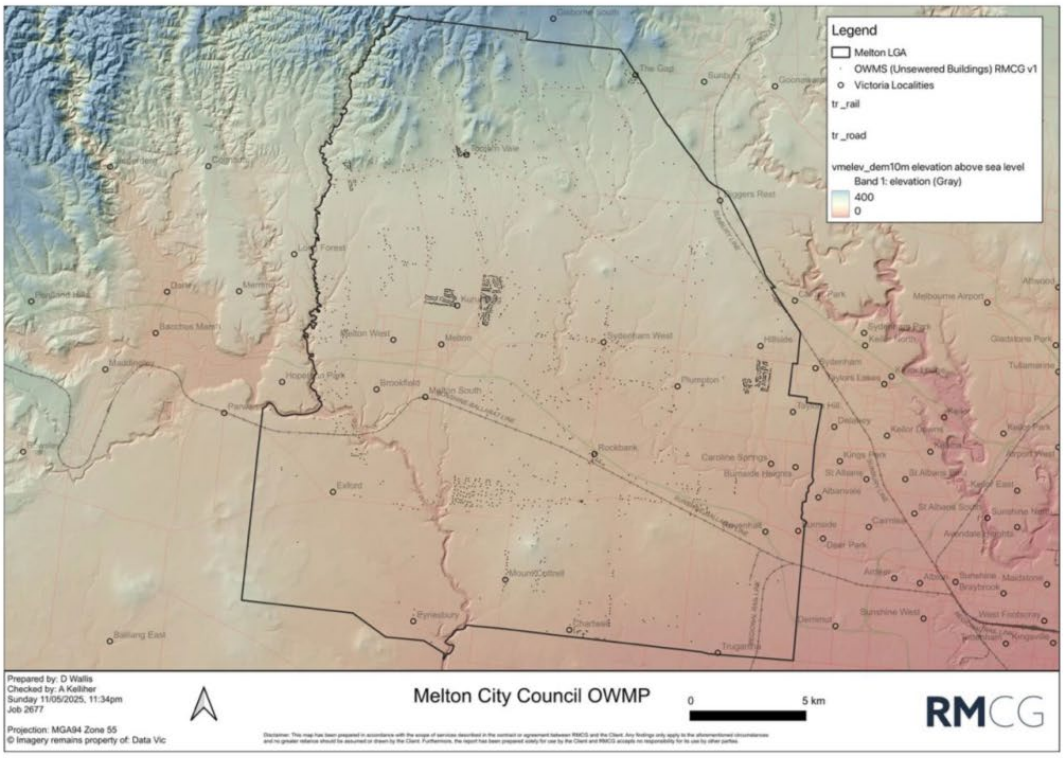


Figure 3-4: Roads, localities, topography and onsite systems (OWMS)

The topography across the LGA is relatively flat, with the exception of hill spurs in the north and incised gully type areas associated with the major waterways. There are relatively few OWMS associated with these steeper areas.

Risk associated with topography is considered low.

3.1.5 SOILS

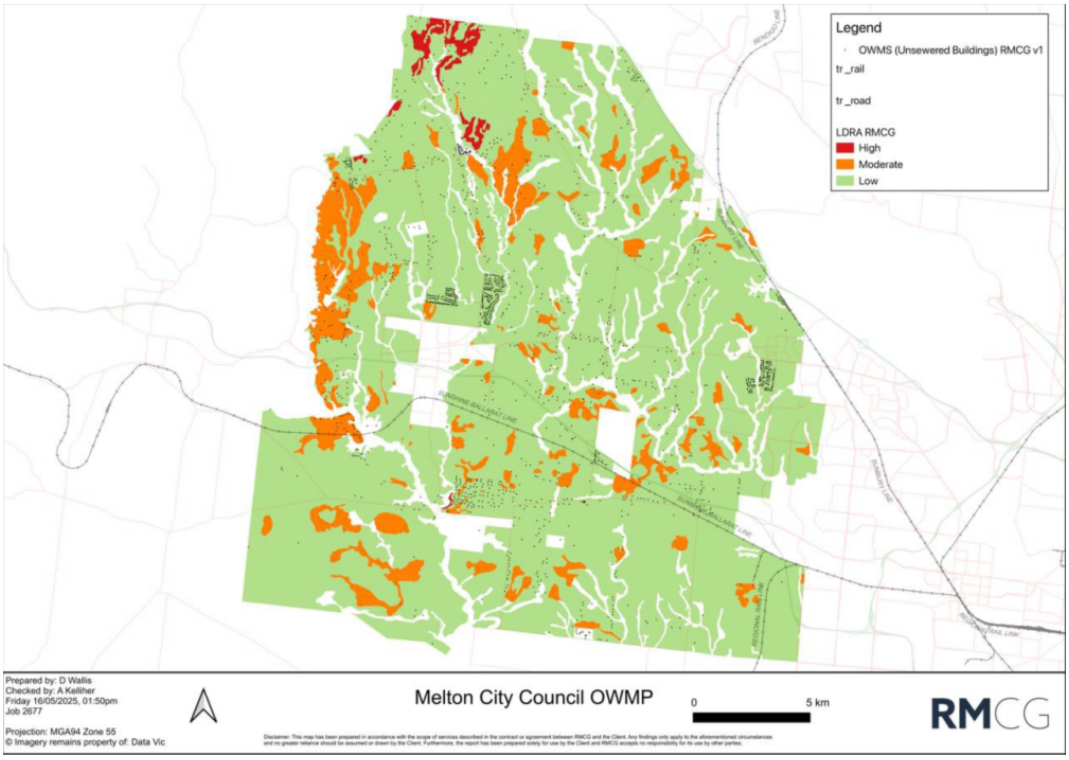


Figure 3-5: Soil mapping showing risk for OWMS

Soil texture and structure determines soil permeability and thereby the rate at which wastewater applied to land will be absorbed.

In 1985, a Land Resource Data Atlas (LDRA) was mapped around outer metropolitan Melbourne. The report[2] describes the various soils and provides rating of their suitability for various uses, including farming, effluent disposal, etc. This data has been analysed to create the map shown above outlining soil-related OWMS risk.

Low risk is associated with soils that are moderately permeable (e.g. loams, clay loams) – they can absorb wastewater but it doesn't pass through the soil too quickly. Moderate risk is associated with either sandy loam type soils with higher permeability (which can create risk to groundwater) or medium to heavy clay type soils with lower permeability (which can become waterlogged). High risk applies to very sandy soils (noting there aren't any identified in the mapping), shallow soils or very heavy clay soils, where sustainable onsite wastewater dispersal is difficult to achieve.

The OWMS are predominantly located in the low risk soil areas.

Note that the data is not suitable for assessing soil types at individual lot scale. It cannot be used to determine the land application area required for individual sites or to negate the need for a Land Capability Assessment.

[2] https://vro.agriculture.vic.gov.au/dpi/vro/soilsurv.nsf/SearchResults/49?Open

3.1.6 SURFACE WATER HYDROLOGY

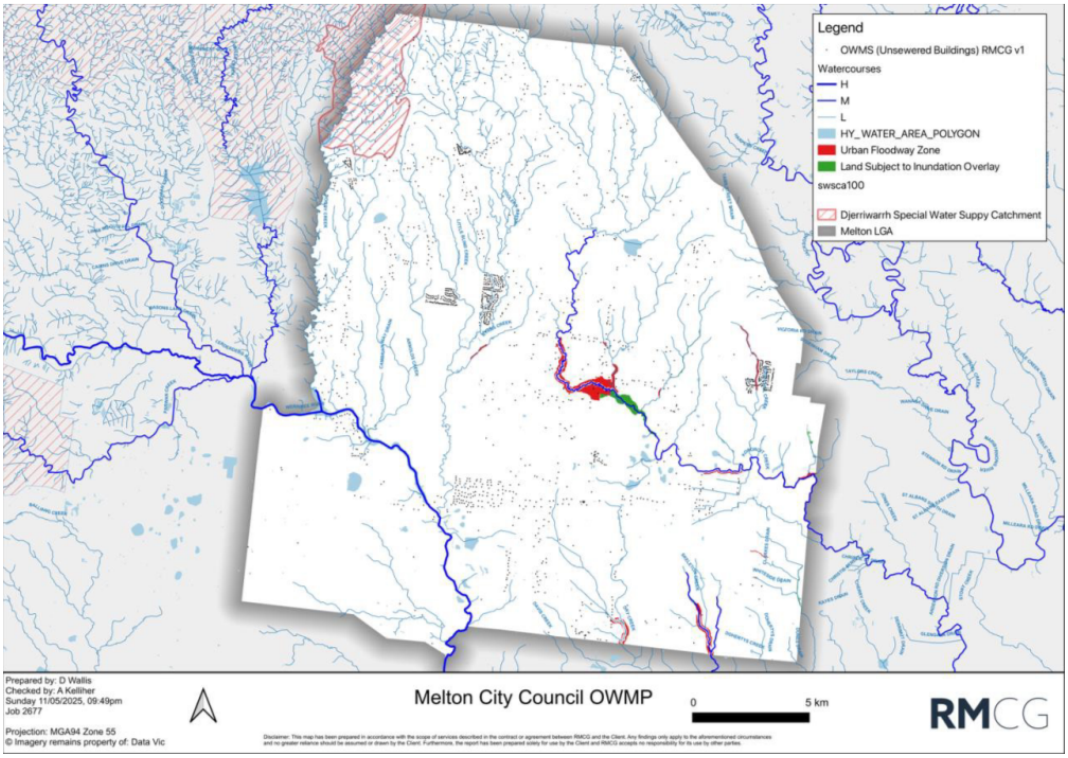


Figure 3-6: Surface water hydrology

This map shows the relationship between existing OWMS (black dots) and various surface water hydrological features. Note:

- A Special Water Supply Catchment area (Djerriwarrh) is located in the northwest corner of the LGA (shown in red outline and red hatching). Special planning provisions[3] apply to this area. Runoff from this catchment area feeds raw water into reservoirs that is treated by Greater Western Water and supplied as potable drinking water in the area. Most of this area is public land and not available for development. There are a few OWMS on the eastern edge. Planning provisions for this SWSC area limit further development (non-public land is zoned RCZ with a minimum lot size of 40 ha).
- The main watercourses (blue lines) are the Werribee River, Toolern Creek and Kororoit Creek. There are numerous smaller watercourses across the LGA, generally flowing from north to south. Water bodies such as dams (light blue areas on the map) also occur across the region. Appropriate buffer zones need to be applied between OWMS and waterways or water bodies. This aspect is primarily dealt with on an individual site basis. Where there is a high density of OWMS development (e.g. Kuranjang) risk to surface water quality is increased – this is discussed in Section 4 for the selected localities.
- Some areas are zoned as urban floodways (red on map) or have a subject to inundation overlay (green on the map). These areas are not extensive at an LGA scale. Development of OWMS in these areas is currently limited and planning controls in place will ensure this remains the case.

[3] https://www.water.vic.gov.au/catchments/special-water-supply-catchment-areas

3.1.7 GROUNDWATER

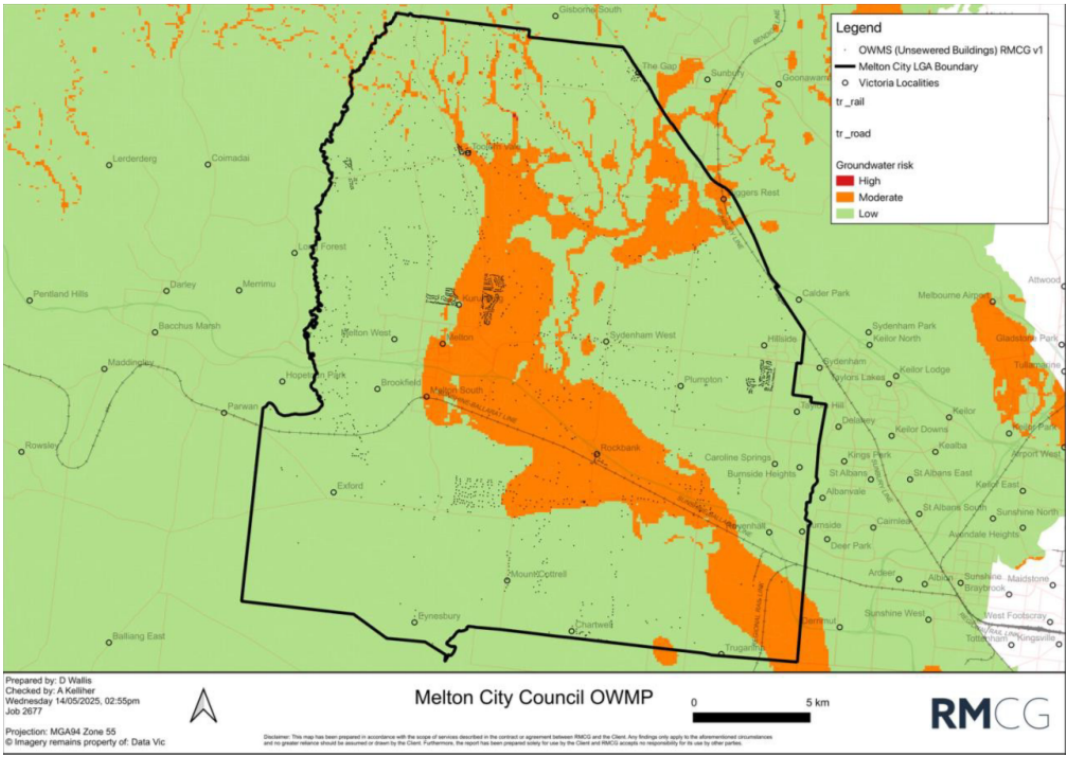


Figure 3-7: Groundwater

This layer showing risk to groundwater has been created by combining information on groundwater quality and depth to the watertable. Groundwater quality (based on salinity) defines the environmental values of Victoria's groundwater resources and these include both existing and potential uses. Depth to the watertable relates to the likelihood of wastewater leaching to groundwater.

In Melton City:

- The northwestern highlands have high groundwater quality (Segment A2) but depth to watertable is generally significant (can be >50m) so overall risk reduces to low.
- There are “tongues” of moderate quality groundwater (Segment B) extending into the LGA from the northwest. Where these intersect with higher water tables (<10m below surface) there is moderate risk to groundwater as shown on the map.
- Remaining areas in the LGA have lower quality groundwater (Segment C or below) and/or reasonable depth to the watertable, creating low risk.

3.1.8 PROPERTY SIZE

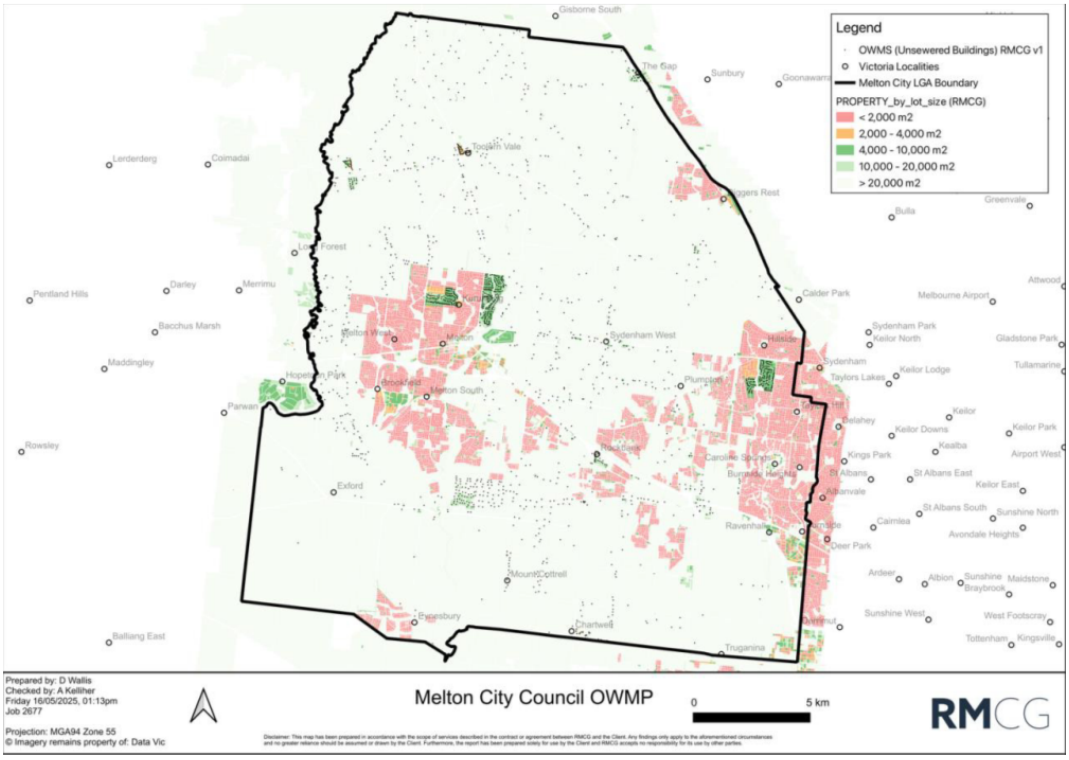


Figure 3-8: Property size

Property size is an important consideration for onsite wastewater management planning; lots need to be a certain size to allow for the absorption of effluent to be contained within the property boundaries.

Broadly speaking, properties larger than 10,000 m2 (1.0 ha) are lower risk for effluent disposal as there is sufficient room for the effluent field, along with the house, garden, sheds, playgrounds, driveways and parking areas, offsets from boundaries and other constraints such as creeks and steep slopes.

Broadly speaking, properties smaller than 4,000 m2 (1 acre) can be high risk because there is not enough space for all of these activities and an effluent field.

The map above indicates that:

- In Toolern Vale and Hjorths Road there are onsite systems on lots smaller than 4,000 m2.
- The intense areas (Kuranjang, Croxton Drive and Sugar Gum Drive) are typically between 4,000 m2 and 10,000 m2.
- Elsewhere across the LGA the existing systems are on properties larger than 20,000 m2.
- There are very few small vacant unsewered lots.

3.1.9 ATLAS KEY MAP FOR HIGH DENSITY AREAS

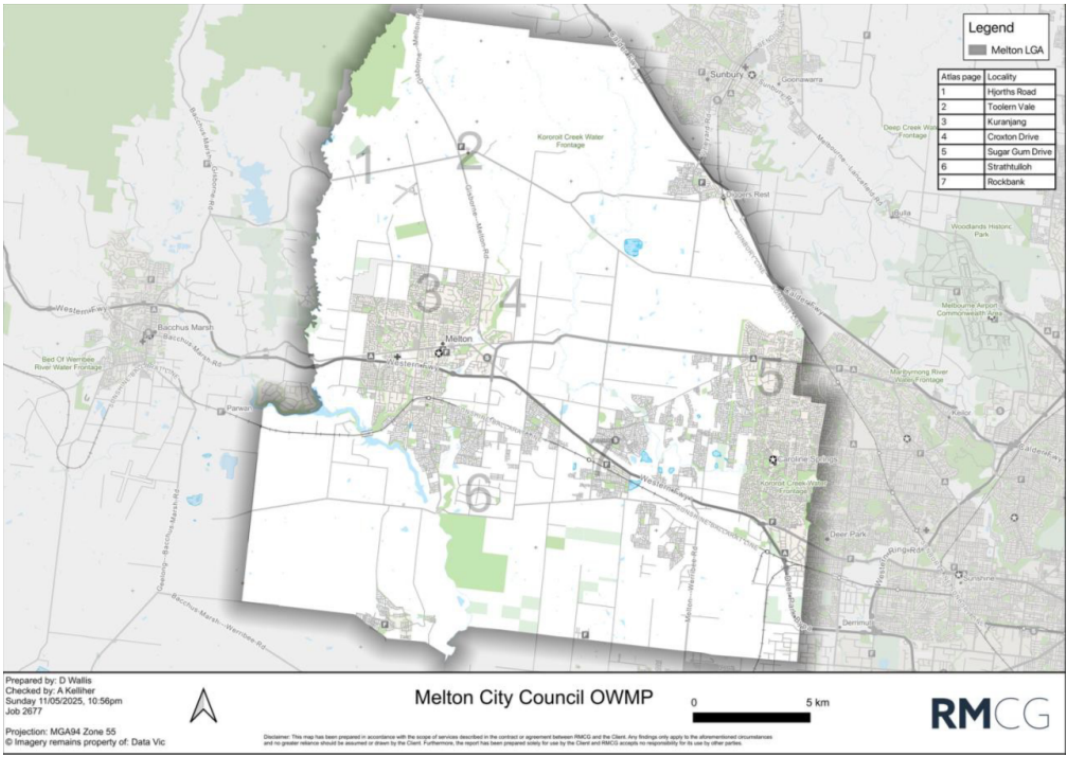


Figure 3-9: Atlas key map

This map shows the location of the seven zoomed-in areas addressed in Chapter 4 of this report.

3.1.10 OVERALL RISK

The risk assessment at the city-wide level has identified the following key aspects:

- **Density of onsite systems** – there are multiple clusters of high and very high density OWMS across the LGA. These localities are considered high risk and are discussed in further detail in Chapter 4.
- **Urban growth zone** – urban development is occurring through the central parts of the City. In these areas a clear process must be in place for transition to sewerage and clear lines of communication outlined between the MCC Planning and Environmental Health teams and GWW.
- **Special Water Supply Catchment** – located in the northwest corner of the LGA. Most of this area is public land and not available for development. There are a few OWMS on the eastern edge. Planning provisions for this area limit further development.
- **Flooding** - some areas are zoned as urban floodways or have a subject to inundation overlay. These areas are not extensive at an LGA scale. Development of OWMS in these areas is currently limited and planning controls are in place to ensure this remains the case
- **Topography, groundwater and soil type** – there is low to moderate risk associated with these factors.
- **Lot sizes** – most existing systems are on lots greater than 4000 m2.

4 Spatial Risks – Selected Localities

The following sections consider selected localities in more detail. Selection has been based on the higher risks identified for OWMS which primarily relates to the high density of OWMS in these locations.

Table 4-1: List of maps

SECTION	LOCALITY
4.1.1	Hjorths Road
4.1.2	Toolern Vale
4.1.3	Kuranjang
4.1.4	Croxton Drive
4.1.5	Sugar Gum Drive
4.1.6	Strathtulloh
4.1.7	Rockbank

4.1.1 HJORTHS ROAD

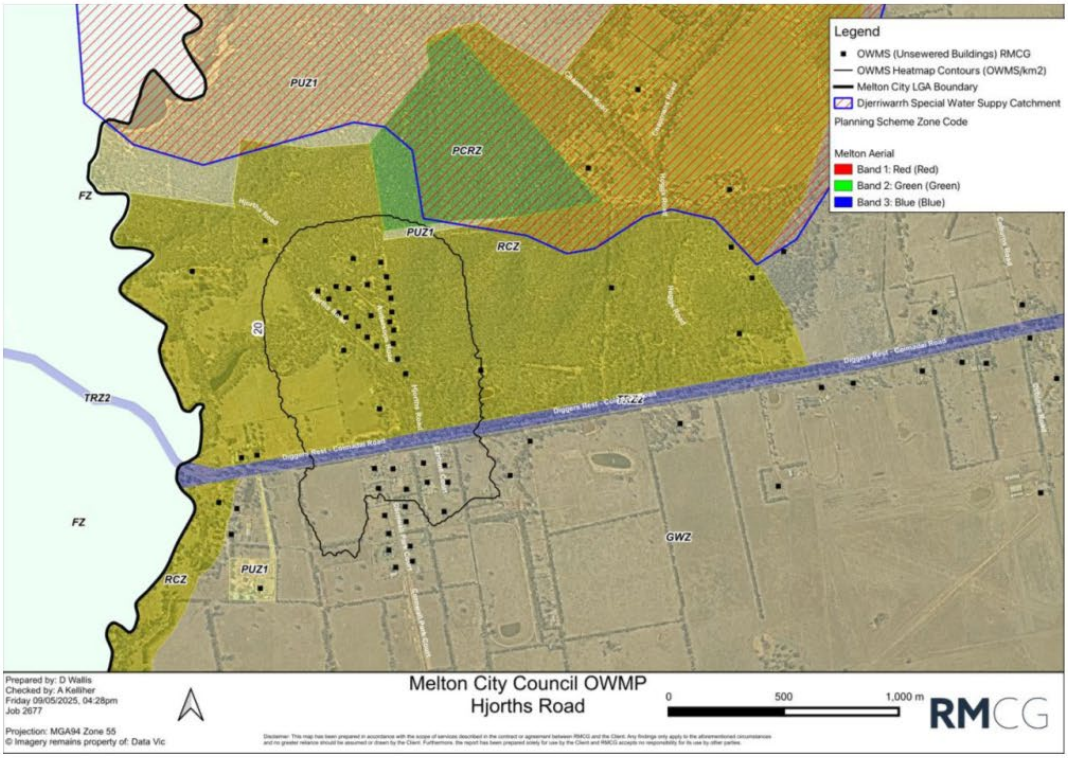


Figure 4-1: Hjorths Road

There is a cluster of approximately 60 OWMS in this area associated with a former rural residential type subdivision.

The density of OWMS is calculated as medium risk. The area is zoned as RCZ or GWZ which controls further development in the area. There is a low risk associated with soils and groundwater. The area is on the edge of the hills and just outside the special water supply catchment area.

Action: Monitor performance of existing systems through audit of a random sample of sites and visual assessment to determine if any offsite discharge is occurring.

4.1.2 TOOLERN VALE

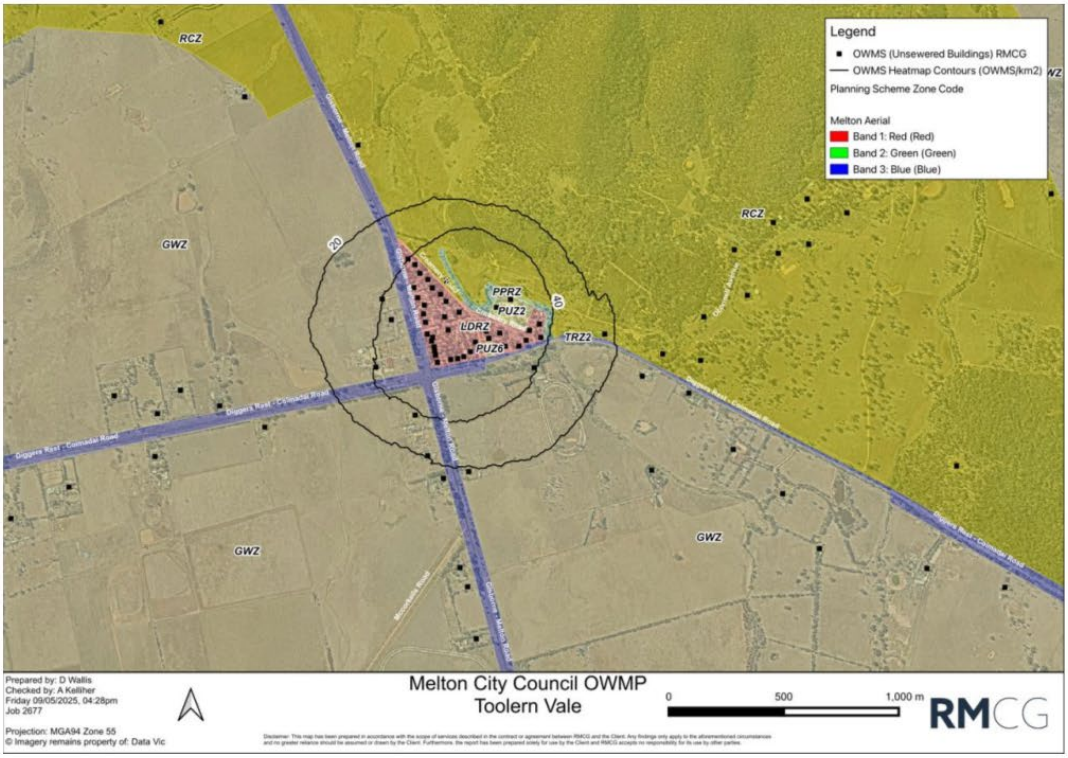


Figure 4-2: Toolern Vale

There are approximately 50 OWMS in Toolern Vale, resulting in a high density in the centre of town. Some of these lots are quite small and there is potential for off-site discharges of effluent leaving the properties to stormwater.

Given the small scale of the town and distance from existing sewerage infrastructure, it is unlikely to be considered for sewerage.

Action: Monitor performance of existing systems through audit of a random sample of sites and visual assessment to determine if any offsite discharge is occurring.

4.1.3 KURANJANG

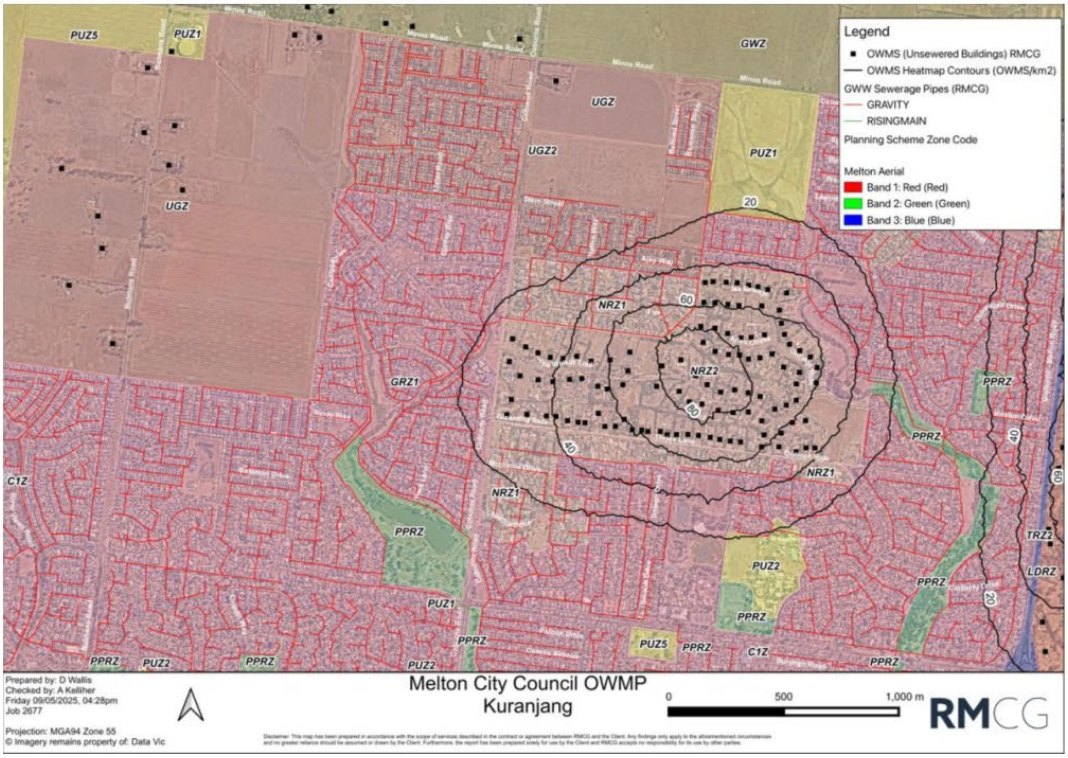


Figure 4-3: Kuranjang

There are approximately 110 OWMS in Kuranjang. This unsewered area was developed in the mid 1980s (judging by the age of the GWW water mains) before the surrounding more intensive developments occurred from 2005 onwards.

The lot sizes are between 5,000 m^2 and 10,000 m^2. Sustainable OWMS can be achieved on lots of this scale, although a higher level of design/management is recommended to minimise risk (e.g. higher standard of treatment, limits to dwelling size, etc).

The City-wide mapping in Chapter 3 indicates a low risk associated with soils, groundwater, topography and surface waters.

Actions:

- Monitor performance of existing systems
- Consider monitoring of stormwater quality subject to outcomes from monitoring of existing OWMS
- Discuss potential for provision of sewerage with GWW
- Prevent further subdivision if area remains unsewered

4.1.4 CROXTON DRIVE

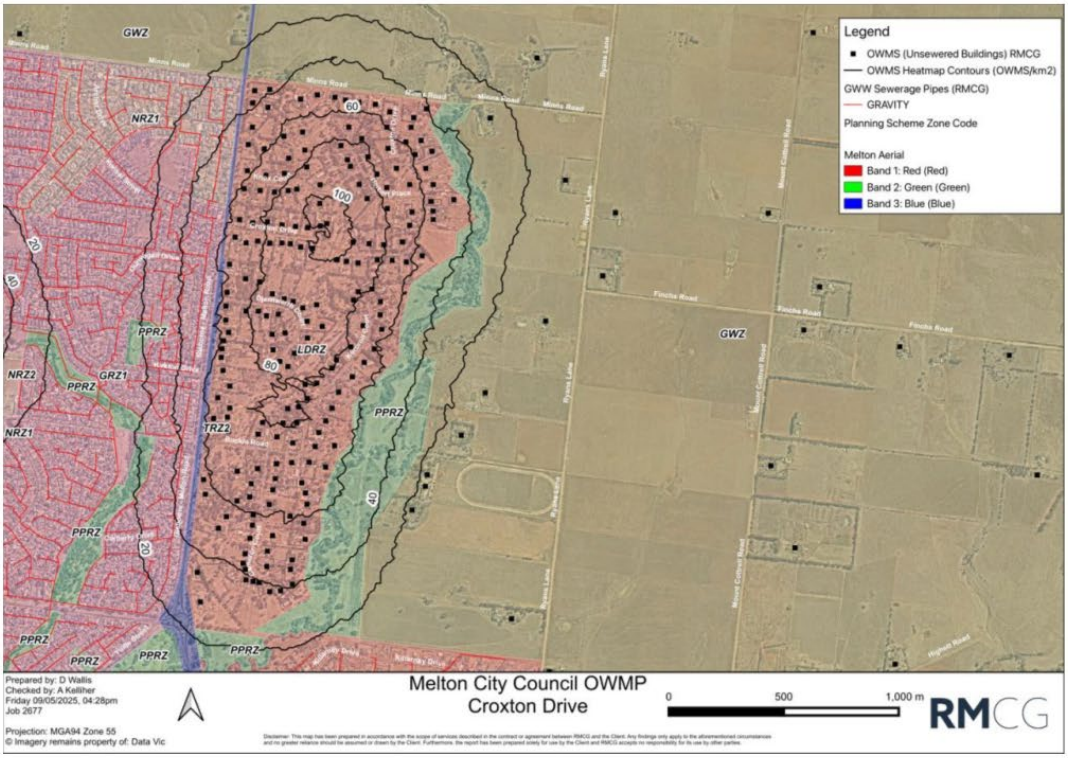


Figure 4-4: Croxton Drive

There are almost 200 OWMS in this area creating very high density. Existing sewerage infrastructure is in place to the immediate west and south.

Most lot sizes are between 5,000 m^2 and 10,000 m^2. Sustainable OWMS can be achieved on lots of this scale, although a higher level of design/management is recommended to minimise risk (e.g. higher standard of treatment, limits to dwelling size, etc).

The City-wide mapping in Chapter 3 indicates a low risk associated with soils and topography and a moderate risk relating to groundwater. There are also creeks running through or along the boundary of the area creating increased risk to surface waters.

Actions:

- Monitor performance of existing systems
- Consider monitoring of stormwater quality
- Discuss potential for provision of sewerage with GWW
- Prevent further subdivision if area remains unsewered

4.1.5 SUGAR GUM DRIVE

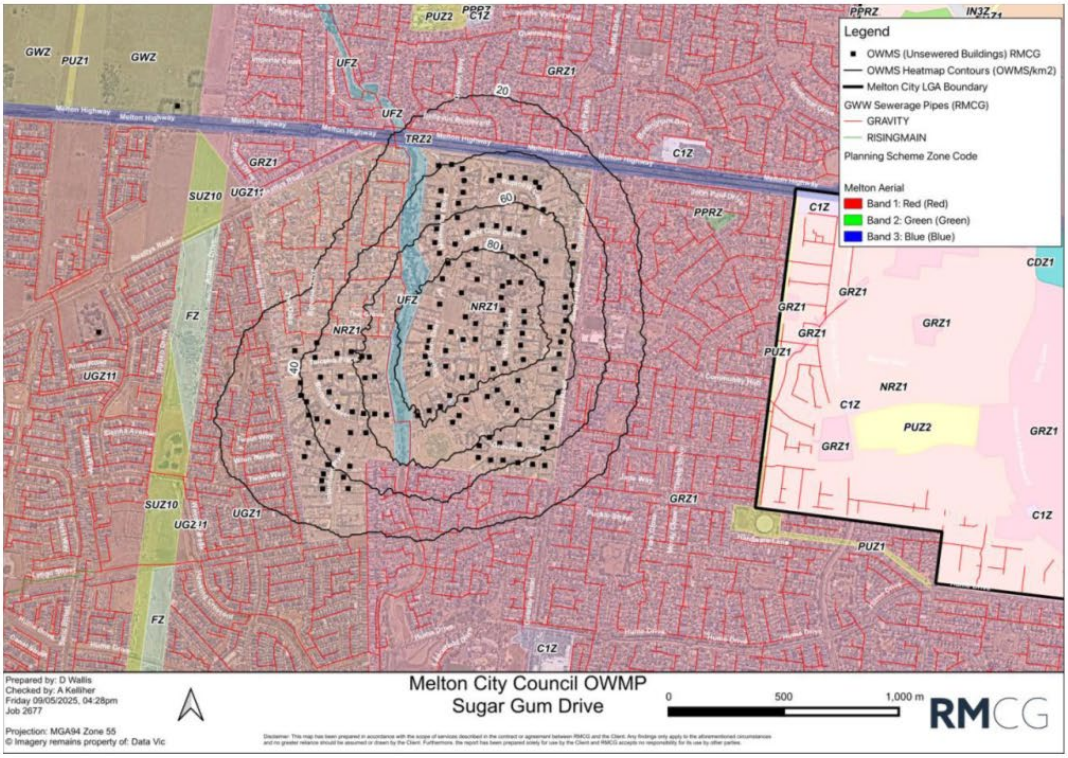


Figure 4-5: Sugar Gum Drive

There are approximately 150 OWMS in the Sugar Gum Drive area, creating very high density. Existing sewerage infrastructure is in place in all surrounding areas.

All lot sizes are between 4,000 m^2 and 10,000 m^2. Sustainable OWMS can be achieved on lots of this scale, although a higher level of design/management is recommended to minimise risk (e.g. higher standard of treatment, limits to dwelling size, etc).

The City-wide mapping in Chapter 3 indicates a low risk associated with soils, groundwater and topography. Stony Hill Creek runs through or along the boundary of the area and is subject to a floodway zone, creating increased risk to surface waters.

Actions:

- Monitor performance of existing systems
- Consider monitoring of stormwater quality
- Discuss potential for provision of sewerage with GWW
- Prevent further subdivision if area remains unsewered

4.1.6 STRATHTULLOH

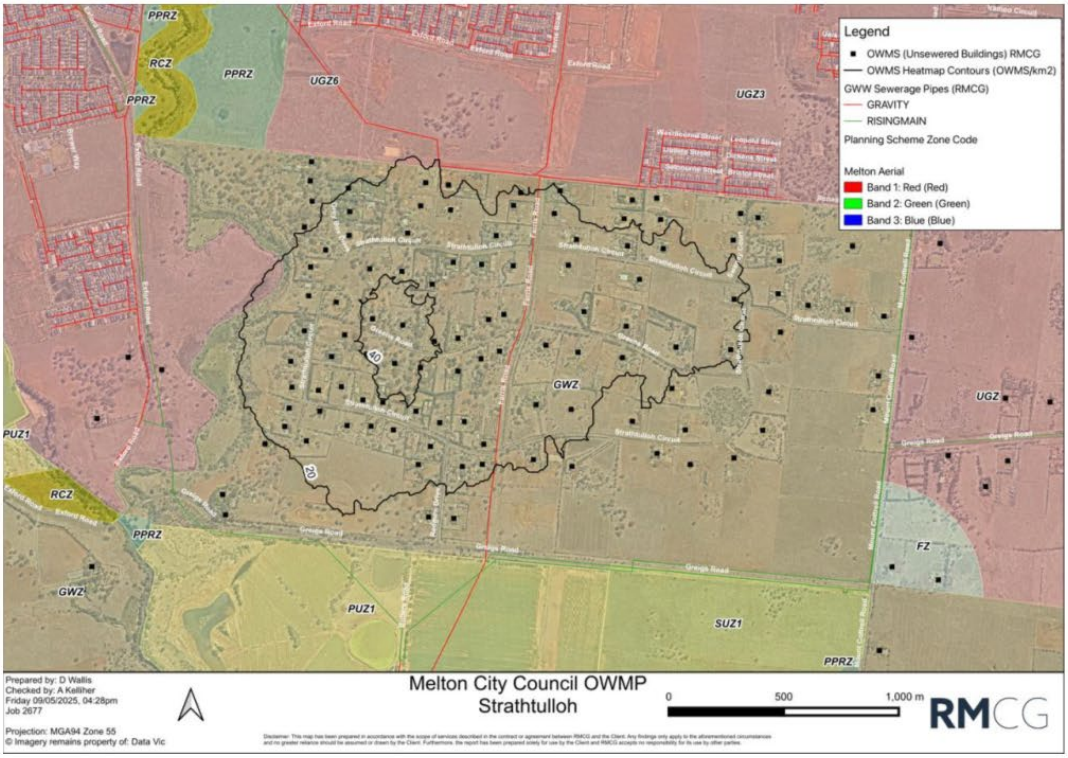


Figure 4-6: Strathtulloh

There are approximately 100 OWMS in Strathtulloh. This is a rural residential area within the Green Wedge and is located between sewered areas to the north and the Surbiton Park wastewater treatment plant to the south.

Lot sizes are approximately 1.5 ha and larger. These sizes are large enough that the risks associated with OWMS can be appropriately managed. Further subdivision is also controlled through the current GWZ.

The City-wide mapping indicates predominantly low risk associated with soils, groundwater, surface waters and topography.

Action: Monitor performance of existing systems through audit of a random sample of sites and visual assessment to determine if any offsite discharge is occurring.

4.1.7 ROCKBANK

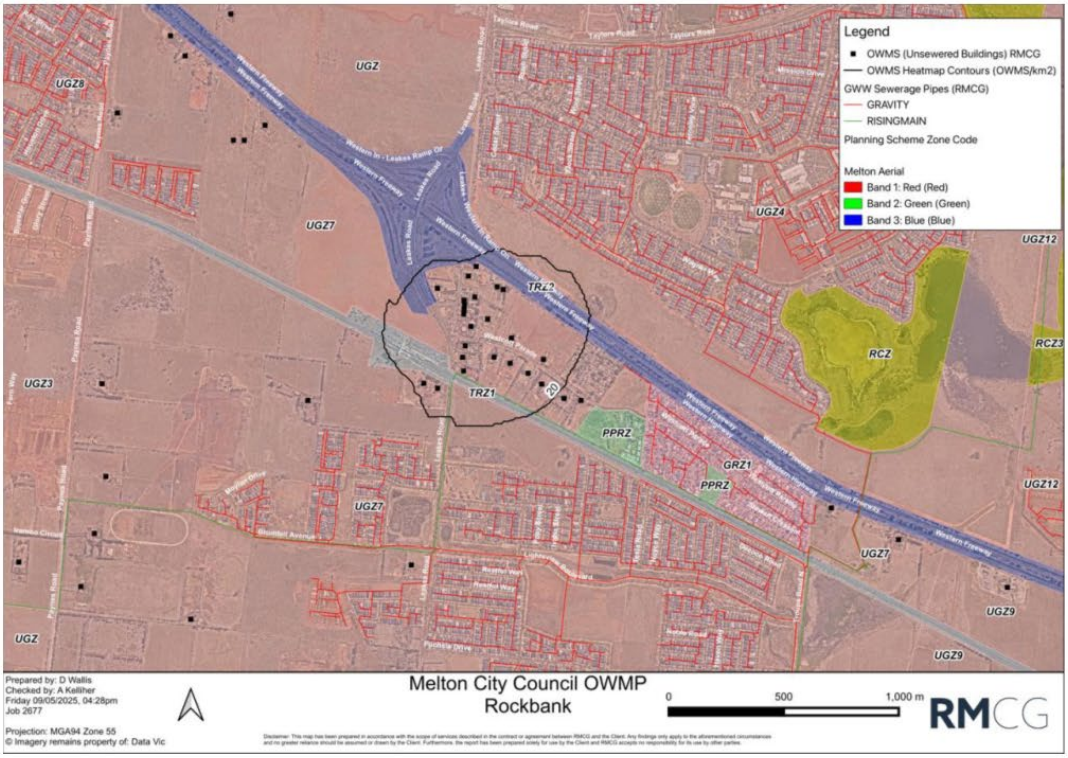


Figure 4-7: Rockbank

There are approximately 25 OWMS in Rockbank, sandwiched between the freeway and railway.

This area is surrounded by urban growth zone and likely to be developed more intensely in the future. It is expected that sewerage infrastructure would become available when more intense development occurs.

City-wide mapping indicates a low risk associated with soils, topography and surface waters and a moderate risk to groundwater.

Actions:

- Monitor performance of existing systems
- Discuss potential and timing for provision of sewerage with GWW and Planning team

12.6 PLANNING APPLICATION PA 2023/8464 - BUILDINGS AND WORKS ASSOCIATED WITH AN EXISTING SERVICE STATION, USE AND DEVELOPMENT OF THE LAND FOR A FOOD AND DRINK PREMISES, ALTERATION OF ACCESS TO A ROAD IN A TRANSPORT 2 ZONE AND CONSTRUCTION AND DISPLAY OF BUSINESS IDENTIFICATION SIGNAGE AND AN INTERNALLY ILLUMINATED PYLON SIGN AT 1486-1490 DIGGERS REST-COIMADAI ROAD, TOOLERN VALE

Author: Cam Luong - Senior Development Planner
Presenter: Sam Romaszko - Director City Futures

PURPOSE OF REPORT

To consider and determine the planning application for the Buildings and works associated with an existing Service Station, Use and development of the land for a Food and Drink Premises, alteration of access to a road in a Transport 2 Zone and Construction and display of Business Identification Signage and an Internally Illuminated Pylon Sign at 1486-1490 Diggers Rest-Coimadai Road, Toolern Vale.

RECOMMENDATION:

That Council issue a Notice of Refusal subject to the grounds outlined in **Appendix 6** of this report.

Motion

Crs Ramsey/Turner.

That Council issue a Notice of Refusal subject to the grounds outlined in **Appendix 6** of this report.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Background

Executive Summary

Applicant:	Ricardo Suite 2, Level 4, 360 Collins Street MELBOURNE VIC 3000
Proposal:	Use and development of the land for a Service Station and Food and Drink Premises, alteration of access to a road in a Transport 2 Zone, and the Construction and display of Business Identification Signage and an Internally Illuminated Pylon Sign

Existing Land Use:	General store and service station
Zone:	Low Density Residential Zone
Overlays:	None
Permit Triggers	Clause 32.03-1 (Low Density Residential Zone) – A permit is required to use the land for the purpose of a Service Station. Clause 32.03-1 (Low Density Residential Zone) – A permit is required to use the land for a Food and Drink Premises. Clause 32.03-4 (Low Density Residential Zone) - A permit is required for building or works associated with a use in Section 2 of Clause 32.03-1. Clause 52.05-2 (Signs) - Construct or put up for display a sign in Section 2. Clause 52.29-2 (Land Adjacent to the Principal Road Network) – A permit is required to create or alter access to a road in a Transport Zone 2.
Number of Objections:	27 Objections
Key Planning Issues:	Is the proposed use acceptable within the Low Density Residential Zone. Does the proposal benefit from existing use rights? Are the hours of operation acceptable? Does the design of the proposed building appropriately respond to the site and surroundings? Is the removal of existing trees on the land acceptable? Access onto Diggers Rest-Coimadai Road. Is the proposal detrimental to the amenity of the surrounding residents?
Recommendation:	Refusal of application.

This report has been prepared for Council consideration, given that more than five objections were received during the public notification process.

The Land and Surrounding Area

The subject site is known as the Toolern Vale General Store. The site covers an area of 2913 m² and is located on the northern side of Diggers Rest-Coimadai Road, Toolern Vale. Other features of the site are as follows:

- The site is regular in shape.
- The site contains an existing general store (with three fuel bowsers), a dwelling, and several outbuildings.
- The property has a secondary road frontage to Creamery Road to the north.

The surrounding area can be characterised as a Rural Township. There are 40 properties located within the Low Density Residential Zone, which is used to define the township. Surrounding the township to the north, east, west and to the south of Diggers Rest-Coimadai Road are large rural properties, which are used for residential and/or agricultural purposes. The surrounding area is characterised by its distinctive rural bushland setting, particularly to the north-north-east of the site. Existing dwellings in the area have been provided with substantial front and side setbacks and relatively small site coverages which allow the landscape to dominate the built form within the streetscape.

Refer to **Appendix 1** for a locality plan.

Refer to **Appendix 2** for site photos.

The Application

The application seeks approval for the use and development of land for a service station, food and drink premises, and the display of business identification signage, including an internally illuminated pylon sign.

The proposed development is summarised as follows:

- The proposal will comprise a main building, containing the service counter, sales area for convenience goods, and the food and drink premises. The main building will cover an area of approximately 311m^2 (24.34 metres x 12.80 metres). The building will have a maximum height of 7.7 metres.
- The main building will be designed to resemble a structure which is sympathetic within a rural environment. The proposed materials and finishes of the main building include:
    - Timber looking metal cladding on exterior walls.
    - Extensive glazing along the main frontage.
    - A simple gabled roof with colourbond metal roofing.
- The food and drink premises will occupy approximately 118 square metres of the total floorspace of the main building. The food and drink premises will also be provided with a dedicated drive-thru facility within the northern portion of the building. The food and drink premises will also be provided with internal seating capable of accommodating up to 22 patrons.
- The service station (and ancillary convenience shop) and food and drink premises will operate from 6:00 am to 12:00 am (midnight), 7 days per week.
- The service station will be provided with four (4) multipurpose petrol pumps, capable of serving 8 vehicles at any given time. A canopy covering an area of 201.64m^2 (14.2metres x 14.2 meters) and with an overall height of 7.5 metres will be provided over the petrol pumps to provide weather protection for customers.
- Two x 55 Kilolitre fuel tanks will be installed underground within the general vicinity of the fuel pumps.
- All the existing trees on the subject site will be removed as part of the proposal, including the mature native trees along the western property boundary.
- No access onto Creamery Road is proposed.
- A total of 14 car parking spaces (including one (1) disabled car parking space) will be provided on site.
- Business identification will include:
    - A 7 metre high x 2.2 metre wide pylon sign, which will detail the company name and fuel prices. It should be noted that this pylon sign has already been placed on the land.
    - A 0.5 metre high x 3.1 metre wide business identification on the fascia of the fuel canopy.
    - A 1 metre high x 3.0 metre wide business identification sign along the main building facing Diggers Rest-Coimadai Road above the main entry doors.
    - Several other small directional signs will be scattered, including “No Entry”, “Entry”, “No exit”, “Exit” and directional arrows.

Refer to **Appendix 3** for plans of the proposal.

Planning Controls

Zone	(32.03 – Low Density Residential Zone)	Pursuant to Clause 32.03-1, a permit is required to use the land for a service station. The site must also: ▪ Adjoin a commercial zone or industrial zone; or ▪ Adjoin, or have access to, a road in a Transport Zone 2 or a Transport Zone 3. The site must not exceed: ▪ 3000 square metres; or ▪ 3600 square metres if it adjoins on two boundaries a road in a Transport Zone 2 or a Transport Zone 3. Pursuant to Clause 32.03-1, a permit is required to use the land for a food and drink premises. Pursuant to Clause 32.03-4, a permit is required for building or works associated with a use in Section 2 of Clause 32.03-1.
Particular Provisions	(Clause 52.05 – Signs)	Pursuant to Clause 52.05-2, a permit is required to construct or put up for display a sign in Section 2 of Clause 52.05-2.
	(Clause 52.06 – Car Parking)	Pursuant to Clause 52.06-5, a food and drink premises must provide four (4) car parking spaces per 100 square metres of net leasable floor area. Pursuant to Clause 52.06-5, a convenience shop over 80 square metres in area must provide 10 car parking spaces. No car parking requirements are stated for service stations.
	(Clause 52.29 - Land Adjacent To The Principal Road Network)	Pursuant to Clause 52.29-2, a permit is required to create or alter access to a road in a Transport Zone 2.

A full assessment of the proposal against the relevant State and Local planning policies is included in **Appendix 4.**

Is the land affected by a Restrictive Covenant?

The land is not affected by a Restrictive Covenant.

Is the land of Cultural Heritage Sensitivity?

The land is considered to be of cultural heritage sensitivity under the *Aboriginal Heritage Regulations 2007*; however, as it has been subject to significant ground disturbance the proposal does not require the preparation of a Cultural Heritage Management Plan.

The applicant has submitted a Certified Preliminary Aboriginal Heritage Test (PHAT No. 490) which demonstrates that a Cultural Heritage Management Plan is not required.

2. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

3. A well planned and built City: A City with a clear vision to manage growth in a sustainable and accessible way.

   3.1 A City that strategically plans for growth and development.

3. Financial Considerations

No Council related financial considerations are involved with the application.

4. Consultation/Public Submissions

Public Notification of the Application

The application was subject to notification. The notification process was satisfactorily completed, and in response 27 objections were received.

The grounds of objection may be summarised as follows:

- The proposal is not in keeping with the character of the area (small country town).
- The scale and intensity of the proposal does not suit its surroundings.
- The proposal will impact on the rural atmosphere.
- Stormwater drainage issues.
- Waste water treatment issues.
- Waste collection issues.
- Increased traffic and traffic safety.
- Noise amenity issues.
- Neighbouring landowner would like to have an acoustic fence 3.0 metres to reduce impacts of vehicle noise.
- Environmental issues with the petrol station (i.e. Air Quality Emissions, spills, etc.).
- The extended trading hours are excessive.
- Light pollution.

A response to the objections is provided in **Appendix 5.**

Referral of the application

The application has been referred to the following internal departments for comments. A summary of responses is provided in the below table:

Department	Comments
Engineering (Infrastructure Planning)	Conditional support.
City Strategy (Urban Design)	Conditional support.
Engineering (Traffic and Transport)	Conditional support.
Health Services	The applicant has indicated that the proposed Wastewater Treatment System will be Rhizopod Wastewater Treatment System, which is common in South Australia. However, in the state of Victoria, Council can only approve treatment systems that are approved by the Environmental Protection

	Authority (the EPA) with valid certificates. The applicant has provided a written confirmation letter from the EPA that they intend to review the Code of Practice – onsite wastewater management to include "Recirculating evapotranspiration systems", which will allow for the approval of a Rhizopod Wastewater Treatment System. Conditional support is provided on the basis that the proposed Rhizopod Wastewater Treatment System will be approved for use by the EPA.
External	**Comments**
Department of Transport and Planning (VicRoads)	Conditional support.

5. Issues

Planning Assessment

Is the proposed use acceptable within the Low Density Residential Zone.

The site contains the Toolern Vale General Store. The general store provides convenience shopping, a small selection of food and drinks, and petrol refuelling. The current general store generally operates from 6.00 am to 6:00 pm each day (7 days a week). The application seeks approval for the use of the land for a Service Station and a Food and Drink Premises. The site is currently being used for similar purposes, however, at a much smaller scale and intensity.

The purpose of the Low Density Residential Zone is to implement the Municipal Planning Strategy and the Planning Policy Framework, and to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater. The acceptability of the proposal will depend on whether the proposal is consistent with the Municipal Planning Strategy and the Policy Planning Framework.

The proposal is inconsistent with Council's Strategic Direction (Clause 02.03-1 – Settlement (Non-urban land)) concerning the need to protect non-urban land from land use conflict. The scale and intensity of the redevelopment give rise to land use conflicts. This land use conflict is exhibited in the number of objections that have been received and the concerns relating to the design of the building and how it sits within the surrounding context, the extended hours of operations, and the impacts on the amenity expectations (built form, noises, light spill, etc.) of the surrounding residents.

Does the proposal benefit from existing use rights

The planning report provided by the applicant outlines that the service station is an existing use; however, the proposal does not meet the existing use rights provision under Clause 63.05 of the Melton Planning Scheme. This provision outlines that a use in Section 2 or 3 of a zone for which an existing use right is established may continue provided:

- No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme.
- Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use.
- The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right.

Due to the substantial buildings and works proposed (entire redevelopment of the site), and changes to the implied restrictions (in respect to the hours of operation), and additional amenity impacts due to an intensification of the use (noise, light, and potential odour). As such, planning approval is required for both the use and development of the land for the service station. Existing use rights cannot be relied upon in this instance.

As such, the use of the land for a Service Station and a Food and Drink Premise is a section 2 permit required use.

Are the hours of operation acceptable?

The current General Store generally operates from 6:00 am to 6:00 pm (7 days a week).

The proposal seeks approval to allow the proposed uses to operate from 6:00 AM until 12.00 midnight (7 days a week). The proposed hours of operation are not considered to be suitable, given that the site is located within a small rural township with dwellings located to the immediate east and west of the site. The proposed hours of operation are considered inappropriate within a small rural township setting, given the potential for noise disturbances as a result of additional traffic and customers, and light emissions from the main building and vehicles using the proposed car park and drive-thru facility.

It is also important to note that the amenity expectations of existing residents within this semi-rural environment are greater than for residents of a typical suburban neighbourhood where there is a greater variety and intensity of developments/uses. In *Van Ryswyk v Hepburn SC [2018] VCAT 647,* the Tribunal Member outlined that:

> *"56. I agree with the proposition that there is an expectation of a high level of amenity in the LDRZ. The words 'low density residential' bring with them a vision of large land sizes with single dwellings, significant setbacks and quiet streets. While this does not mean that a permit cannot be granted for use and development other than single dwellings, the specific site context must be considered as well as the effect of the proposal on the amenity of neighbours living nearby."*

Many surrounding residents have raised amenity-based concerns in relation to noise and light spill. Based on the concerns raised by surrounding residents, the proposed hours of operation are detrimental to the amenity of the surrounding area. In particular, the light spill and increase in noise disturbance at night are considered to be unacceptable amenity impacts in the context of the Toolern Vale Township.

Does the building design appropriately respond to the site and surroundings?

The proposed main building has been reviewed by Council officers on numerous occasions. Although the design of the building is acceptable in terms of its architectural style and material finishes, it is considered that the sheer size of the proposed building and the canopy will dominate the surrounding semi-rural area. The visual intrusion of this proposal in a largely semi-rural landscape will be compounded by the removal of large high canopy native trees that play an important environmental/visual role, particularly within the Toolern Vale township. The replacement trees proposed to be planted as part of the overall landscape plan will take decades to mature and provide the same benefits that the existing trees provide. In addition, it is considered that the proposed landscaping/landscape buffers and density of planting are not generous enough to adequately shield surrounding residents from the impacts of after-hours lighting and noise from vehicle movements and additional customers. The proposal is inconsistent with Clause 15.01-6S (Design for rural areas), which emphasises the need to ensure that the siting, scale and appearance of development protects and enhances rural character, and to protect the visual amenity of valued rural landscapes and character areas along township approaches.

Is the removal of existing trees on the land acceptable?

The proposal seeks the removal of all large high canopy trees located along the western property boundary. Although there are no permit triggers preventing the removal of these trees, it is evident that these trees are a significant environmental feature of the site and contribute to the visual amenity of the area. The removal of large high canopy trees and their replacement by narrow landscape setbacks capable of accommodating small shrubs/ground covers only is not considered to be a site-responsive approach that respects the character of the surroundings, nor the amenity expectations of surrounding residents.

The retention of the existing high canopy trees within a generous landscape buffer is considered to be a most acceptable outcome, including the inclusion of more generous landscape buffers along the western and eastern property boundaries will act to reduce the visual impact of the proposed building, noise from vehicles and additional customers, and light spills (particularly after normal business hours) from the service station/food and drink premises use. The proposal is inconsistent with Clause 15.01-1S (Urban design) of the Melton Planning Scheme, which emphasises the need to ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Access onto Diggers Rest-Coimadai Road.

Diggers Rest-Coimadai Road is a major arterial road that is under the jurisdiction of the Head of Transport for Victoria. The applicant has supplied a traffic report and detailed engineering plans as part of the application to justify the proposal.

The Head of Transport for Victoria has provided conditional support for the application.

Is the proposal detrimental to the amenity of residents?

The scale and intensity of the proposed redevelopment is inconsistent with the semi-rural character of the area and is considered to result in detrimental impacts on the amenity of surrounding residents. This conflict can be demonstrated by the concerns raised by surrounding residents, and the amenity expectations of people living in a small township comprising of 40 low-density residential allotments.

The surrounding residents have raised concerns in relation to excessive noise levels that are likely to be generated by the proposal. The applicant has indicated that the noise amenity issue raised by surrounding residents can potentially be addressed through the inclusion of an acoustic report and the provision of acoustic walls based on the acoustic report. The installation of acoustic fences along site boundaries and acoustic screening around rooftop plant (for the kitchen exhaust fans and vents) will make the proposed building more visually intrusive within the surrounding landscape. This will be an unacceptable outcome and will negatively impact on the amenity of surrounding residents, who have already raised visual amenity concerns.

The surrounding residents have raised concerns about light from the proposal. It is considered that the removal of existing large high canopy trees, the introduction of a large dominant canopy above petrol bowsers, after-hours lighting and vehicle movements internal to the site will result in detrimental impacts on the amenity currently being experienced by surrounding residents.

6. Options

Council can either support the application by issuing a Notice of Decision to Grant a Permit or not support the proposal by issuing a Notice of Refusal to Grant a Permit.

7. Conclusion

The application has been assessed against the State Planning Policy Framework, Local Planning Policy Framework, Zone/Overlay provisions and Clause 65 of the Melton Planning Scheme.

It is considered that the proposal generally does not comply with the relevant requirements of the Planning Scheme.

Therefore, it is recommended that the application be refused as outlined in **Appendix 6.**

LIST OF APPENDICES

1. Locality Plan
2. Site Photos
3. Plans of the Proposal
4. Response to Objections
5. Assessment against relevant policies
6. Grounds of Refusal

No:	PA2023/8464/1
Address:	1486-1490 Diggers Rest-Coimadai Road, Toolern Vale
Proposal:	Buildings and works associated with an existing service station, use and development of land for a food and drink premises and construction and display of business identification signage and an internally illuminated pylon sign.
Ward:	Stringybark



Subject Site	26/05/2025	N

No:	PA2023/8464/1
Address:	1486-1490 Diggers Rest-Coimadai Road, Toolern Vale
Proposal:	Buildings and works associated with an existing service station, use and development of land for a food and drink premises and construction and display of business identification signage and an internally illuminated pylon sign.
Ward:	Stringybark



Subject Site

Objections
*10 outside of radius

26/05/2025

N

Appendix 2 – Site Photos



Above: View of the subject site from across the road.

Below: Western boundary of subject site, and adjacent property to the west.





Above: Adjoining property to the west, 1492-1496 Diggers-Rest Coimadai Road, Toolern Vale.

Below: Eastern property boundary and adjoining property to the east.





Above: Adjoining property to the east, 468-500 Creamery Road, Toolern Vale.

Below: Council reserve directly opposite the subject land.





Above: View of the subject site from Creamery Road.

Below: View of subject site from Creamery Road.





1 SITE ANALYSIS PLAN

PROPOSED SERVICE STATION 1486-1490 DIGGERS REST-COIMADAI RD, TOOLERN VALE, VIC

SHEET LIST TITLE	
SHEET NUMBER	SHEET TITLE
ARCHITECTURAL	
TP1	SITE ANALYSIS PLAN
TP2	EXISTING SURVEY FEATURE SITE PLAN
TP3	DEMOLITION SITE PLAN
TP4	PROPOSED SITE PLAN
TP5	PROPOSED CONVENIENCE STORE WITH DRIVE - THRU RESTAURANT
TP6	PROPOSED FUEL CANOPY FLOOR PLAN & ELEVATION
TP7	SIGNAGE DETAILS



7 STREET VIEW ALONG DIGGERS REST - COIMADAI ROAD DEVELOPMENT SITE ON FRONT



1486-1490 DIGGERS REST COIMODAI ROAD : EXISTING PYLON SITE



DIGGERS REST COIMODAI ROAD : EXISTING FUEL STATION ON SITE(APRIL 2024)



1486-1490 DIGGERS REST COIMODAI ROAD : EXISTING PYLON SITE



DIGGERS REST COIMODAI ROAD : EXISTING FUEL STATION ON SITE(APRIL 2024

TOWNPLANNING SUBMISSION
1486-1490 Diggers Rest-Coimadai Road
Toolern Vale VIC 3337

COPYRIGHT VAASTU PTY LTD

N

Issue	Revision	Date	In.
A	TP RFI ISSUE	16/06/2024	

Amendments

Client

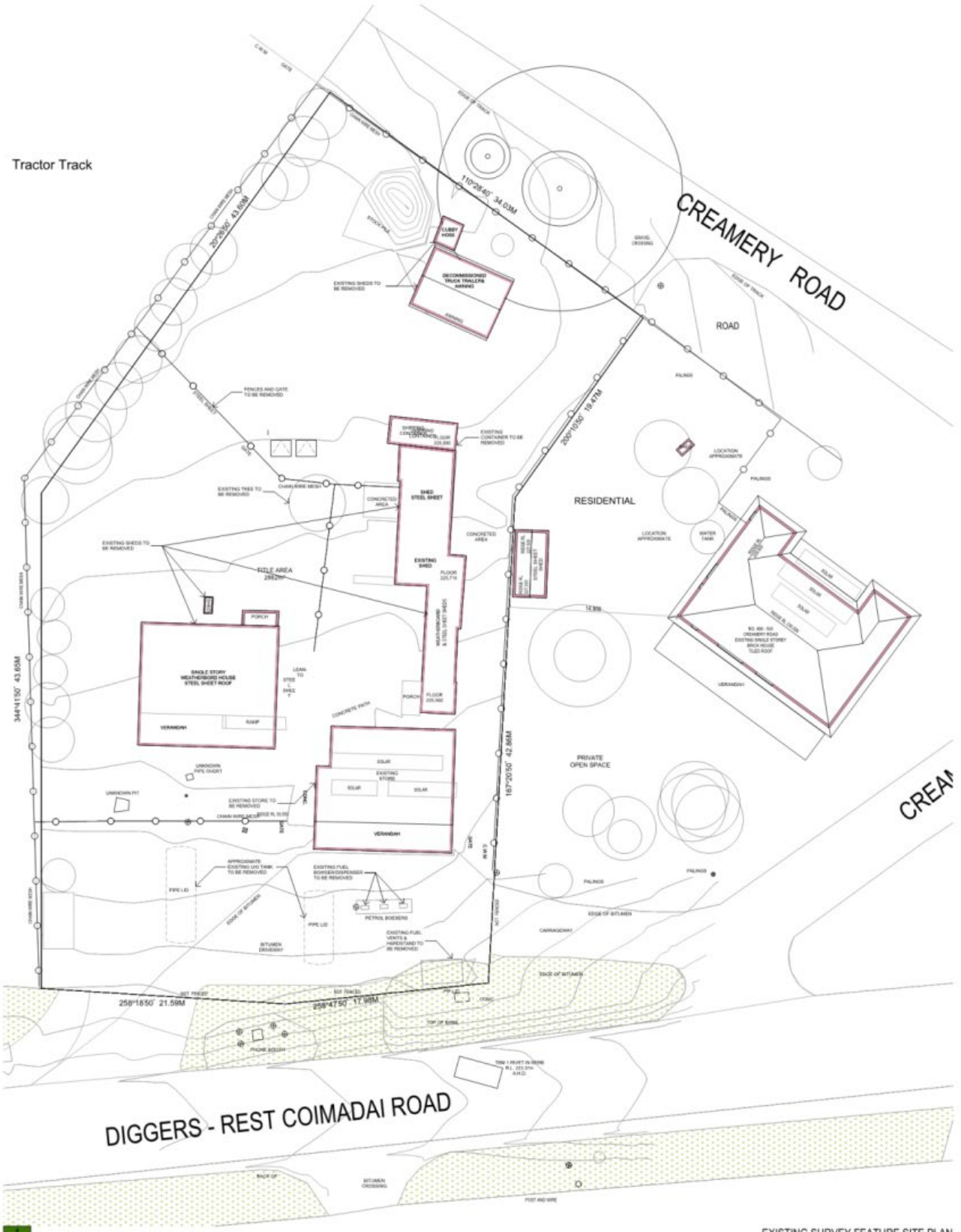
Project Name and Location
1486-1490 Diggers Rest-Coimadai Road Toolern Vale VIC 3337

Drawing Title
SITE ANALYSIS PLAN

Scale	Sheet	Job no.
As Shown	01/7	
Drawn	Checked	Approved
NT	NT	NT
Drawing no.		Issue
SD 1001		A

VAASTU
VAASTU PTY. LTD
A: 1078 TOORAK RD CAMBERWELL VIC 3124
NUPUR TOMAR - Director
T: 0498822788
E: nupur@vaastudesigners.com.au
W: www.vaastudesigners.com.au


SCHEDULE OF EXISTING AREAS
Total Site Areas 2,862 m²
Existing Shop (Approx.) 129 m²
Existing Single Storey House (Approx.) 136 m²
Existing Shed Behind Shop (Approx.) 105 m²
Existing Shipping Container (Approx.) 15 m²
Existing Decommissioned Truck Trailer & Awning (Approx.) 110 m²
Existing Shed Behind Residential Building (Approx.) 45 m²
Existing Cubby House (Approx.) 5 m²
Existing Fuel Dispensers & Sign Island (Approx.) 24 m²
Other Impervious Area (Approx.) 117 m²
Other Pervious Area (Approx.) 1,924 m²
Tractor Track
CREAMERY ROAD
ROAD
RESIDENTIAL
PRIVATE OPEN SPACE
TITLE AREA 2862m²
DIGGERS - REST COIMADAI ROAD
EXISTING SURVEY FEATURE SITE PLAN
ON A1 SCALE1:150
SCHEMATIC DESIGN
1486-1490 Diggers Rest-Coimadai Road
Toolern Vale VIC 3337
COPYRIGHT VAASTU PTY. LTD
A TP RFI ISSUE 16/06/2024
Scale As Shown
Sheet 02/7
Job no.
Drawn NT
Checked NT
Approved NT
Drawing no. SD 1002
Issue A
VAASTU
VAASTU PTY. LTD
A: 1078 TOORAK RD CAMBERWELL VIC 3124
NUPUR TOMAR - Director
T: 0498622788
E: nupur@vaastudesigners.com.au
W: www.vaastudesigners.com.au



SCHEMATIC DESIGN

1486-1490 Diggers Rest-Coimadai Road
Toolern Vale VIC 3337

COPYRIGHT VAASTU PTY. LTD

Issue	Revision	Date	In.
A	TP RFI ISSUE	16/06/2024	

Amendments

Client

Project Name and Location
1486-1490 Diggers Rest-Coimadai Road Toolern Vale VIC 3337, 20 KINGSTON BOULEVARD, HOPPERS CROSSING

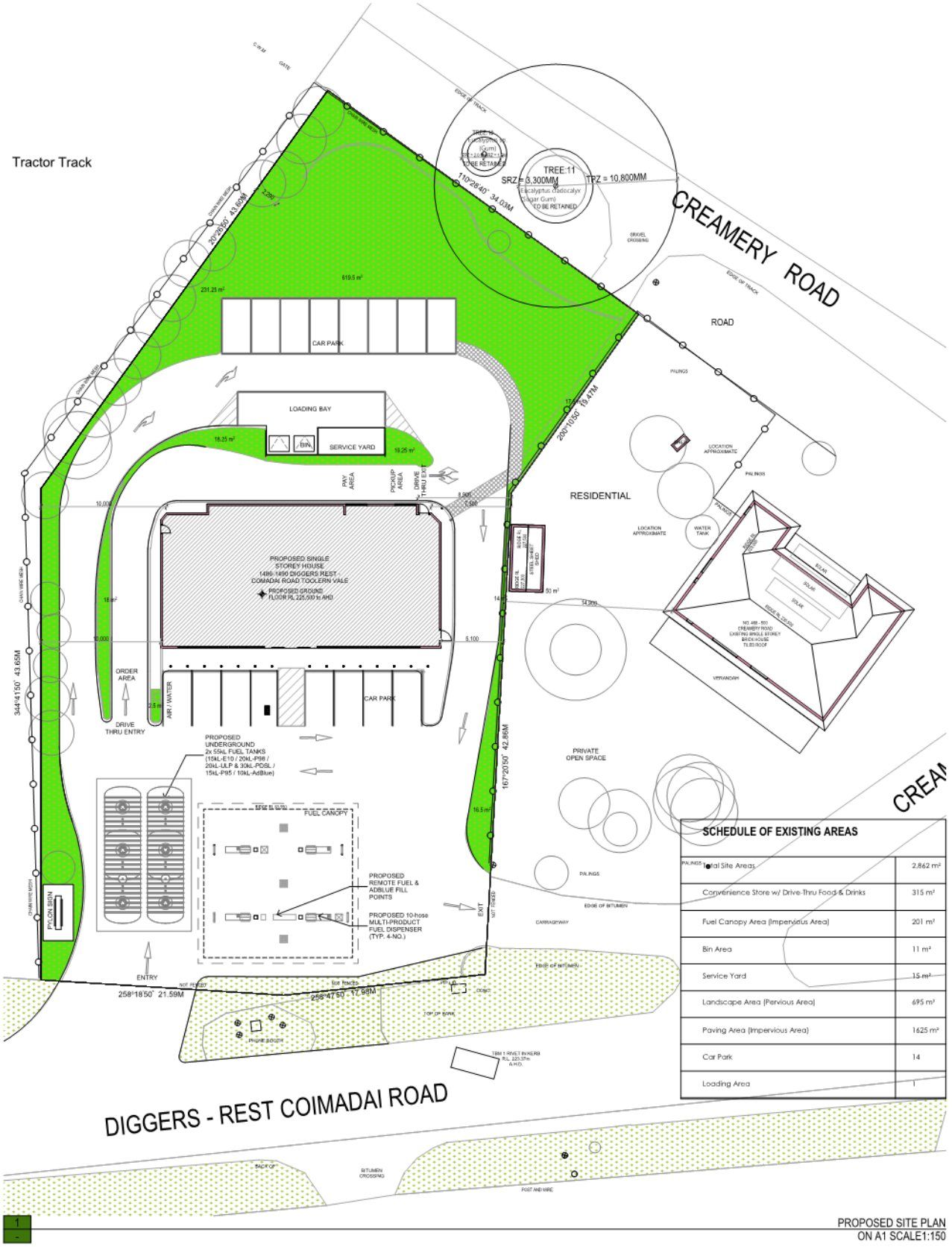
Drawing Title
DEMOLITION SITE PLAN

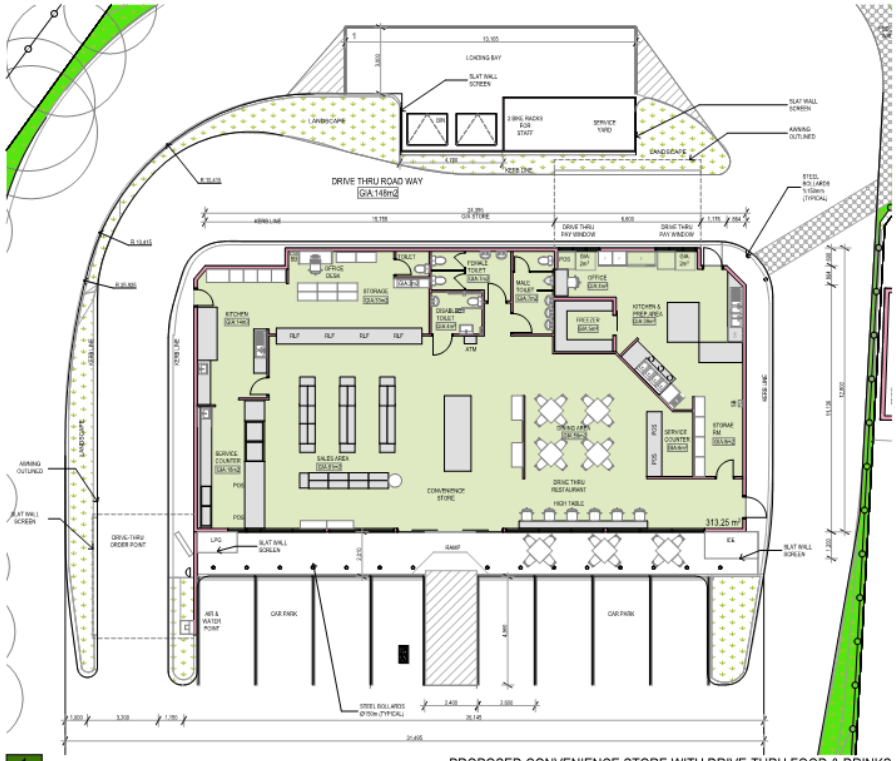
Scale	Sheet	Job no.
As Shown	03/7	
Drawn	Checked	Approved
NT	NT	NT

Drawing no. SD 1003

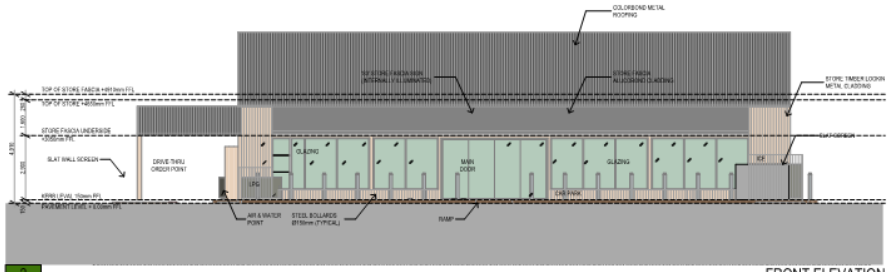
Issue A

VAASTU
VAASTU PTY. LTD
A: 1078 TOORAK RD CAMBERWELL VIC 3124
NUPUR TOMAR - Director
T: 0498622788
E: nupur@vaastudesigners.com.au
W: www.vaastudesigners.com.au

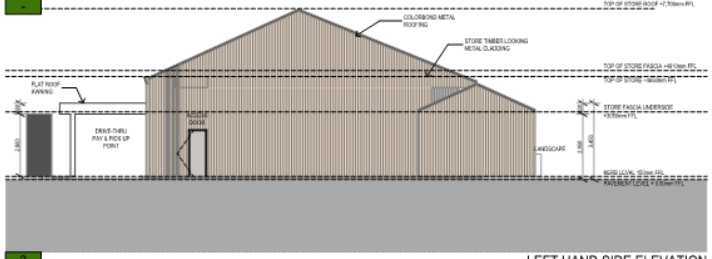

Tractor Track
CREAMERY ROAD
ROAD
RESIDENTIAL
CAR PARK
LOADING BAY
SERVICE YARD
BIN
PROPOSED SINGLE STOREY HOUSE
1486-1490 DIGGERS REST COMADAI ROAD TOOLERN VALE
PROPOSED GROUND FLOOR RL 225.500 m AHD
ORDER AREA
DRIVE THRU ENTRY
AIR / WATER
PROPOSED UNDERGROUND 2x 59kL FUEL TANKS (15kL-E10 / 20kL-P98 / 20kL-ULP & 30kL-PDSL / 15kL-P95 / 10kL-AdBlue)
FUEL CANOPY
PROPOSED REMOTE FUEL & ADBLUE FILL POINTS
PROPOSED 10-hose MULTI-PRODUCT FUEL DISPENSER (TYP. 4-NO.)
PYLON SIGN
ENTRY
EXIT
PRIVATE OPEN SPACE
DIGGERS - REST COIMADAI ROAD
SCHEDULE OF EXISTING AREAS
Total Site Areas 2,862 m²
Convenience Store w/ Drive-Thru Food & Drinks 315 m²
Fuel Canopy Area (Impervious Area) 201 m²
Bin Area 11 m²
Service Yard 15 m²
Landscape Area (Pervious Area) 695 m²
Paving Area (Impervious Area) 1625 m²
Car Park 14
Loading Area 1
PROPOSED SITE PLAN
ON A1 SCALE1:150
SCHEMATIC DESIGN
1486-1490 Diggers Rest-Coimadai Road
Toolern Vale VIC 3337
COPYRIGHT VAASTU PTY. LTD
A TP RFI ISSUE 16/09/2024
Issue Revision Date In.
Amendments
Client
Project Name and Location
1486-1490 Diggers Rest-Coimadai Road Toolern Vale VIC 3337, 20 KINGSTON BOULEVARD, HOPPERS CROSSING
Drawing Title
PROPOSED SITE PLAN
Scale As Shown
Sheet 04/7
Job no.
Drawn NT
Checked NT
Approved NT
Drawing no. SD 1004
Issue A
VAASTU
VAASTU PTY. LTD
A: 1078 TOORAK RD CAMBERWELL VIC 3124
NUPUR TOMAR - Director
T: 0498822788
E: nupur@vaastudesigners.com.au
W: www.vaastudesigners.com.au



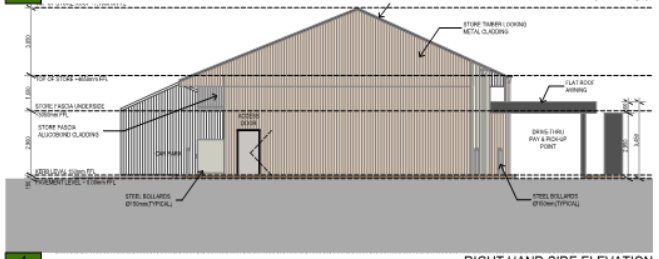
1 - PROPOSED CONVENIENCE STORE WITH DRIVE-THRU FOOD & DRINKS ON A1 SCALE1:100



2 - FRONT ELEVATION ON A1 SCALE1:100



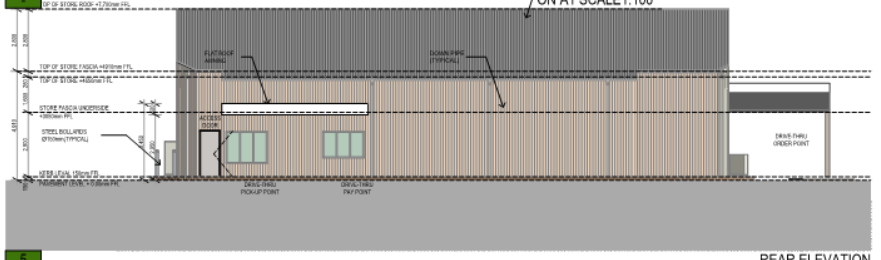
3 - LEFT HAND SIDE ELEVATION ON A1 SCALE1:100



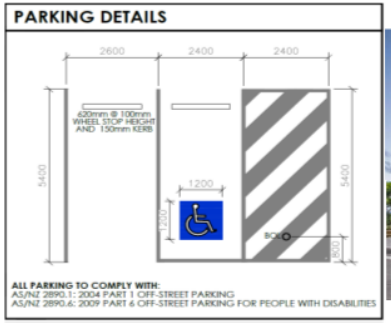
4 - RIGHT HAND SIDE ELEVATION ON A1 SCALE1:100



TIMBER LOOKING SLAT SCREEN



5 - REAR ELEVATION





TOWNPLANNING SUBMISSION

1486-1490 Diggers Rest-Coimadai Road
Toolern Vale VIC 3337

COPYRIGHT VAASTU PTY LTD

Issue	Revision	Date	By
A	TP RFI ISSUE	16/06/2024	

Amendments

Client

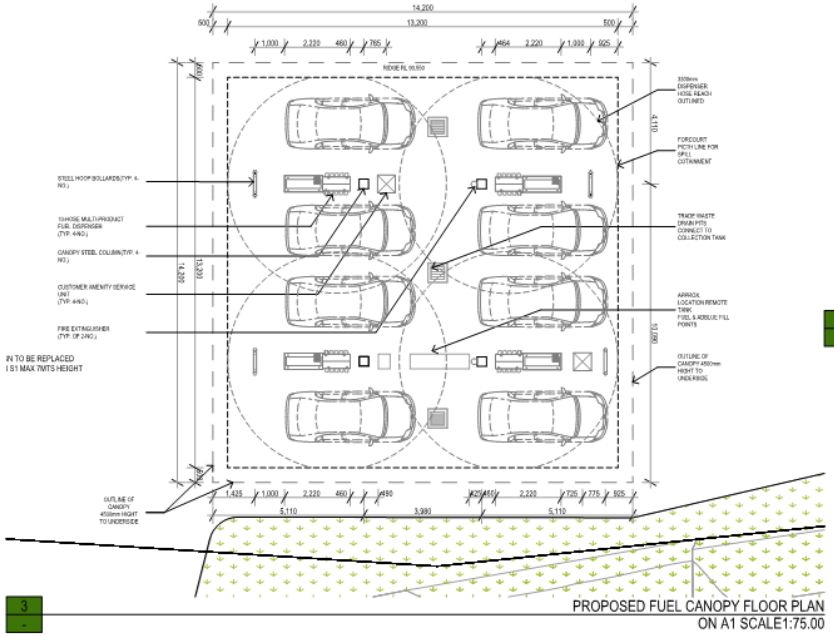
Project Name and Location
1486-1490 Diggers Rest-Coimadai Road Toolern Vale VIC 3337

Drawing Title
PROPOSED CONVENIENCE STORE WITH DRIVE-THRU RESTAURANT

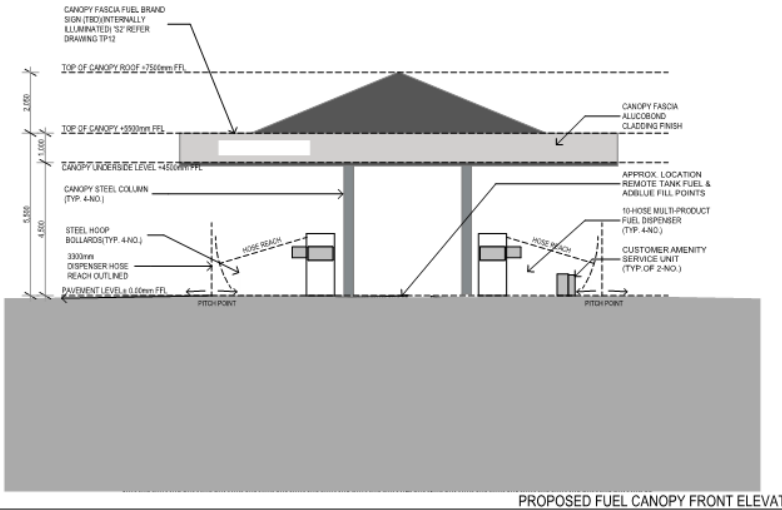
Scale	Sheet	Job no.
As Shown	05/7	
Drawn	Checked	Approved
NT	NT	NT
Drawing no.		Issue
SD 2001		A

VAASTU

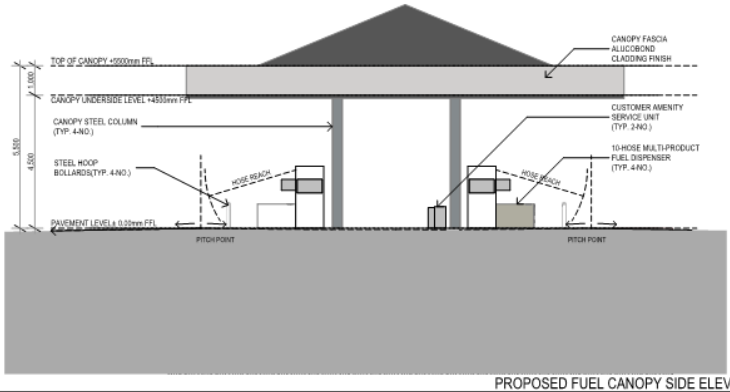
VAASTU PTY. LTD
A: 1078 TOORAK RD CAMBERWELL VIC 3124
NUPUR TOMAR - Director
T: 0498822788
E: nupur@vaastudesigners.com.au
W: www.vaastudesigners.com.au



3
-
PROPOSED FUEL CANOPY FLOOR PLAN
ON A1 SCALE1:75.00



1
-
PROPOSED FUEL CANOPY FRONT ELEVATION
ON A1 SCALE1:75



2
-
PROPOSED FUEL CANOPY SIDE ELEVATION
ON A1 SCALE1:75

TOWNPLANNING SUBMISSION

1486-1490 Diggers Rest-Coimadai Road
Toolern Vale VIC 3337

COPYRIGHT VAASTU PTY LTD

Issue	Revision	Date
A	TP RFI ISSUE	16/06/2024

Amendments

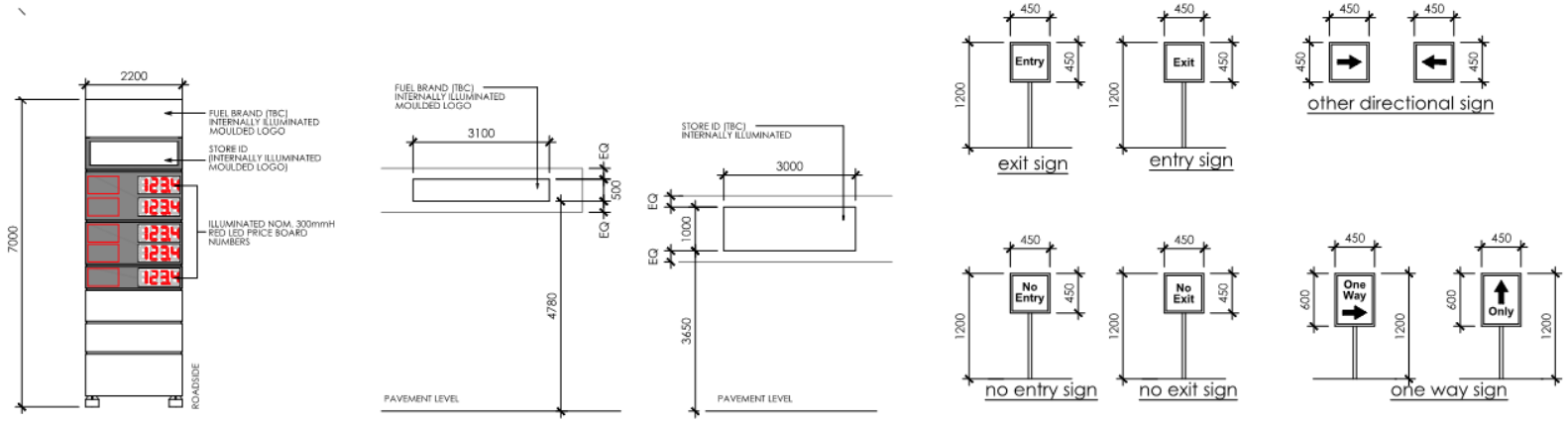
Client

Project Name and Location
1486-1490 Diggers Rest-Coimadai Road Toolern Vale VIC 3337

Drawing Title
PROPOSED FUEL CANOPY FLOOR PLAN & ELEVATION

Scale	Sheet	Job no.
As Shown	06/7	
Drawn	Checked	Approved
NT	NT	NT
Drawing no.		Issue
SD 2002		A

VAASTU
VAASTU PTY. LTD
A: 1078 TOORAK RD CAMBERWELL VIC 3124
NUPUR TOMAR - Director
T: 0498822788
E: nupur@vaastudesigners.com.au
W: www.vaastudesigners.com.au



1

SIGNAGE ELEVATIONS DETAIL (INDICATIVE ONLY - FUEL BRAND TBC)
ON A1 SCALE1:50

TOWNPLANNING SUBMISSION

1486-1490 Diggers Rest-Coimadai Road
Toolern Vale VIC 3337

COPYRIGHT VAASTU PTY LTD

Issue	Revision	Date
A	TP RFI ISSUE	16/06/2024

Amendments

Client

Project Name and Location
1486-1490 Diggers Rest-Coimadai Road Toolern Vale VIC 3337

Drawing Title
SIGNAGE DETAILS

Scale	Sheet	Job no.
As Shown	7/7	
Drawn	Checked	Approved
NT	NT	NT
Drawing no.		Issue
SD 4501		A

VAASTU
VAASTU PTY. LTD
A: 1078 TOORAK RD CAMBERWELL VIC 3124
NUPUR TOMAR - Director
T: 0498822788
E: nupur@vaastudesigners.com.au
W: www.vaastudesigners.com.au

Appendix 4 - Response to Objections

Objection	***Comment***
The proposal is not in keeping with the character of the area (small country town). The scale and intensity of the proposal does not suit its surroundings. The proposal will impact on the rural atmosphere.	The surrounding area can be characterised as a Rural Township. There are 40 properties located within the Low Density Residential Zone, which is used to define the township. Surrounding the township are large rural properties, which are also used for residential purposes. The surrounding area is characterised by its distinctive rural bushland ambience. Dwellings have large setbacks and small site coverages which allow the landscape to dominate over built form in the streetscape. The scale, intensity and appearance of the development will negatively impact on the existing semi-rural atmosphere.
Stormwater drainage issues.	The application has been referred to Council's Engineering team who offer no concerns in relation to stormwater drainage on the site.
Wastewater treatment issues.	The subject site is not connected to reticulated sewerage. The applicant has submitted a Land Capability Assessment. Council's Health Service Department has requested conditions to be placed on any planning permit (should a planning permit issue). In this instance, it is recommended that a permit not be issued.
Waste collection issues.	The plans submitted with the application indicate that there will be a dedicated waste storage area at the rear of the building, which will be screened. The applicant has provided a Waste Management Plan. If a permit is issued, the Waste Management Plan would need to be amended to indicate that waste collection will occur within more suitable hours.
Increased traffic and traffic safety.	A Traffic Impacts Assessment has been submitted with the application. Council's Infrastructure Planning and Traffic teams have not objected to the proposed access arrangements and expected traffic volumes to be generated by the proposed development. The Head Transport for Victoria has also not objected to the access arrangements onto Diggers Rest-Coimadai Road.

Noise amenity issues.	This is a valid concern. The applicant has indicated that they would be agreeable to providing an acoustic report as a condition on any permit that may issue. In this instance, it is recommended that a permit not be issued. Noise from all noise sources must be considered as part of this report.
The neighboring landowner would like to have an acoustic fence that 3.0 metres to reduce impacts of vehicle noise.	This is a valid concern. The applicant has indicated that they would be agreeable to providing an acoustic report as a condition on any permit that may issue, and the construction of an acoustic fence based on the report.
Environmental issues with the petrol station (i.e. Air Quality Emissions, spills, etc.).	The application was referred to the Environment Protection Authority (EPA). The EPA offer no objection to the proposal nor do they require any conditions to be placed on a permit, should a permit issue. Risk mitigation relating to various potential emissions and ground contamination is not a planning matter. Any such use will need to comply with all relevant legislation in Victoria. Stormwater run-off, spill events, and discharge into Council's drains may be addressed via conditions on a permit, should a permit be issued. In this instance, it is recommended that a permit not be issued.
The extended trading hours are excessive.	This concern raised by objectors is valid. The extended hours of operation (6:00am to 12am (midnight), seven days a week) will have the potential to have a negative impact on amenity levels currently being enjoyed by surrounding residents. These impacts include noise from vehicles and light emissions from the premises. The level of noise and light disturbances will impact of the rural atmosphere and ambience. It is important to keep in mind that the amenity expectations of people living in this semi-rural area differ significantly from residents in the urban areas of the municipality.
Light pollution.	The extended hours of operation and an increase the scale of operations (internal restaurant/café, shop, a significant canopy and drive thru facility) will all necessitate the use of external lighting. Although, the lighting may be baffled, it would still present as a visual impact to the residents in the immediate locality.

Appendix 5 – Assessment against relevant Planning Scheme controls

Planning Scheme Reference	***Assessment***
Purpose and Vision	
Clause 02.03-1 – Settlement (Non-urban land)	This policy recognises that non-urban land is significant in providing a buffer between Melbourne's urban land and the rural hinterland. These areas play an important role in protecting habitat and preserving the natural landscape character. A mix of rural living and farming activities take place in these areas and there is a trend towards viticulture and more intensive agricultural activities. The proximity of non-urban land to the urban interface raises challenges including rural residential type living, increased land prices and land use conflict. These make agriculture challenging and contribute to pressure for subdivision or rezoning of land. Pressure to establish urban uses in these areas and to provide infrastructure present additional planning challenges. Planning for non-urban land seeks to: • Protect the natural and cultural values of non-urban land. • Support sustainable agricultural activities. • Protect non-urban land from development that increases land fragmentation and land use conflicts. Assessment: The scale, intensity and appearance of the development is inconsistent with the semi-rural character of the area and will be detrimental to the amenity of surrounding residents. This conflict can be demonstrated by the concerns raised by surrounding residents, and the amenity expectations of people living in a small semi-rural township comprising of approximately 40 low-density residential allotments.
Planning Policy Framework	
Clause 13.05-1S - Noise management	The objective of this policy is to assist the management of noise impacts on sensitive land uses. The strategies include: • Ensuring that development doesnot adversely affect community amenity nor human health. • Minimising the impact on human health from noise exposure to occupants of sensitive land uses (in this instance, adjoining residential uses).

	Assessment: The concerns relating to the generation of excessive noise by the development have been raised by surrounding residents. The applicant is agreeable to the provision of an acoustic report as a condition on any permit that may issue. The impact of this is that any acoustic report will require the installation of acoustic walls along all boundaries, and acoustic screening around rooftop plant (for the kitchen exhaust fans and vents), which will make the development more visually intrusive within the surrounding landscape. The other issue is that the slamming of vehicle doors and late-night patron conversations are often difficult to fully mitigate with the use of acoustic walls and will likely be heard within the surrounding locality. This will be unacceptable and will impact the existing amenity being enjoyed by surrounding residents.
Clause 15.01-1S - Urban design	The objective of this policy is to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity. The strategies include: • Requiring development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate. • Ensuring development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness. • Ensuring that development provides landscaping that supports the amenity, attractiveness and safety of the public realm. Ensuring that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads. Assessment: The scale, intensity and appearance of the development does not appropriately respond to the rural character of the Toolern Vale Township. The removal of all large high canopy trees along the western property boundary will be detrimental to the visual amenity of the surrounding area. The large building and petrol canopy proposed will be intrusive and dominate the surrounding locality..

Clause 15.01-6S - Design for rural areas	The objective of this policy is to ensure development respects valued areas of rural character. The strategies include: • Ensuring that the siting, scale and appearance of development protects and enhances rural character. • Protecting the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located. • Siting and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands. Assessment: The scale, intensity and appearance of the development does not appropriately respond to the existing rural character of the Toolern Vale Township. The removal of all large high canopy trees along the western property boundary will be detrimental to the visual amenity of the surrounding area. The large building and petrol canopy proposed will be intrusive and dominate the surrounding locality.
Zone	
Clause 32.03 – Low Density Residential Zone	The purpose of the Low Density Residential Zone is: • To implement the Municipal Planning Strategy and the Planning Policy Framework. • To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater. Assessment: The subject land is currently occupied by the Toolern Vale General Store. The General Store provides convenience-level goods and services to the township. The store offers a limited selection of hot foods, convenience goods (similar to a milk bar), and has three petrol bowsers. The proposed redevelopment of the existing Toolern Vale General Store is transformational in terms of scale and intensity and will have a detrimental impact on the amenity expectations of the residents living within township. It is important to note that the amenity expectations (in-terms of

	noise, visual amenity, light emissions, traffic volumes) of people living within township are different to those living in typical suburban neighborhoods. The removal of existing large high trees, the introduction of a large petrol canopy, and the need for after-hours lighting and late-night vehicle movements (to utilize the proposed shop component, restaurant/café and drive thru facility) will be detrimental to the amenity levels currently being enjoyed by local residents.
Particular Provisions	
Clause 52.05 – Signs	Pursuant to Clause 32.03-7 of the Melton Planning Scheme. The sign requirements are at Clause 52.05 and nominated as a Category 3. Pursuant to Clause 52.05-13, a permit is required to construct or put up for display a sign in Section 2. Assessment: The pylon sign already exists, therefore, is not subject to approval. The plans indicate that the business identification sign measuring 0.5m high x 3.1m wide will be displayed on the fascia of the petrol canopy, and a business identification sign measuring 1.0m high x 3.0m wide will be displayed above the main entry into the building. The applicant seeks to display less than 8 square metres of business identification signage. As such, the extent of signage is considered to be acceptable.
Clause 52.06 – Car parking	Pursuant to Clause 52.06-5 of the Melton Planning Scheme: • There are no car parking requirement for a petrol station. • a convenience shop must provide 10 spaces per premises. • a food and drink premises must provide 4 car parking spaces per 100 square metres of net leasable floor area. Assessment: Based on the application documentation, 10 car parking spaces need to be provided for the convenience shop, and 4 spaces need to be provided for the food and drink premises. A total of 14 car parking spaces (including 1 disable car parking) will be provided on-site. Therefore, the proposal meets the requirements of Clause 52.06.
Clause 52.29 - Land Adjacent To The Principal Road Network	Pursuant to Clause 52.29-2 of the Melton Planning Scheme, a permit is required to create or alter access to a road in a Transport Zone 2. Any application must be referred under section 55 of the

	Act to the person or body specified as the referral authority in clause 66.03. Assessment: The application was referred to the Department of Transport and Planning. The Head of Transport for Victoria has provided conditional support for the application.
General Provisions	
63.05 – Existing Use Rights (Sections 2 And 3 Uses)	This provision outlines that a use in Section 2 or 3 of a zone for which an existing use right is established may continue provided: • No building or works are constructed or carried out without a permit. A permit must not be granted unless the building or works complies with any other building or works requirement in this scheme. • Any condition or restriction to which the use was subject continues to be met. This includes any implied restriction on the extent of the land subject to the existing use right or the extent of activities within the use. • The amenity of the area is not damaged or further damaged by a change in the activities beyond the limited purpose of the use preserved by the existing use right. Assessment: A permit is required for buildings and works, given the extent of buildings and works proposed in this instance. A permit is also required for the use of the land for a service station (and ancillary convenience shop) because the implied hours of operation are being extended. The current general store only operates until 6:00 pm.
Clause 65 - Decision Guidelines	This provision outlines that *"Because a permit can be granted does not imply that a permit should or will be granted. The responsible authority must decide whether the proposal will produce acceptable outcomes in terms of the decision guidelines of this clause."* The provision outlines that before deciding on an application the responsible authority must consider amongst other things: • *The Municipal Planning Strategy and the Planning Policy Framework.* • *The purpose of the zone, overlay, or other provision. Any matter required to be considered in the zone, overlay, or other*

	provision. • *The orderly planning of the area.* • *The effect on the environment, human health, and amenity of the area.* Assessment: The proposal is inconsistent with the decision guidelines under this clause due to the inconsistencies with the Planning Policy Framework, and the impacts on the amenity of the Toolern Vale Township.

Appendix 6 – Grounds of Refusal

The application is to be refused on the following grounds:

1. The proposal does not appropriately respond to Council's Strategic Direction (Clause 02.03-1 – Settlement (Non-urban land)) concerning non-urban land and the need to need to protect non-urban land from land use conflict. The scale and intensity of the proposal are detrimental to the amenity expectations of surrounding residents.

2. The proposal does not appropriately respond to the objectives of the Noise management policy at Clause 13.05-1S of the Melton Planning Scheme. In particular, the proposal does not:

    a. ensure that development is not prejudiced, and community amenity and human health is not adversely impacted by noise emissions.
    b. minimise the impact on human health from noise exposure to occupants of sensitive land uses.
    c. Siting and design of the building and land use separation techniques that are appropriate to the land use functions and character of the area have not been appropriately considered in the design response.

3. The proposal does not appropriately respond to the objectives of the Urban design policy at Clause 15.01-1S of the Melton Planning Scheme. In particular, the proposal does not:

    a. appropriately respond to its context in terms of character, cultural identity, natural features, and surrounding landscape.
    b. provides landscaping that supports the amenity, attractiveness and safety of the public realm.

4. The proposal does not appropriately respond to the objectives of the Design for rural areas policy at Clause 15.01-6S of the Melton Planning Scheme. In particular:

    a. The siting, scale and appearance of the development does not protect nor enhance the rural character of the area.
    b. The visual amenity of the valued rural landscapes will be impacted by the removal of large existing canopy trees.
    c. Site and design development does not minimise visual impacts on surrounding natural scenery.

12.7 PLANNING SCHEME AMENDMENT C245MELT - WESTERN PLAINS SOUTH GREEN WEDGE MANAGEMENT PLAN AND PLANNING SCHEME REVIEW IMPLEMENTATION

Author: Timothy Blackie - Strategic Planner
Presenter: Sam Romaszko - Director City Futures

PURPOSE OF REPORT

To consider, prepare and place Amendment C245melt to the Melton Planning Scheme on public exhibition.

RECOMMENDATION:

That Council:

1. Seek authorisation from the Minister for Planning to prepare Amendment C245melt to the Melton Planning Scheme
2. Upon receipt of authorisation, prepare and exhibit Amendment C245 to the Melton Planning Scheme, in accordance with the *Planning and Environment Act 1987*.
3. Authorise the Chief Executive Officer to negotiate and resolve any issues that are raised by submitters during the exhibition process prior to the amendment being reported back to Council for referral to a Planning Panel or adoption of the amendment.

Motion

Crs Turner/Zada.

That Council:

1. Seek authorisation from the Minister for Planning to prepare Amendment C245melt to the Melton Planning Scheme
2. Upon receipt of authorisation, prepare and exhibit Amendment C245 to the Melton Planning Scheme, in accordance with the *Planning and Environment Act 1987*.
3. Authorise the Chief Executive Officer to negotiate and resolve any issues that are raised by submitters during the exhibition process prior to the amendment being reported back to Council for referral to a Planning Panel or adoption of the amendment.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

Council officers are seeking authorisation to commence a proposed planning scheme amendment to implement content and recommendations identified in the *Western Plains South Green Wedge Management Plan (2024) and the Planning Scheme Review (2024)*.

Both documents were completed and endorsed by Council in 2024 and recommended minor updates and changes to the Melton Planning Scheme. These recommended changes included replacement of outdated maps, updating sections in local policies to strengthen policy on agriculture and tourism, adding a permit trigger for dumping of fill, amending the permit triggers for water flow across properties, and updating the Further Strategic Work clause in the scheme.

It is recommended that Council seek Authorisation from the Minister for Planning to prepare and exhibit Amendment C245melt.

2. Background/Issues

Western Plains South Green Wedge Management Plan

There are 12 green wedges within Melbourne, and each require the preparation of a Green Wedge Management Plan. These plans seek to protect and strengthen key features and values within these areas, ensuring their viability into the future. The City of Melton has two specified green wedges, the Western Plains North and the Western Plains South – which is shared with the City of Wyndham.

Council officers completed extensive work on the Western Plains South Green Wedge Management Plan (The Plan), which was adopted at the Council Meeting on 26 February 2024.

The Plan identifies a vision, and actions for the sustainable use and development for the section of the Western Plains South Green Wedge located within the City of Melton (Wyndham will prepare a plan for their portion of the Green Wedge South area). The Plan identifies the issues and opportunities in the area, provides guidance for land use planning and land management and highlights opportunities for future projects in the area.

The Plan included various actions and recommendations which could be implemented into local policy in the Melton Planning Scheme, including identifying key sites and areas for agriculture, tourism, and walking and cycling trails, adding references to the plan in local policy, and addressing some issues in local planning controls. The Plan also identified issues with earthworks planning permit triggers in local schedules which need improvement.

A planning scheme amendment is now proposed to implement content and actions of the Plan into local planning policy, and to implement changes to local planning schedules where opportunities for improvements in planning for our rural areas have been identified.

The amendment is proposed to include the following:

- Deletion of an outdated map for Farming and Green Wedge Zones.
- Insertion of new Schedules to the Green Wedge and Farming Zones, to differentiate minimum lot sizes.
- Updating Clause 74.02 Further Strategic Work to reflect the creation of the Western Plains South Green Wedge Management Plan, and other updates to future work priorities identified by the Melton Planning Scheme Review adopted in May 2024.
- Adding priorities identified in the Western Plains South Green Wedge Management Plan (2024) to local policy on agriculture, tourism, and cycling and trails.

- Amending minor typographical errors.
- Adding a planning permit trigger for the dumping of over 100 cubic metres of fill, across the following rural zone schedules:
    - Green Wedge Zone Schedules 1 and 2
    - Farming Zone Schedules 1 and 2
    - Green Wedge A Zone
    - Rural Conservation Zone 1, 2, 3 and 4.
- Amending both existing permit triggers for works which alter the flow of water across a property boundary, and the trigger for works which increase saline water discharge, across the following rural zone schedules:
    - Green Wedge Zone 1 and 2
    - Farming Zone 1 and 2

Earthworks Permit Triggers

The last two changes outlined above respond to identified issues with local rural earthworks permit triggers. Specifically, the levelling and development of large estate areas in our growth areas generates large amounts of fill soil and a need for disposal, which can often lead to vast quantities of fill (both clean and often contaminated) being dumped on rural properties, potentially in inappropriate locations such as along or over creek lines and valleys, and often with significant environmental, visual aesthetic, drainage, and traffic impacts in the area.

Several Council and State strategic documents have recommended introducing a fill permit trigger into the Planning Scheme, including:

- The recent Victorian State Government Green Wedge Action Plan (2024) has recommended implementing such a planning permit trigger in all Victorian planning schemes within 3 years (Action 19).
- The Western Plains South Green Wedge Management Plan also identified the need for better earthworks planning controls in rural areas (Action E7).
- The Western Plains North Green Wedge Management Plan (2014) similarly identified the need to investigate options for the management of clean fill impacts (Action L7 a2).
- The Melton Planning Scheme Review (2024) prioritised ‘planning for rural areas’ as a key area of planning reform work and included a specific recommendation (no. 8) to review rural zone schedules and fill dumping triggers.

To address the issue, it is proposed to implement such a permit trigger as part of this amendment.

This new permit trigger is proposed to be applied across four zones and nine schedules, to provide adequate coverage of rural land in private ownership. This includes the rural conservation zone which covers key rural areas but also covers some public land and urban waterways.

It is also noted that there are errors in the text of local zone schedules for existing earthworks triggers for works impacting the flow of water across property boundaries, and for works that increase the discharge of saline groundwater. The current text as written triggers a permit for minor works less than 1 metre in depth, while exempting anything larger. This is an error that needs to be rectified as it regulates only insignificant minor works while allowing all larger impacts to be as-of-right, and it appears to be an error in the drafting of the text dating back to the creation of the current format planning scheme in 1999.

It is proposed to adopt the text used in local schedules in many planning schemes in Victoria, which simply state 'all land', to better mitigate the risks posed to any neighbouring properties, waterways, and the environment.

Melton Planning Scheme Review

Planning Scheme Reviews are required to be undertaken by Councils every 4 years under Section 12(B) of the *Planning and Environment Act 1987*.

Council has undertaken several substantial updates to the Melton Planning Scheme in recent years, including the MSS and local policies review in 2019 (C200) and the Planning Policy Framework translation in 2023 (C219). Due to these recent updates, this Planning Scheme Review only recommended minor changes to the planning scheme. The Review was completed by Council officers and endorsed by Council at the 14 May 2024 Council meeting.

The Planning Scheme Review Report recommended (at Section 1.1) that Council:

> *1. Prepare a planning scheme amendment (or amendments) to:*
>
> *a) Incorporate the policy neutral changes identified in Appendices A1, A7 and A8 to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.*
>
> *b) Incorporate updated demographic data and make other updates to factual data.*
>
> *c) After discussion to confirm with relevant authorities, remove all the identified incorporated documents for completed projects which are no longer required.*
>
> *d) Remove duplicate incorporated documents and add missing incorporated documents.*
>
> *e) Include an updated Clause 74.02 Further strategic work that prioritises the strategic work program based on the findings of this review.*

This amendment proposes to implement parts b) and e) of the list above by updating demographic data in Clause 02.01 – Context, and by updating the Schedule to Clause 74.02 – Further Strategic Work.

As outlined in the review report, the further work program focuses on six key themes:

- Planning for Places
- Housing and Settlement
- Heritage
- Climate Change and Environment
- Planning in Rural Zones
- Discretionary Land Use Policies

Under each of these themes, the review identifies further strategic work projects, which will provide various improvements to the Melton Planning Scheme to address and improve planning outcomes. Updating Clause 74.02 Further Strategic Work will provide strategic support for undertaking this work and is the core benefit of the review.

Part a) of the above list will not be undertaken as part of this Amendment as the Victorian Government is already addressing some of the changes identified in their own amendment VC232 which is currently in progress.

Following further review and the advice of DTP officers, parts c) and d) are not proposed to proceed as there are very few changes that would be required and minimal benefits achieved from undertaking that work.

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

2. A vibrant and healthy natural and built environment

2.3 A City growing and developing sustainably.

4. Financial Considerations

Financial implications for preparing this planning scheme amendment includes Council officer time required and Amendment Fees.

If there are public submissions which cannot be suitably resolved, a planning panel would be required to be appointed. If this were to happen fees of between $16,672.90 to $44,531.90 would be applicable depending upon the number of submissions requiring panel consideration.

Carrying out a planning scheme amendment to rectify various minor errors and updates already identified by the Western Plains South Green Wedge Management Plan and 2024 Melton Planning Scheme review is important to getting value out of the resources already invested in completing these projects and ensuring the efficient ongoing operation of the Melton Planning Scheme.

5. Consultation/Public Submissions

If authorised to proceed, as part of the amendment process the proposed amendment would be placed on public exhibition. As the amendment impacts large areas of the municipality and local policy, public notice would be provided by measures such as notice in local newspapers, on Council's website, the Melton conversations website, and in the Victorian Government Gazette.

If any submissions are received, Council officers would seek to address any suggestions or concerns if possible. If there are any submissions that cannot be suitably resolved, a planning panel would be appointed by the Minister for Planning who will refer unresolved matters to Planning Panels Victoria to assess the submissions and merits of the proposed amendment, before providing a Panel Report with its recommendations for Council to subsequently consider.

6. Risk Analysis

The proposed amendment consists of several changes to improve rural planning provisions. Some are 'policy neutral' and some are intended to clearly outline existing planning controls using separate schedules.

In relation to the *Planning Scheme Review* component of the Amendment, updates to the Further Strategic Work clause will be revised to include the findings of the 2024 Melton Planning Scheme Review. The only risks of these changes are that if not implemented the scheme content will remain less clear and current.

Without adding local policy references to the Western Plains South Green Wedge Management Plan and brief content from the Plan including key sites, areas, and priorities to local policy on agriculture, tourism, and cycling and trails in the Melton Planning Scheme, there would be a lack of priorities identified for our Southern rural area, a lack of statutory weight to the green wedge Plans and a risk of poorer planning outcomes in our rural areas.

The proposed changes to earthworks permit triggers are highly important in addressing issues of large scale dumping and disposal of both clean and contaminated fill on rural properties, potentially in inappropriate locations such as along or over creek lines and valleys, which often has significant environmental, visual aesthetic, and traffic impacts in the area.

7. Options

Council can resolve to either:

- Seek Authorisation from the Minister for Planning to prepare and exhibit Amendment C245 in accordance with the Planning and Environment Act, or
- Not proceed with the Amendment.

LIST OF APPENDICES

1. C245melt Explanatory Report and Instruction Sheet
2. C245melt Track changed ordinance

Planning and Environment Act 1987

Melton City Council Planning Scheme

Amendment C245melt

Explanatory Report

Overview

The proposed amendment implements changes identified in the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014), and some minor changes recommended by the *Melton Planning Scheme Review* (2024).

It does this by updating local policy at Clause 2.01 (Context), Clause 11.01-L-01 (Non-urban land), Clause 14.01-1L (Protection of agricultural land), Clause 17.04-1L (Facilitating tourism) and Clause 18.01-3L (Sustainable personal transport) to make reference to the strategies and guide sustainable agricultural practises and tourism. It also amends the existing Schedules and inserts a new Schedule to Clause 35.04 (Green Wedge Zone) and Clause 35.07 (Farming Zone). The amendment inserts a new permit trigger for earthworks in the Schedule to Clause 35.04 (Green Wedge Zone), the Schedule to Clause 35.05 (Green Wedge Zone A), the Schedule to Clause 35.07 (Farming Zone) and Schedules 1, 2, 3 and 4 to Clause 35.06 (Rural Conservation Zone). It also amends the existing permit triggers for earthworks in Clause 35.04 (Green Wedge Zone), Clause 35.05 (Green Wedge Zone A) and the Schedule to Clause 35.07 (Farming Zone). It also deletes a redundant map in the Schedule to Clause 35.04 and amends maps numbers 1,2,3,4,5,6,7,8,9,10,11,12,13, and14.

The amendment proposes to insert *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) to the Schedule to Clause 72.08 (Background Documents) and amends Clause 74.02 (Further Strategic Work) to remove outdated strategic work and include recommendations on and internal Planning Scheme Review.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Melton City Council website at melton.vic.gov.au.

The amendment is available for public inspection, free of charge, during office hours at the following places:

Melton Council Civic Centre

232 High St, Melton VIC 3337

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Include for exhibited amendments and remove at adoption.

Any person may make a submission to the planning authority about the amendment [and/or planning permit]. Submissions about the amendment [and/or planning permit] must be received by [insert submissions due date].

A submission must be sent to: [insert planning authority's address]

Panel hearing dates

Include for exhibited amendments and remove at adoption.

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: [insert directions hearing date]
- Panel hearing: [insert panel hearing date]

Details of the amendment

Who is the planning authority?

This amendment has been prepared by Melton City Council is the planning authority for this amendment.

Land affected by the amendment

The amendment makes changes to local policy clauses regarding non-urban land, protection of agricultural land, facilitating tourism, and sustainable transport which apply to all land within the municipality.

The amendment also amends clause 74.02 Further Strategic Work which is similarly applied to the relevance of any future strategic work across the whole municipality.

The amendment also amends Clause 2.01 (Context) to update population statistics with more recent figures, and mention the existing local registered aboriginal parties, which is relevant across the municipality.

The amendment also adds a new permit trigger for earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill

across all land that is zoned Green Wedge Zone (Clause 35.04), Green Wedge A Zone (Clause 35.05), Rural Conservation Zone (Clause 35.06) and Farming Zone (Clause 35.07). This area is shown in Figure 1 below:

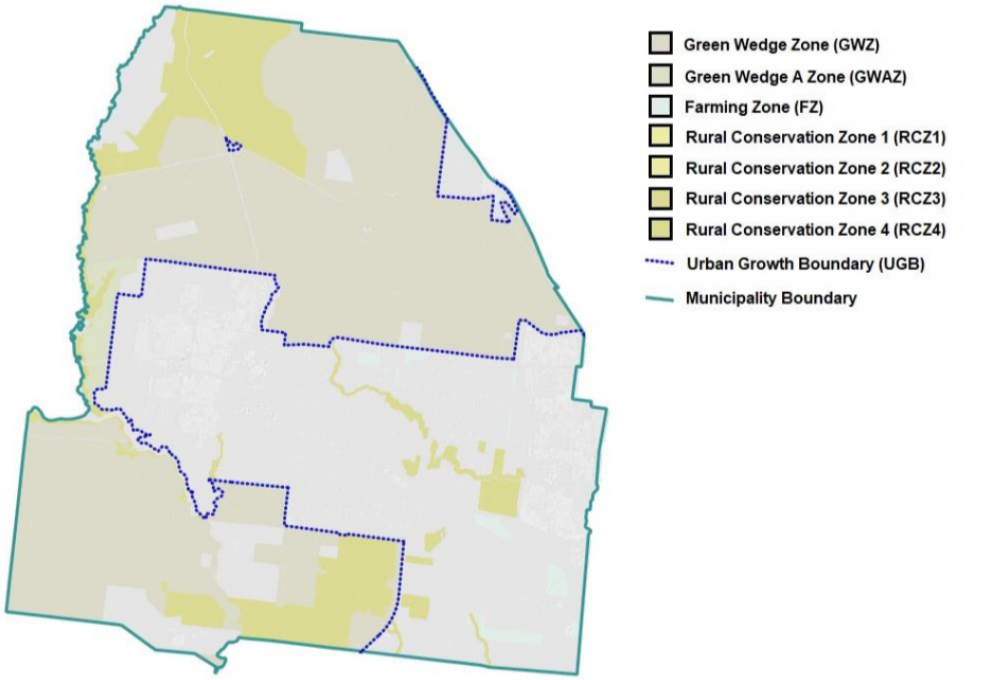


Figure 1 – Land subject to proposed new earthworks permit trigger.

The amendment also makes changes to existing permit triggers for earthworks which impact the flow of water across boundaries, and earthworks that increase the discharge of saline water, across all land that is zoned Green Wedge Zone (Clause 35.04) and Farming Zone (Clause 35.07). This area is shown in Figure 2 below:

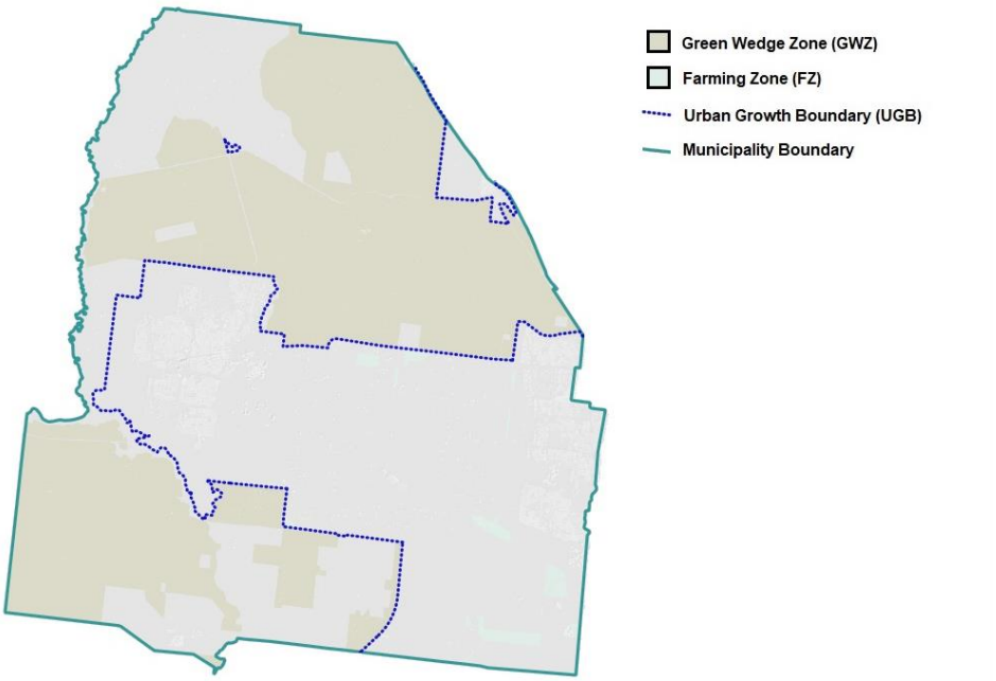


Figure 2 – Land subject to changes to existing earthworks permit triggers in zone schedules.

The amendment also proposes policy neutral changes to replace areas A and B in the Schedules to the Farming Zone and Green Wedge Zone with an amended Schedule 1 and a new Schedule 2 to each,of these zones, in the same area shown above by Figure 2.Melton City Council (MCC) is one of the fastest growing municipalities in Australia with an estimated 219,697 residents in 2024 (Australian Bureau of Statistics, 2025) and is approximately 20 kilometres from the City of Melbourne. MCC comprises of approximately 527.3 square kilometres, with large areas of the Green Wedge Zone to both the north and south of the municipality.

What the amendment does

The amendment amends the existing and inserts a new schedule to both Clause 35.04 Green Wedge Zone (GWZ) and Clause 35.07 Farming Zone (FZ). The amendment applies recommended changes identified in the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) which includes a new permit trigger. The amendment also updates population statistics and mentions the existing local registered aboriginal parties at Clause 2.01 (Context) and local policy at Clause 11.01-L-01 (Non-urban land), Clause 14.01-1L (Protection of agricultural land), Clause 17.04-1L (Facilitating tourism) and Clause 18.01-3L (Sustainable personal transport) by including a reference to the two strategies, and both green wedge precinct plans including the existing North precincts plan which is

moved to this clause from Clause 17.04-1L Facilitating Tourism, with a minor typographical error in that precincts plan corrected.

Specifically, the amendment makes the following changes:

Zoning maps

- Amends Planning Scheme Maps No. 1,2,3,4,5,6,7,8,9,10,11,12,13, and14.

Planning scheme ordinance

- Amends Clause 2.01 (Context) to update population statistics for the municipality and mention the existing local registered aboriginal parties.
- Amends Clause 11.01-1L-01 (Non-urban land), to include references to both local green wedge management plans, and both green wedge precinct plans including the existing north precincts plan which is moved to this clause from Clause 17.04-1L Facilitating Tourism, with a minor typographical error in that plan corrected.
- Amends Clause 14.01-1L (Protection of agricultural land), to include green wedge plan recommendations into local policy.
- Amend Clause 17.04-1L (Facilitating tourism), to include green wedge plan recommendations into local policy.
- Amend Clause 18.01-3L (Sustainable personal transport), to include green wedge plan recommendations into local policy.
- Amends the existing Schedule to Clause 35.04 (Green Wedge Zone) and inserts a new Schedule 2.
- Amends the existing Schedules to Clause 35.05 Green Wedge A Zone
- Amends the existing Schedules 1, 2, 3 and 4 to Clause 35.06 Rural Conservation Zone
- Amends the existing Schedule to Clause 35.07 Farming Zone (FZ) and inserts a new Schedule 2.
- Amend the Schedule to Clause 72.08 (Background Documents) to include *Western Plains South Green Wedge Management Plan.*
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to reflect the creation of the *Western Plains South Green Wedge Management Plan* (2024) and includes further strategic work identified in an internal Planning Scheme Review and deletes redundant strategic work.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the recommendations in the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024), the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) and the *Melton Planning Scheme Review* (2024) which was done internally and peer

reviewed.

The amendment also amends existing and introduces new Schedules to the Green Wedge Zone, Green Wedge Zone A, Rural Conservation Zone, and the Farming Zone to facilitate improved earthworks permit triggers. The amendment also improves local policy by including reference to, and recommendation from the two strategies. It also updates further strategic planning work priorities which were identified in the Planning Scheme review and updates content in ordinances to improve clarity and administration of the planning scheme.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the *Planning and Environment Act 1987* (PE Act) as follows:

> *a) Provide for the fair, orderly, economic and sustainable use, and development of land;*

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing the two Green Wedge Management Plans as a decision making framework for rural land.

> *b) Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*

The amendment identifies and protects local environmental features by ensuring that rural land is not adversely affected by the receipt, importation or stock piling of fill.

> *c) Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

The amendment introduces a new strategic policy for the management of rural land within the municipality.

How does the amendment address any environmental, social and economic effects?

Environmental effects

The amendment poses minimal adverse effects on the environment. Existing schedules have been amended and inserting to provide an additional earthworks fill trigger, to correct errors in the text and adopt a more standard form of permit trigger. The addition of a new permit trigger for earthworks involving more than 100 cubic metres of fill will provide a significant environmental benefit through the better management of significant earthworks impacts on the rural environment and neighbouring properties.

Social effects

Adding areas and sites identified in the *Western Plains South Green Wedge*

Management Plan (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) to local policy on agriculture, tourism, and walking and cycling trails, and references to both green wedge plans under non-urban land, will implement the key findings of these plans and better support agricultural, tourism, and trails priorities and economic activity, with some economic benefit.

Economic effects

The amendment does not have any adverse economic effects but is expected to result in a modest economic benefit by ensuring the accuracy of planning controls for the benefit of landowners and other stakeholders.

Does the amendment address relevant bushfire risk?

The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because there are no proposed changes that significantly impact bushfire risk.

The proposed changes have no significant or direct impacts on design, vegetation, or any other features that may be impacted by bushfire risk. The amendment does not seek to increase residential development within the municipality.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The Amendment complies with the Relevant Minister's Direction as follows.

- *Minister's Direction relating to the Form and Content of Planning Schemes*.

  The planning controls that have been prepared are consistent with the form and content direction.

- *Ministerial Direction 1: Potentially Contaminated Land*.

  The amendment includes Farming Zone land but does not allow any new areas of land to be used for agriculture, public open space, or sensitive uses, as it does not change the existing zoning, and does not alter any planning controls over such uses.

- *Minister's Direction 11 – Strategic Assessment of Amendments.*

  In relation to Direction 11, this section of the Explanatory Report addresses the key requirements.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment considers and gives affect to relevant state and local planning policy by including reference to and recommendations from the *Western Plains South Green Wedge Management Plan* (Melton City Council, 2024) and the *Western Plains North Green Wedge Management Plan* (Melton City Council, 2014) into Clause 11.01-1L-01 (Non-urban land), Clause 14.01-1L (Protection of agricultural land), Clause 17.04-1L (Facilitating tourism) and Clause 18.01-3L (Sustainable personal transport). The proposed amendment identifies important future strategic work, deletes redundant strategies and facilitating land use and development in accordance with the Planning Policy Framework.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

This Melton City Council Planning Scheme does not include LPPF at Clause 20.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment supports the implementation of the MPS and gives effect to Clause 2.02, in that it supports:

- a vibrant and healthy natural and built environment, where the natural environment is protected and enhanced for future generations, and
- a fast growing, innovative and well-planned City, where growth and development occurs in a strategic, fair and sustainable way.

The amendment also supports Clause 2.03-1 Settlement – Non-urban land, which outlines that planning for non-urban land seeks to:

- Protect the natural and cultural values of non-urban land.
- Support sustainable agricultural activities.
- Protect non-urban land from development that increases land fragmentation and land use conflicts.

The proposed new rural land use clause of the amendment aligns with and addresses the above strategies, along with strategies under Clause 2.03-2 Environmental and landscape values such as maintaining character of significant landscapes while accommodating growth, managing visual impacts on natural landscape values, and designing for sensitive interfaces.

The amendment implements references to tourism priorities in the Southern rural area (Mt Cottrell, Parwan, and Surbiton Park) identified by the Western Plains South Green Wedge Management Plan, supporting tourism and the visitor economy in line

with Clause 2.03-7 Economic Development of the MPS.

The amendment identifies the Parwan precinct as the prime Southern area for agricultural productivity, and encourages expansion of the use of recycled water, in line with Clause 2.03-4 Natural resource management -agriculture, which supports protecting land with ongoing capacity for sustainable agriculture, and opportunities that increase the availability of recycled water.

The amendment also adds a reference of the proposed Werribee River Trail under Clause 18.01-3L Sustainable personal transport, a proposed trail already shown and supported on the map to Clause 2.04-3 Open space and trails plan of the MPS and mentioned under the existing text of Clause 2.03-9 Infrastructure as a priority.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment amends clause 74.02 Further Strategic Work with updated data as the most relevant and appropriate sections of the Melton Planning Scheme.

The changes to the Green Wedge Zone (GWZ) and Farming Zone (FZ) schedule mapping allow for quickly and easily identifying which area a property is within with relevant differences in minimum subdivision lot sizes. These changes separate the two areas, currently shown in a rough and dated hand-drawn map in the existing schedules, into two separate schedules for each zone, and the layout of the proposed schedules complies with ministerial direction on form and content.

The proposed permit trigger for earthworks involving over 100 cubic metres of fill is proposed in an identical form to that already in use in the Nillumbik planning scheme, and in the Hume planning scheme since 2014. The trigger is proposed to be added to a set of rural zones addressing the majority of rural private land, similarly to the wide rural coverage of their application in those schemes.

The proposed change to the permit trigger for earthworks changing the flow of water across property boundaries is intended to correct an error in the current text and adopt a simple ‘all land’ permit trigger as used in over 80% of such planning scheme schedules in Victoria.

The amendment adds references and content from green wedge management plans and rural land use policy in the appropriate areas of local policy.

How does the amendment address the views of any relevant agency?

What were the views of the relevant agencies and how were they addressed?

Exhibition stage

- Include which agencies were consulted prior to exhibition and, if appropriate their preliminary views.
- Provide details if views of agencies will also be sought during exhibition.

Approval stage

- How were the views of these agencies addressed after exhibition?

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The planning scheme amendment will not have any significant impacts of any sort on the transport system.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The proposed amendment may result in a minor increase of planning permits, however, will not adversely affect Council resources.

Planning and Environment Act 1987

Melton Planning Scheme

Amendment C245

Instruction sheet

The planning authority for this amendment is the Melton City Council.

The Melton Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 14 attached map sheets.

Zoning maps

- Amends Planning Scheme Maps No. 1,2,3,4,5,6,7,8,9,10,11,12,13, and14.

Planning scheme ordinance

- Amends Clause 2.01 (Context) to update population statistics for the municipality and mention the existing local registered aboriginal parties.
- Amends Clause 11.01-1L-01 (Non-urban land), to include references to both local green wedge management plans.
- Amends Clause 14.01-1L (Protection of agricultural land), to include green wedge plan recommendations into local policy.
- Amend Clause 17.04-1L (Facilitating tourism), to include green wedge plan recommendations into local policy.
- Amend Clause 18.01-3L (Sustainable personal transport), to include green wedge plan recommendations into local policy.
- Amends the existing Schedule to Clause 35.04 (Green Wedge Zone) and inserts a new Schedule 2.
- Amends the existing Schedules to Clause 35.05 Green Wedge A Zone
- Amends the existing Schedules 1, 2, 3 and 4 to Clause 35.06 Rural Conservation Zone
- Amends the existing Schedule to Clause 35.07 Farming Zone (FZ) and inserts a new Schedule 2.
- Amend the Schedule to Clause 72.08 (Background Documents) to include *Western Plains South Green Wedge Management Plan.*
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to reflect the creation of the *Western Plains South Green Wedge Management Plan* (2024) and includes further strategic work identified in an internal Planning Scheme Review and deletes redundant strategic work.

02.01 CONTEXT

The City of Melton (the City) is a key part of Melbourne's western growth corridor and is one of Australia's fastest growing local government areas. Its population grew from 52,029 in 2001 to 219,697 in 2024, and is forecast to be 455,980 in 2046 ~~146,979 in 2017 and in 2051, is forecast to be more than 485,000,~~ representing an increase of ~~194~~ 107.5 per cent more residents (Id Consulting Pty Ltd, ~~2019~~ 2025).

The City's demographic profile varies with a high population of young families and children and an ageing population, which has implications for future housing diversity and increases pressure on community services and facilities.

The City comprises three distinct areas: existing urban areas known as the 'established areas', new urban areas known as the 'growth areas', and 'non-urban land' comprising the rural areas that lie outside the Urban Growth Boundary and are part of the 'green wedge' forming a ring around Melbourne.

Eleven new suburbs across the growth corridor have been created between the existing suburbs of Melton and Caroline Springs. Growth has also occurred in Melton, Melton South and Melton West.

Development is dispersing to the smaller townships of Eynesbury and Diggers Rest, and within the growth suburbs of Aintree, Bonnie Brook, Cobblebank, Deanside, Fieldstone, Fraser Rise, Grangefields, Ravenhall, Rockbank, Strathtulloh, Thornhill Park, Truganina, Harkness and Weir Views. The City also has a number of rural areas including Parwan, Plumpton, Mount Cottrell, Exford, parts of Diggers Rest, Toolern Vale and the rural part of Eynesbury Station.

The City forms part of the Victorian Volcanic Plain, which supports many species of native flora and fauna and has a number of significant natural sites including the volcanic hills, which form important viewpoints. Cultural heritage places and landscapes associated with pre-contact settlement, post-contact settlement and pastoral activity are fundamental to the City's identity. The local Registered Aboriginal Parties of the area are the Wurundjeri, Wadawurrung, and Bunurong.

The key drivers of the economy are retail trade, education and training, construction, health care, manufacturing and public administration. The agriculture sector plays an important role across the economy although it is not a large employer in the region.

The City has good access to Melbourne's key freeways and airports, the Port of Melbourne, the State Significant Western Industrial Precinct and the Regional Rail Link. These provide significant economic opportunities and a competitive advantage. Surbiton Park is the City's only waste-water treatment facility and is integral to the development of the City.

The City's industrial/commercial areas contain a wide variety of industries with the largest proportion in the construction industry followed by transport, postal and warehousing. State significant industrial land in the east of the City incorporates the Ravenhall Precinct, a waste and resource recovery hub, which is a key employment generator.

11.01-1L-01 Non-urban land

C219melt 13/07/2023

Strategies

Design the subdivision of land adjoining green wedge areas to provide a transition in subdivision sizes to reduce the hard-urban edge interface.

Plan the interfaces between urban and rural areas to minimise land use conflict.

Protect non-urban areas from urban development incursion to reinforce the need for urban development to be contained within the Urban Growth Boundary.

Support the planting and maintenance of windbreaks and tree lines.

Encourage expansion of the use of recycled water and treated stormwater for irrigation.

Encourage and enable the adoption of new forms of agriculture, horticulture, and viticulture.

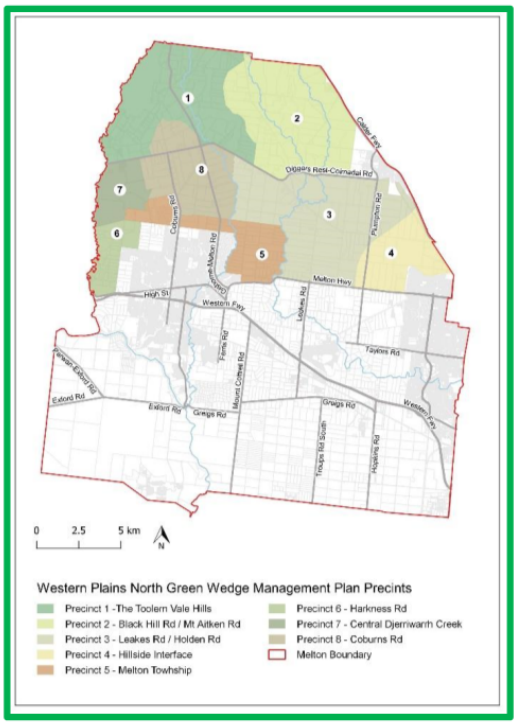
Implement the actions and recommendations of the relevant Green Wedge Management Plan for the area.

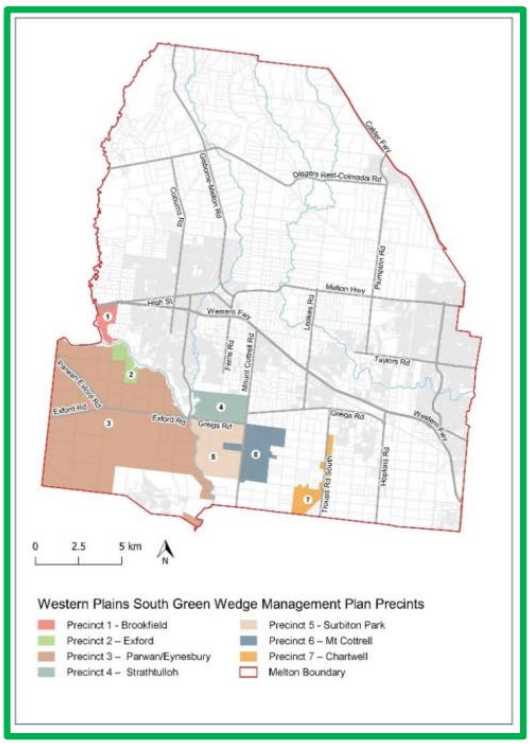
Policy document

Consider as relevant:

- *Western Plains North Green Wedge Management Plan* (City of Melton, 2014)
- *Western Plains South Green Wedge Management Plan* (City of Melton, 2024)

Maps identifying these Green Wedge areas and their precincts are provided below.




Western Plains South Green Wedge Management Plan Precints
Precinct 1 - Brookfield
Precinct 2 – Exford
Precinct 3 – Parwan/Eynesbury
Precinct 4 – Strathtulloh
Precinct 5 - Surbiton Park
Precinct 6 – Mt Cottrell
Precinct 7 – Chartwell
Melton Boundary
0 2.5 5 km
N
High St
Western Fwy
Melton Hwy
Taylors Rd
Greigs Rd
Exford Rd
Mount Cottrell Rd
Troups Rd South
Holyman Rd
Plumpton Rd
Loddons Rd
Tarrs Rd
Coimadai Rd
Gisborne-Melton Rd
Clarkes Rd
Clifford Park

14.01-1L Protection of agricultural land

C219melt 13/07/2023

Strategies

Preserve areas of broad acre farming to allow for a range of agricultural and equine activities.

Facilitate agriculture in the Leakes Road – Holden Road Precinct as identified in the Western plains north green wedge precinct plan at Clause 11.01-1L-01~~17.04-1L~~.

Facilitate agriculture in the Parwan Precinct as identified in the Western Plains South Green Wedge Precinct Plan at Clause 11.01-1L-01.

Avoid subdivisions that lead to land fragmentation.

Avoid rural living in areas of productive agricultural land or adjacent to areas identified for extractive industry.

Set dwellings back from the boundaries of adjoining agricultural land to provide a buffer from farming activities.

17.04-1L Facilitating tourism

C219melt 13/07/2023

Strategies

Support the connection of the trail and open space network to provide an additional tourism offer within the western region.

Support tourism development that helps create key tourist destinations at Toolern Creek, Toolern Regional Park, Kororoit Creek, Deanside wetlands precinct, Mt Kororoit, Mt Atkinson and Mt Cottrell.

Support agricultural related tourism and rural living in the Black Hill Road – Mount Aitken Road Precinct as identified on the Western plains north green wedge precinct plan at ~~in this~~ clause 11.01-1L-01.

Support conservation tourism and small scale tourism uses in Toolern Vale Hills as identified on the Western plains north green wedge precinct plan at ~~in this~~ clause 11.01-1L-01.

Encourage low impact sustainable development that supports tourism activities in the Mount Cottrell, Parwan and Surbiton Park Precincts as identified on the Western Plains South Green Wedge Precinct Plan at clause 11.01-1L-01.

Support the retention and adaptive re-use of heritage buildings as part of the tourism offer.



18.01-3L Sustainable personal transport

C219melt 13/07/2023

Strategies

Provide principal pedestrian and bicycle networks in the development of precinct structure plans.

Upgrade the network of shared trails along waterways through acquisition, negotiation or permit conditions for subdivision.

Develop key regional and cycling routes, as identified in the Open space and trails plan at Clause 02.04:

- Between Melton township and Metropolitan Melbourne, along the Western Highway/Freeway trails and Outer Metropolitan Ring trail.
- Along the Werribee River (trail linking Melton Township with Eynesbury and Werribee).
- Along MacPherson Park (trail linking Melton Township with MacPherson Park).
- Along the Western Plains North Green Wedge trails.

Policy document

Consider as relevant:

- *Western Plains North Green Wedge Management Plan* (City of Melton, 2014)
- *Western Plains South Green Wedge Management Plan* (City of Melton, 2024)

SCHEDULE 1 TO CLAUSE 35.04 GREEN WEDGE ZONE

13/12/2023

Shown on the planning scheme map as **GWZ1.**

1.0 Subdivision and other requirements

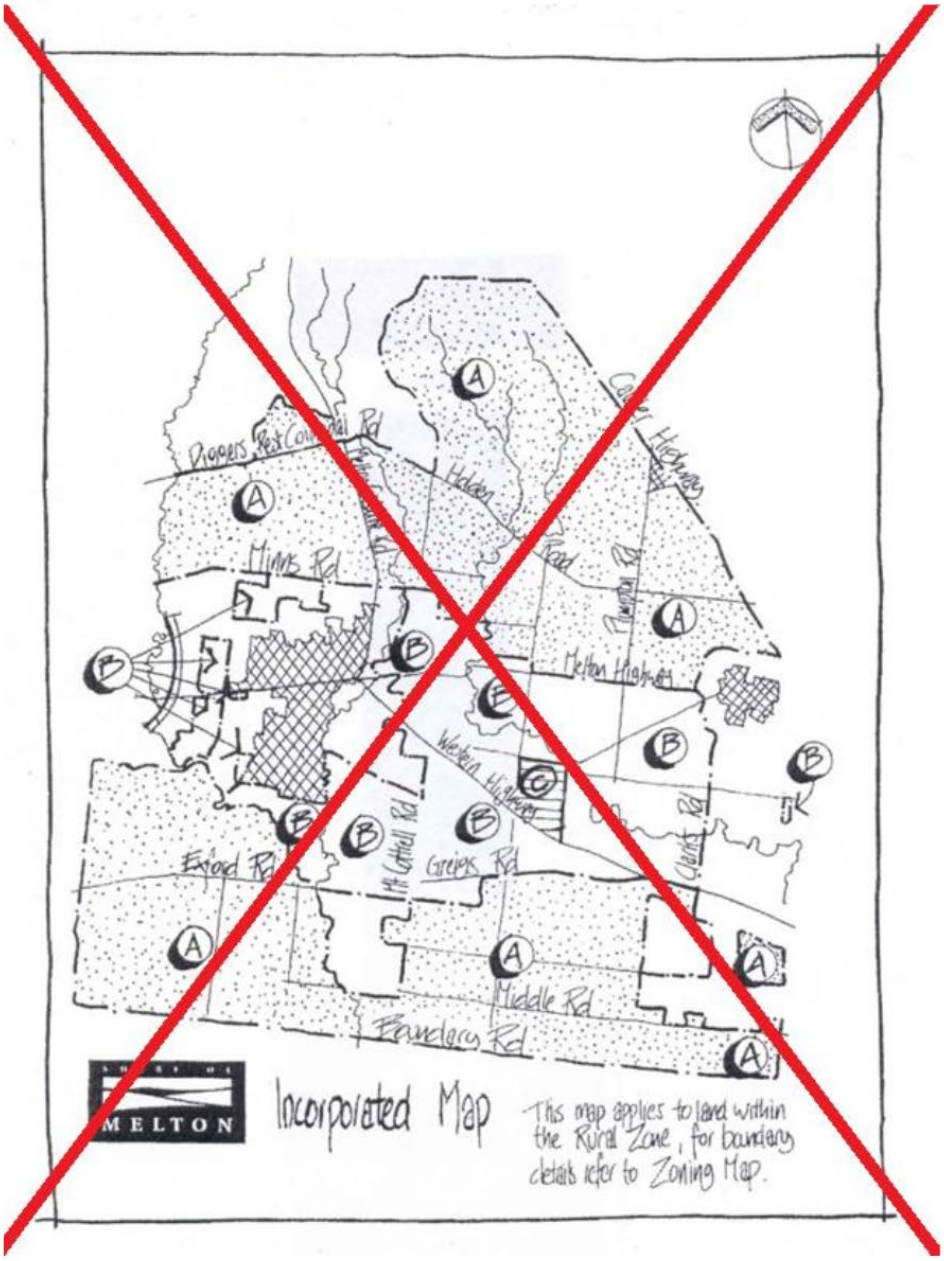
13/12/2023

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	~~All land marked "A" on the map forming part of this schedule.~~ None specified	The number of lots into which the land may be subdivided is to be calculated using the following formula: N=A/20. Where N (rounded down) is the number of lots that can be created and A is the area of the land in hectares. The subdivision must comprise one large primary lot. The secondary lots must be at least 1.0 hectares and must be no larger than 5.0 hectares. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided under this provision.
	~~All land marked "B" on the map forming part of this schedule.~~	~~12 hectares~~
	~~All land marked "C" on the map forming part of this schedule.~~	~~None specified~~
Function centre (number of patrons)	None specified	None specified
Group accommodation (number of dwellings)	None specified	None specified
Residential hotel (number of bedrooms)	None specified	None specified
Restaurant (number of patrons)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified

	Land	Area/Dimensions/Number
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling, or any works associated with the construction of the Leakes Road interchange.~~
Earthworks which increase the discharge of saline groundwater	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.~~
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

~~Map 1 to the Schedule to Clause 35.04~~



SCHEDULE 2 TO CLAUSE 35.04 GREEN WEDGE ZONE

13/12/2023

Shown on the planning scheme map as **GWZ2.**

1.0 Subdivision and other requirements

13/12/2023

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	None specified	12 hectares
Function centre (number of patrons)	None specified	None specified
Group accommodation (number of dwellings)	None specified	None specified
Residential hotel (number of bedrooms)	None specified	None specified
Restaurant (number of patrons)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

SCHEDULE TO CLAUSE 35.05 GREEN WEDGE A ZONE

13/12/2023

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

1.0 Subdivision and other requirements

13/12/2023

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	Land within 300 metres of the Djerriwarrh Creek	5 hectares
	Land within 300 metres of a Rural Conservation Zone or a Public Conservation and Resource Zone, or other public use zone	5 hectares
	All other land	2 hectares
Function centre (number of patrons)	None specified	None specified
Group accommodation (number of dwellings)	None specified	None specified
Residential building (number of bedrooms)	None specified	None specified
Restaurant (number of patrons)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land.

SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

25/05/2017

Shown on the planning scheme map as **RCZ1.**

CONSERVATION VALUES

Protect and conserve vegetation, minimise erosion and soil degradation, protect and enhance water quality, protect native habitat and protect significant rural landscapes.

1.0 Subdivision and other requirements

25/05/2017

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

25/05/2017

Shown on the planning scheme map as **RCZ2.**

CONSERVATION VALUES

The Rural Conservation land has been applied to areas of environmental significance identified through detailed flora and fauna assessments of the Growth Areas Precinct Planning Process. The land is within the Victorian Volcanic Plain bio-region and would have supported low-rainfall Plains Grassland Ecological Vegetation Class (EVC 132_63) as well as riparian EVCs within the Stony Hill Creek tributary.

An area of Plains Grassy Wetland (EVC 125) remains around the large dam at the eastern boundary of the PSP area where indigenous flora species are present. Plains Grassy Wetland has an 'endangered' conservation status within Victoria and the patch within the precinct has high conservation significance. The critically endangered Spiny Rice-flower and state significance Small Scurf-Pea have been recorded in this area.

This dam also has conservation value as potential habitat for Growling Grass Frog habitat and known habitat for Bibron's Toadlet. Growling Grass Frog is listed under the Federal EPBC Act 1999 as vulnerable and is listed as endangered under the State's Flora and Fauna Guarantee Act 1988. Bibron's Toadlet has a conservation status of vulnerable and is listed as threatened under the Flora and Fauna Guarantee Act 1988.

The Rural Conservation Zone has been applied to protect the patch of Plains Grassy Wetland, identify and manage potential endangered flora species including Small Scurf Pea and Spiny Rice Flower and ensure development does not negatively impact on habitat for the endangered Growling Grass Frog and Bibron's Toadlet.

1.0 Subdivision and other requirements

25/05/2017

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

25/05/2017

Shown on the planning scheme map as **RCZ3.**

CONSERVATION VALUES

Land classified as Growling Grass Frog Conservation, Floodplain and Open Space within the *Biodiversity Conservation Strategy (*Department of Environment and Primary Industries, 2013) are areas which will be protected and managed primarily for the Growling Grass Frog in accordance with the requirements of the Sub-regional Species Strategy for the Growling Grass Frog, but will also include areas managed for floodplain and stormwater infrastructure as well as areas of open space for passive recreation. This land is to be managed as outlined within the *Biodiversity Conservation Strategy*.

1.0 Subdivision and other requirements

25/05/2017

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

25/05/2017

SCHEDULE 4 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ4.**

CONSERVATION VALUES

Land classified as Nature Conservation within the *Biodiversity Conservation Strategy (*Department of Environment and Primary Industries, 2013) is to be protected and managed primarily for nature conservation, including matters of national environmental significance and state significance, in accordance with the *Biodiversity Conservation Strategy*.

1.0
25/05/2017

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	All land	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill	All land

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

05/04/2023

Shown on the planning scheme map as **FZ1**.

1.0 Subdivision and other requirements

05/04/2023

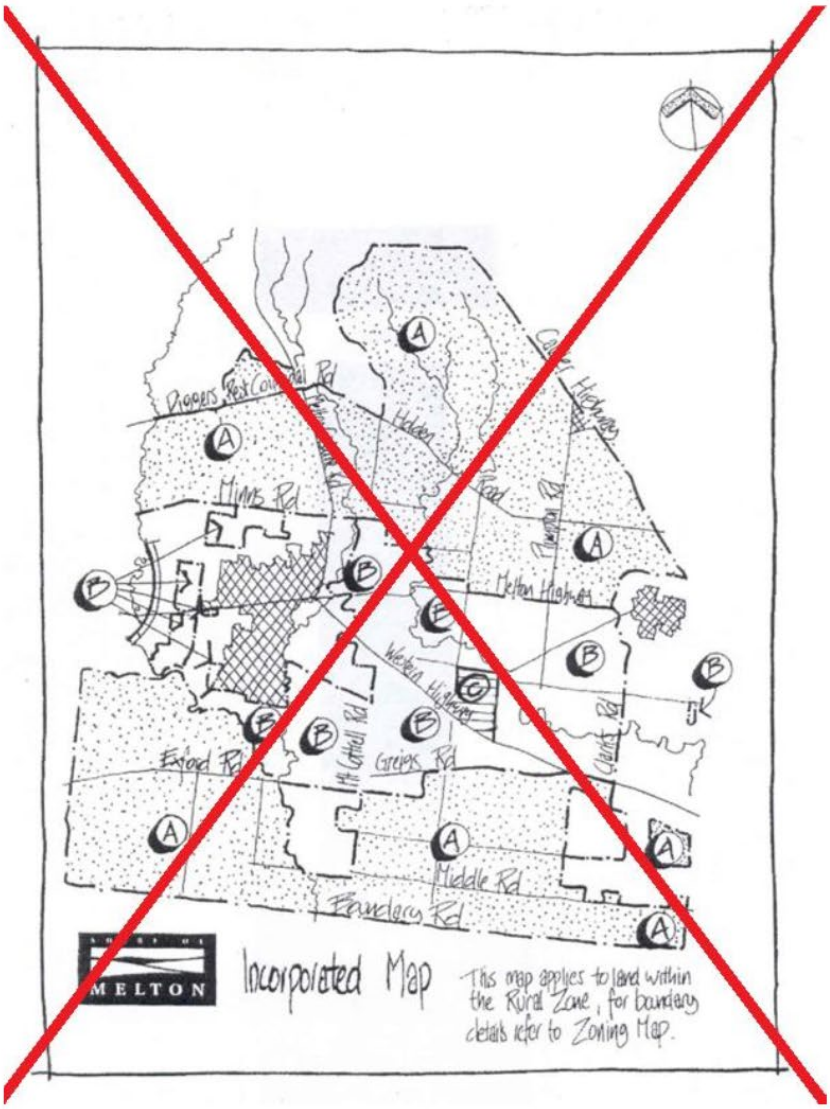
	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	~~All land marked "A" on the map forming part of this schedule.~~ None specified	The number of lots into which the land may be subdivided is to be calculated using the following formula: N=A/20. Where N (rounded down) is the number of lots that can be created and A is the area of the land in hectares. The subdivision must comprise one large primary lot. The secondary lots must be at least 1.0 hectares and must be no larger than 5.0 hectares. An agreement under Section 173 of the Act must be entered into with the owner of each lot created which ensures that the land may not be further subdivided under this provision.
	~~All land marked "B" on the map forming part of this schedule.~~	~~12 hectares~~
Minimum area for which no permit is required to use land for a dwelling (hectares)	~~All land marked "A" on the map forming part of this schedule.~~ None specified	1 hectare if land is created under the above formula
	~~All other land~~	~~None specified~~
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an	None specified	None specified

	Land	Area/Dimensions/Distance
existing building used for agriculture (square metres)		
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: • The Head, Transport for Victoria is the acquiring authority; and • The purpose of the acquisition is for a road.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: • The Head, Transport for Victoria is the acquiring authority; and • The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.~~
Earthworks which increase the discharge of saline groundwater	All land ~~within the zone to a depth of 1m except for any works directly associated with the construction of a dwelling.~~

Permit requirement for earthworks	Land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

~~Map 1 to the Schedule to Clause 35.07~~



SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE

05/04/2023

shown on the planning scheme map as **FZ2.**

1.0 Subdivision and other requirements

05/04/2023

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	None specified	12 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	None specified	None specified
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: • The Head, Transport for Victoria is the acquiring authority; and • The purpose of the acquisition is for a road.	100 metres

	Land	Area/Dimensions/Distance
	A Transport Zone 3 or land in a Public Acquisition Overlay if: • The Head, Transport for Victoria is the acquiring authority; and • The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land
Earthworks which increase the discharge of saline groundwater	All land
Earthworks which involve the receipt, importation, stockpiling or placement of more than 100 cubic metres of fill.	All land

30/07/2018

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

30/07/2018

Name of background document	Amendment number - clause reference
Advertising Signage Design Guidelines (Melton City Council, 2017)	C188melt - Clause 02 and 15.01-1L-05
Background Analysis Paper: City of Melton Communications Infrastructure Policy (Urbis, 2017)	C200melt - Clause 02 and 19.03-4L
Biodiversity Conservation Strategy for Melbourne's Growth Corridors (Department of Environment and Primary Industries, 2013)	C219melt - Clause 02, 11.01-1L, 11.02-2L and 12
Caroline Springs Town Centre Comprehensive Development Plan (Delfin Limited, 2000)	C14melt - Clause 02 and 11
City of Melton Retail and Activity Centres Strategy (Tim Nott with Harvest Digital Planning and Hansen Partnership, 2014)	C171melt - Clause 02, 11.03-1L-01, 11.03-1L-02 and 15.01-1L
City of Melton Electronic Gaming Machine Planning Policy Project Reference Document (Symplan, June 2017)	C182melt - Clause 02 and Schedule to 52.28
City of Melton Electronic Gaming Machine Planning Policy Project Background Report (Symplan, 2017)	C182melt - Clause 02 and Schedule to 52.28
City of Melton Environment Plan 2017-2027 (Melton City Council, 2017)	C200melt - Clause 02, 11, 12, 13, 15 and 19
City of Melton Heritage Strategy 2013-2017 (Melton City Council, 2017)	C200melt - Clause 02, 15.03-1L and Schedule to 43.01
Community Infrastructure Plan 2017 to 2036 (Melton City Council, 2017)	C200melt - Clause 02, 11, 19
Council and Wellbeing Plan 2017-2021 (Melton City Council, 2017)	C200melt - Cause 02, 11, 13, 12, 15, 18, 19
Economic Development and Tourism Plan 2014-2030 (Melton City Council, 2013)	C200melt - Clause 02, 11, 13, 14, 17, 18 and 19

30/07/2018

Name of background document	Amendment number - clause reference
Economic Development and Tourism Plan: Background Report (Melton City Council, 2013)	C200melt - Clause 02, 11, 13, 14, 17, 18 and 19
Employment Land Supply Review (SGS Economics & Planning, 2013)	C200melt - Clause 02, 11, 13, 14, 17, 18 and 19
Flood Management Plan for the City of Melton and Melbourne Water (Melton City Council, 2013)	C200melt - Clause 02, 13.03-1L and 19.03-3L
Healthy by Design: A guide to planning environments for active living (National Heart Foundation of Australia, 2012)	C200melt - Clause 02 and 15
High Street Town Centre Structure Plan (Melton City Council, 2007)	C200melt - Clause 02, 11, 15.01-1L and 17.02-1L
House Rules Housing Character Assessment & Design Guidelines: Character Statements & Guidelines (Plansiphere, 2015)	C200melt - Clause 02, 15.01-4L and 15.01-5L-01
House Smart City of Melton Housing Diversity Strategy (Essential Economics and Hansen Partnership, 2014)	C157melt - Clause 02, 15.01-4L, 15.01-5L and 16
Investment Attraction Strategy 2016-2019 (Melton City Council, 2015)	C200melt - Clause 02, 11, 13.07-1L, 14, 17, 18 and 19
Industrial Design Guidelines (Melton City Council, 2016)	C174melt - Clause 02, 15.01-1L-02 and 13.07-1L
Kororoit Creek Regional Strategy 2005-2030 (Land Design Partnership Pty Ltd, 2006)	C200melt - Clause 02, 11 and 19.02-6L
Landscape Guidelines for the Shire of Melton (Melton Shire Council, 2010)	C200melt - Clause 02, 12 and 15
Melton Housing Diversity Strategy Background Report Analysis and Issues Assessment (Essential Economics and Hansen Partnership, 2014)	C157melt - Clause 02, 15.01-4L, 15.01-5L and 16
Melton Landscapes Significant Landscape Features Strategy (Planisphere, 2016)	C173melt - Clause 02, 11, and 12.05-2L
Moving Melton – Melton Integrated Transport Strategy (Melton City Council, 2015)	C200melt - Clause 02, 11 and 18

30/07/2018

Name of background document	Amendment number - clause reference
Open Space Plan 2016-2026 (Ross Planning, 2016)	C200melt - Clause 02 and 19.02-6L
Policy Framework: City of Melton Communications Infrastructure Policy (Urbis, 2017)	C200melt - Clause 02 and 19.03-4L
Responsible Gambling Policy (Melton City Council, 2014)	C200melt - Clause 02 and Schedule to 52.28
Shire of Melton Dry Stone Walls Study (Planning Collaborative (Vic) Pty Ltd, 2011)	C100melt - Clause 02, 15.03-1L-01, 15.03-1L-02 and Schedule to 43.01
Shire of Melton Heritage Study Stage 2: Volume 2 - The Environmental Thematic History (David Moloney et al., 2007)	C100melt - Clause 02, 15.03-1L-01, 15.03-1L-02 and Schedule to 43.01
Shire of Melton Heritage Study Stage 2: Volume 1: The Report (David Moloney et al., 2007)	C100melt - Clause 02, 15.03-1L, 15.03-1L and Schedule to 43.01
Sites of Botanical Significance in the Western Region of Melbourne (K. McDougall, 1987)	C173melt - Clause 02 and 12.05-2L
Sites of Geological and Geomorphological Significance in the Western Region of Melbourne (Rosengren, 1986)	C173melt - Clause 02 and 12.05-2L
Store and Outbuilding Policy and Guidelines (Melton Shire Council, 2010)	C134melt - Clause 02 and 15.01-2L-02
Sunbury/Diggers Rest Growth Corridor Plan (Growth Areas Authority, 2012)	C200melt - Clause 02, 11 and 18
Toolern Town Centre Urban Design Framework (Growth Areas Authority, 2012)	C171melt - Clause 02, 11 and 15.01-1L
Werribee River Shared Trail Strategy (Hansen Partnership, 2013)	C200melt - Clause 02, 18.02-1L and 19.02-6L
West Growth Corridor Plan (Growth Areas Authority, 2012)	C200melt - Clause 02, 11 and 18
Western Plains North Green Wedge Management Plan Background Report (Hansen Partnership, 2013)	C200melt - Clause 02, 11.01-1L, 11.02-

30/07/2018

Name of background document	Amendment number - clause reference
	2L, 12, 14, 16.01-3L, 19.03-2L and 19.03-3L
Western Plains North Green Wedge Management Plan (Melton City Council, 2014)	C200melt - Clause 02, 11.01-1L, 11.02-2L, 12, 14, 16.01-3L, 19.03-2L and 19.03-3L
Western Plains South Green Wedge Management Plan Background Report (RMCG 2018)	C245melt – Clause 02, 11.01-1L, 11.01-3L,12, 14.01-1L, 17.04-1L, 18.01-3L
Western Plains South Green Wedge Management Plan (Melton City Council, 2024)	C245melt – Clause 02, 11.01-1L, 11.01-3L,12, 14.01-1L, 17.04-1L, 18.01-3L
Woodgrove Structure Plan (Shire of Melton, 2006)	C200melt - Clause 02, 11 and 15

30/07/2018

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

30/07/2018

- ~~Prepare a public open space contribution rate for established residential areas.~~
- Review Open Space Strategy and public open space contribution rates.
- ~~Prepare~~ Implementing the Western Plains South Green Wedge Management Plan 2024 recommendations.
- Implementing the Western Plains North Green Wedge Management Plan 2014 recommendations.
- Review the Development Plan Overlay Schedule 3 (DPO3)
- ~~Investigate applying the Green Wedge A Zone at interfaces to existing settlements.~~
- ~~Prepare policy for non-agricultural uses within green wedges.~~
- ~~Undertake a Rural Residential Land Supply and Demand Analysis.~~
- Amend Schedules and mapping to the Environmental Significance Overlay to strengthen controls for areas of significance and cover additional waterway areas.
- Review planning provisions to protect waterways, wetlands and catchments.
- Update flora and fauna mapping for the city.
- Develop a Roadside Management Plan to protect local biodiversity.
- Investigate removal of land from the Environmental Significant Overlay where no environmental factors are demonstrated.
- Develop a biodiversity strategy.
- ~~Prepare an integrated water management strategy.~~
- ~~Prepare a climate change adaption plan.~~
- Prepare Environmentally Sustainable Design guidelines.
- Implement Sustainable Design Assessment in the Planning Process (SDAPP).
- Update flood mapping~~s~~.
- ~~Review Flood Management Plan for the City of Melton and Melbourne Water 2013 .~~
- ~~Review the impact of commercial uses within non-commercial zones.~~
- ~~Review schedules to the Urban Growth Zone in line with Retail and Activity Centres Strategy, March 2014 recommendations.~~
- Review the Caroline Springs Comprehensive Development Plan 2000 and rezone land from the Comprehensive Development Zone.
- Review the:
  - Woodgrove Structure Plan (2006).
  - ~~High Street Structure Plan (2007).~~
- Prepare a Structure Plan for the Melton South Neighbourhood Centre.
- Prepare Urban Design Frameworks as needed, including for the:
  - Fraser Rise (Plumpton) Town Centre.
  - Fraser Rise (Plumpton) Business and Industrial Precinct.
  - Mt Atkinson Major Town Centre.
  - ~~Hopkins Road Business Precinct Commercial Area.~~
  - Western Freeway Commercial Area.
  - Westcott Parade Precinct
  - Rockbank Mixed Use and Commercial UDF
- ~~Implement Housing Character Assessment and Design Guidelines: Character Statements and Guidelines 2015 recommendations.~~
- Review Landscape Guidelines for the Shire of Melton 2010.
- Review Shire of Melton: Environmental History 2007 to identify places for future gap studies.
- ~~Assess Conservation Desirable sites in Shire of Melton Heritage Study Volume 1 2007.~~
- ~~Develop built form guidelines for land bounded by Barries Road, Station Street, Henry Street and Palmerston Road in Melton.~~
- Implement the Melton Town Centre Revitalisation Plan (2024).

- ~~Develop a policy for non-residential uses within residential areas.~~
- Develop an affordable housing policy.
- ~~Develop local policy to support tourism associated with agriculture in green wedges.~~
- ~~Prepare a Road Network Plan to prioritise transport modes based on desired road functions.~~
- ~~Prepare an Active Transport (Walking and Cycling) Strategy.~~
- Update road network planning and update infrastructure requirements in local policy.
- Update the cycling and walking trail priorities, including the open space and trails plan.
- ~~Implement Communications Infrastructure Policy Framework December 2017.~~
- ~~Apply planning controls to protect existing infrastructure from urban development encroachment.~~
- Investigate creating buffer zones.
- Investigate planning controls to identify and protect pipelines.
- ~~Review the Waste Management Strategy 2011-2016 .~~
- Investigate rezoning Eynesbury Township from the Mixed Use Zone to an appropriate suite of zones.
- Prepare a series of Discretionary Use Policies for Industrial, Residential, Rural, Commercial, and Interface areas, and design guidelines for some common discretionary uses such as childcare.
- Complete the Toolern PSP Review Amendment.
- Review the House Rules Character Guidelines and Housing Diversity Strategy.
- Review Farming Zone and Green Wedge Zone schedules for subdivision, and fill dumping triggers.
- Prepare a combined anomalies correction amendment to address zoning and overlay errors.
- Review the gateway signage provisions and landscaping guidelines provisions.
- Prepare and implement Public Realm Design Guidelines.
- Prepare Urban Design Framework (UDF) Design Guidelines.
- Review the Stores and Outbuildings Policy.
- Review the Retail and Activity Centres Policy.
- Prepare updated Industrial and/or Commercial Design Guidelines.
- Prepare and implement a Street Tree / Urban Forest Policy.
- Rezone the Taylors Hill West PSP area into conventional zoning.
- Public Parks Rezoning Amendment
- Prepare a Recycled Water Plan/Strategy.

12.8 PLANNING SCHEME AMENDMENT C232MELT - TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN REVIEW

Author: Michelle Martin - Senior Strategic Planner
Presenter: Sam Romaszko - Director City Futures

PURPOSE OF REPORT

To consider the adoption of Planning Scheme Amendment C232melt (Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh) to the Melton Planning Scheme.

RECOMMENDATION:

That Council:

1. Adopt Planning Scheme Amendment C232melt (Amendment) generally in accordance with **Appendices 1** and **2.**
2. Submit the Amendment to the Minister for Planning for approval.

Motion

Crs Shannon/Verdon.

That Council:

1. Adopt Planning Scheme Amendment C232melt (Amendment) generally in accordance with **Appendices 1** and **2.**
2. Submit the Amendment to the Minister for Planning for approval.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

Precinct Structure Plans (PSPs) are prepared to guide development within the growth areas (including land zoned Urban Growth Zone). Development Contribution Plans (DCPs) are prepared to identify transport and community infrastructure projects that are required to service the growing community and identify the amount of money to be collected to provide the infrastructure.

Amendment C232melt seeks to implement the recommendations of the *Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh*, that was prepared by Council in June 2022. The amendment seeks to update the *Toolern Precinct Structure Plan, July 2011 (*amended February 2019*)*, the *Toolern Development Contributions Plan, July 2011 (*amended December 2023, see **Appendices 1 and 2***)*, and associated planning scheme ordinance. The review was adopted by Council at the Ordinary Council Meeting on 15 August 2022 and Council resolved to seek authorisation to prepare and exhibit a Planning Scheme Amendment to implement the findings of the review.

The *Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh, July 2022* recommended:

- The Toolern DCP be changed to incorporate new infrastructure projects, delete redundant infrastructure projects, incorporate new land areas for infrastructure projects, incorporate new land acquisition values for infrastructure projects, incorporate new construction costs for infrastructure projects, and the incorporation of functional layout plans / road cross-sections / project cost sheets.
- Minor changes be made to the Toolern PSP.
- Changes to ordinance within the Melton Planning Scheme to give effect to the changes to the Toolern PSP and DCP documents.

The review of the Toolern PSP and DCP documents found that eleven important transport projects identified in the approved Paynes Road and Rockbank Precinct Structure Plans are missing from the Toolern DCP (three intersection projects, three road projects, and five bridge projects), and three transport projects (one intersection project and two bridge projects) are missing from the *Cobblebank Metropolitan Activity Centre Urban Design Framework*.

The review of the Toolern PSP and DCP documents found that transport, and community and recreation projects identified for Council to deliver were not informed by a concept design or detailed cost assessments. The review has prepared concept designs of the infrastructure to be delivered and has had those projects costed. The review found a gap of approximately $223 million (as of July 2021) between the levies currently being collected, and the amount that Council will need to fund land acquisition costs and construct the infrastructure. This amendment seeks to recover some of the funding gap.

At the Scheduled Meeting of Council on 24 June 2024, submissions were considered, and Council resolved to request the Minister for Planning establish an independent Planning Panel to consider the 35 submissions received in response to Amendment C232melt in accordance with the *Planning and Environment Act* 1987.

The Planning Panel conducted a Directions Hearing on 23 July 2024 and considered the submissions at a Panel Hearing from 26 August to 9 September 2024. The Planning Panel report was received by Council officers on 31 October 2024 (**Appendix 3**).

It is recommended that Council adopt Amendment C232melt to the Melton Planning Scheme subject to the changes recommended by the Planning Panel in **Appendix 1** and **Appendix 2** and then submit Amendment C232melt to the Melton Planning Scheme for approval.

2. Background/Issues

The Toolern Precinct Structure Plan (PSP) and Development Contributions Plan were approved in 2010. The Toolern PSP was one of the first PSPs to be prepared in Victoria. It covers an area of approximately 2,200 hectares, making it the largest PSP in the State. The Toolern PSP allocated the required amount of land based on a forecast population of 55,000 people in 24,000 dwellings.

The Victorian Planning Authority (VPA, formerly known as the Growth Areas Authority) is responsible for the preparation and implementation of PSPs. The VPA's 'PSP Guidelines' recommend that PSP and DCP documents be reviewed every five years or as necessary to ensure they remains relevant and reflect current infrastructure costs, development patterns and community needs.

Melton City Council is the first Council in Victoria to undertake a review of a PSP and DCP. The review commenced in 2019 and found a significant shortfall in funding for the delivery of local infrastructure within the Toolern PSP area.

On 15 August 2022, Council resolved to seek authorisation to prepare and exhibit a Planning Scheme Amendment to implement the findings of the assessment. Conditional Authorisation was received from The Minister for Planning in December 2023.

Amendment C232melt was exhibited from 11 April to 16 May 2024 and 35 submissions were received. Council resolved to refer the thirty-five submissions to an independent Planning Panel to be appointed by the Minister for Planning.

The Minister for Planning appointed a planning panel that considered the thirty-five submissions in a hearing that concluded on 9 September 2024. The planning panel provided a its report to Council on 31 October 2024 (**Appendix 3**).

Toolern PSP and DCP Review

The review identified improvements that should be made to the Toolern PSP and DCP documents **(Appendix 1 and 2)**. The review identified the following changes to the documents:

- The Rockbank PSP and DCP was approved in 2016. The Rockbank DCP includes new transport construction projects along Paynes Road (shared boundary with the Toolern PSP area) that are 50% apportioned to the Toolern DCP. These projects are not currently included in the Toolern DCP and therefore no money is currently being collected for these projects in the Toolern DCP.
- The Paynes Road PSP was approved in 2016. The Paynes Road PSP includes new transport construction projects along Mount Cottrell Road (shared boundary with the Toolern PSP area) that are 50% apportioned to the Toolern DCP. These projects are not currently included in the Toolern DCP and therefore no money is currently being collected for these projects from the Toolern DCP.
- The Toolern (Cobblebank) Major Activity Centre was elevated to a Metropolitan Activity Centre in 2017 (Plan Melbourne 2017-2050). The Toolern PSP currently identifies the activity centre as a Principal Activity Centre.
- The Cobblebank Metropolitan Activity Centre Urban Design Framework was adopted by Council in December 2019, which identified several transport projects that should be added to the Toolern DCP. These projects are not currently identified in the Toolern DCP and therefore no money is being collected for these projects in the Toolern DCP.
- The number of dwellings being delivered and the household size in the PSP area have been higher than forecast, resulting in increased demand for community and recreation infrastructure.
- Developers and Council have encountered difficulties in delivering transport projects as Functional Layout Plans had not been prepared for the transport network, which has resulted in the Toolern PSP and DCP providing insufficient land for transport projects.
- Developers have reported to Council that the transport project costs have been significantly underestimated, as project cost sheets had not been prepared for transport projects.
- Melbourne Water reviewed the Drainage Services Schemes operating in the Toolern PSP area and require changes to the amount of land required for drainage.

Heritage Overlay Schedule 74 – Parklea

Council Officers engaged Extent Heritage consultants to undertake a review of Heritage Overlay Schedule 74 – Parklea, as the house identified in the Statement of Significance burnt down in 2014.

This report can be found on the Toolern Review webpage on Council's website. Extent Heritage have recommended the following changes to the Toolern PSP and ordinance:

- Remove Schedule 74 to the Heritage Overlay as the house burnt down in 2014.
- Add a guideline to the Toolern PSP requiring on-site interpretation of the removed place and remaining extant fabric within the Toolern Creek reserve (Toolern Creek ford, cobbled driveway, and driveway plantings).

Community and Recreation Infrastructure

Council engaged ASR Research to undertake a review of the demographics of the Toolern PSP area. This report can be found on the Toolern Review webpage on Council's website. They have recommended the following changes to the Toolern PSP:

- Increase the number of dwellings in the Toolern PSP from 24,000 to 25,000.
- Increase the average household size from 2.3 to 2.7 people.
- Increase the projected population from 55,000 to 68,000 people.

ASR Research then undertook a review of the community and recreation infrastructure based on the changes to the forecast population. This report can be found on the Toolern Review webpage on Council's website. They have recommended the following changes to the Toolern PSP and DCP:

- The size of community centres in the Toolern PSP should be increased in size to accommodate the increased population (increase the number of early childhood rooms in each of the centres from three rooms to four rooms).
- Adopt the community centre designs and project cost sheets prepared by HEDE Architects into the Toolern DCP.
- Adopt the VPA's Benchmark Infrastructure Costs for the construction of Active Open Space Reserves.
- Relocate the non-government primary school shown in Community Hub 3 to Community Hub 7.
- Increase the size of the non-government primary school in Community Hub 2 to 3.0 hectares (Ha).
- Decrease the size of the active open space reserve in Community Hub 2 by 0.2 Ha and increase the size of the community centre in Community Hub 2 by 0.2 Ha.
- Decrease the size of the government primary school in Community Hub 5 by 0.2 Ha and increase the size of the community centre in Community Hub 5 by 0.2 Ha.
- Relocate the indoor recreation centre and civic centre from land on the east side of Ferris Road to the west side of Ferris Road to sites owned by Melton City Council.
- Update the names and descriptions of community and recreation infrastructure to be consistent with naming and description conventions used in contemporary PSPs and DCPs.

Transport Infrastructure

Council officers undertook a review of the Rockbank PSP and DCP, and the Paynes Road PSP and DCP, which revealed projects that were apportioned to the Toolern DCP, and were not listed as projects in the Toolern DCP:

- Add the missing projects from the Rockbank PSP along Paynes Road to the Toolern PSP / DCP (three intersection projects, three road projects, and two bridge projects).
- Add the missing projects from the Paynes Road PSP along Mount Cottrell Road to the Toolern PSP / DCP (three bridge projects).

Council officers held a workshop with State Government Agencies that identified the following redundant projects that should be deleted from the Toolern PSP and DCP:

- Delete two road projects and two intersection projects from the Toolern PSP / DCP as they are in the future Rockbank South PSP area.
- Delete two rail line pedestrian underpasses and two pedestrian bridges over the Toolern Creek, as they are no longer required.

Council officers undertook a review of the *Cobblebank Metropolitan Activity Centre Urban Design Framework, December 2019* and the *Cobblebank Employment and Mixed-Use Urban Design Framework, December 2019* to identify projects that should be added to the Toolern PSP and DCP:

- Add three transport projects from the Cobblebank Metropolitan Activity Centre Urban Design Framework to the Toolern PSP / DCP (two bridge projects and one intersection project).

Council engaged Cardno (now trading as Stantec) to review the transport infrastructure items identified in the Toolern PSP and DCP. Cardno prepared Functional Layout Plans for the road network, bridge designs, new road cross-sections, and project cost sheets. This report can be found on the Toolern Review webpage on Council's website. They have recommended the following changes to the Toolern PSP and DCP:

- Incorporate the Functional Layout Plans and Road Cross-Sections into the Toolern DCP. These plans have identified additional land is required to deliver the transport network.
- Incorporate the bridge designs prepared by Cardno into the Toolern DCP.
- Incorporate the transport project cost sheets prepared by Cardno (roads and intersections), and Currie and Brown (bridges) into the Toolern DCP. These project cost sheets result in changes to most of the transport projects in the Toolern DCP.
- Update the names and descriptions of transport infrastructure to be consistent with the naming and description conventions used in contemporary PSPs and DCPs.

Land Valuations

Council engaged Charter Keck Cramer to undertake land valuations for infrastructure identified in the Toolern DCP. This report can be found on the Toolern Review webpage on Council's website. The land valuations have been incorporated into the revised Toolern DCP.

Drainage Infrastructure

Melbourne Water has provided Council changes to be made to the Drainage Service Schemes:

- Change the location and sizes of drainage assets in the Toolern PSP and DCP to reflect the location of assets in Melbourne Water's revised Drainage Service Schemes. This increases the overall amount of land required for drainage in the Toolern PSP area.
- Add a stormwater asset table to the Toolern PSP that identifies the purpose and size of each drainage asset.

Paynes Road PSP

Council Officers are recommending that the Toolern PSP and DCP be amended to remove the Paynes Road PSP area from the Toolern DCP, as money is now being collected through the Paynes Road DCP.

Additional Changes

The amendment to the Toolern PSP and DCP documents also includes:

- Update the references to Melton Shire to Melton City.
- Removal of obsolete planning controls.
- Update the references to State Government departments / agencies to reflect their current names e.g. the Growth Areas Authority is now the Victorian Planning Authority.
- Update references to State Government and Council plans and strategies to reflect current editions e.g. Melbourne 2030 is now Plan Melbourne 2017-2050.

- Update terms to be consistent with Plan Melbourne 2017-2050 e.g. the Toolern Major Activity Centre is now the Cobblebank Metropolitan Activity Centre.
- Add new suburb / locality names that were introduced in 2017. The Toolern PSP area covers four new suburbs – Cobblebank, Strathtulloh, Thornhill Park (part) and Weir Views.
- Update the construction costs in the DCP for IT25 to include costs for traffic signals, as planning permit PA/PA20/7025 was issued 25 May 2021 to depict a signalised intersection which is 'generally in accordance' with the PSP. The original Functional Layout Plan showed the intersection as an un-signalled left in left out intersection.

Melton Planning Scheme Ordinance Review

The amendment seeks to make the following changes to the Melton Planning Scheme:

Schedule 3 to Clause 37.07 Urban Growth Zone

The proposed changes include the:

- Application of the ordinance template as specified by the Minister for Planning in *Ministerial Direction – the Form and Content of Planning Schemes*.
- Update of references to the Metropolitan Activity Centre.
- Update of references to State Government Departments and Agencies to reflect their current names.
- Exemption of non-government schools from requiring a planning permit to use land identified as a non-government school in the PSP (this is standard practice in contemporary PSPs).
- Introduce a new provision that a permit is required to construct or carry out works associated with a non-government school.
- Increase the shop floor cap area in the Metropolitan Activity Centre from 30,000 sqm to 70,000 sqm to be consistent with the Cobblebank Metropolitan Activity Centre Urban Design Framework.
- Change the requirement for a dwelling in a Commercial 1 Zone to remove the permit exemption for a dwelling with a ground floor frontage greater than two metres.
- Insert a new application requirement for residential subdivision that all applications must include a table that sets out the amount of land allocated to proposed uses and expected population, dwelling and employment yields.
- Insert a new application for requirement for all subdivision that creates or changes access to a primary or secondary arterial road must be accompanied by a Traffic Impact Assessment Report.
- Insert new guidance on land and home sales signs.
- Amend the guidance on the display of promotions signs to include community uses rather than just education uses.

Schedule 3 to Clause 45.06 Development Contributions Plan Overlay

The proposed changes include:

- Application of the ordinance template as specified by the Minister for Planning in *Ministerial Direction – the Form and Content of Planning Schemes.*
- Update of references to State Government Departments and Agencies to reflect their current names.
- Exempt non-government schools and housing provided by or on the behalf of the Department of Health and Human Services from paying Development Infrastructure Levies as required by the Ministerial Direction – the Form and Content of Planning Schemes.

- Updates to the Development Infrastructure Levies payable for the four charge areas.

Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions

- The proposed changes relocate the referral provisions for land within the Metropolitan Activity Centre, within 500 metres of the former Melton Landfill, and within 440 metres of Technochem Australia to the relevant State Government Departments and Agencies. This content is currently found in Schedule 3 to Clause 37.07 Urban Growth Zone.

Schedule to Clause 72.04 Incorporated Documents

- Amend the schedule to incorporate the Toolern Precinct Structure Plan, July 2011 (Amended June 2020) and Toolern Development Contributions Plan, July 2011 (Amended June 2022).

Planning Panel

On 2 July 2024, Planning Panels Victoria appointed a three-person Planning Panel to hear and consider submissions received for Amendment C232melt. Council referred all 35 submissions received to the Planning Panel.

The Planning Panel conducted a Directions Hearing on 23 July 2024 and considered submissions at a hearing held between 26 August and 9 September 2024.

Nine of the 35 submitters requested to be heard at the Planning Panel.

Planning Panel Report

The Planning Panel issued its report to Council on 31 October 2024 (**Appendix 3**).

The Planning Panel has recommended that the amendment be adopted as exhibited subject to a series of recommended changes that are outlined in **Appendix 4.**

Council officers accept the findings of the Planning Panel and recommend that Council adopt Amendment C232melt to the Melton Planning Scheme subject to changes recommended by the Planning Panel in **Appendix 3**.

It is recommended that Council adopt Amendment C232melt to the Melton Planning Scheme subject to changes outlined in **Appendix 4** and then submit Amendment C232melt to the Minister for Planning for approval.

3. Consultation/Public Submissions

Public notice of the amendment

Amendment C231 was exhibited from 11 April – 16 May 2024 and involved letters giving notice to affected landowners and occupiers of the affected properties, relevant State government bodies and agencies and prescribed Ministers.

15,368 letters were sent to landowners and occupiers within the Toolern PSP area, the adjoining Paynes Road PSP area, and adjoining land. Each of the letters included an Explanatory Report and a brochure that explained the amendment.

Notices were also placed:

- In local newspapers, the Melton and Moorabool Star Weekly and Brimbank and Northwest Star Weekly.
- In the Government Gazette.
- On the Department of Transport and Planning's website.
- On Council's website.

Exhibition provides an opportunity where all parties affected by the planning scheme amendment can provide input. Submissions include the grounds on which the amendment is supported or opposed and indicate what changes (if any) the submitter wishes to make.

Submissions and Planning Panel

A total of 35 submissions were received in response to the amendment. At the Ordinary Meeting of Council on 24 June 2024, Council resolved to refer the 35 submissions to an Independent Planning Panel.

4. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

3. A fast growing, innovative and well-planned City

3.1 A City of 20-minute neighbourhoods.

5. Financial Considerations

The Toolern Development Contributions Plan is collecting money to acquire land and construct identified transport, and community and recreation infrastructure projects located within the Toolern PSP area.

The current Development Infrastructure Levy specified in Schedule 3 to Clause 37.07 Development Contributions Plan is collecting approximately $374.8 million (June 2021 dollars) for land acquisition and construction.

The updated land acquisition costs and construction costs attributable to the Toolern PSP area total approximately $598 million, resulting in a funding gap of approximately $223.2 million. The proposed amendment seeks to ensure that some of the $223.2 million gap can be recovered through an amended Development Infrastructure Levy. The proposed revised DIL and CIL rates will allow Council to recover approximately 79% of this funding shortfall.

Council is required to pay the statutory fees associated with the amendment process including the cost of an independent planning panel where costs will be incurred for the panel hearing, Council legal representation and Council's expert witnesses.

The costs associated with planning scheme amendments are covered by Council's operational budget.

6. Options

Council can resolve to either:

1. Adopt Planning Scheme Amendment C232melt with the changes recommended by the Planning Panel in **Appendices 3** and **4**, and submit the adopted Amendment to the Minister for Planning for approval, or
2. Abandon Amendment C232melt to the Melton Planning Scheme.

LIST OF APPENDICES

1. Toolern Development Contributions Plan DCP
2. Toolern Precinct Structure Plan PSP
3. Planning Panels Victoria Report - Amendment C232melt Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh
4. Table of recommended changes from Panel Report.

Toolern

Development Contributions Plan

July 2011
(Amended June 2025)



Victorian Planning Authority

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

CONTENTS

Amended by C232 **INTRODUCTION** 3

Amended by C232 **1.0 STRATEGIC BASIS** 5
- **1.1** PLANNING AND ENVIRONMENT ACT 1987 5
- **1.2** PRECINCT STRUCTURE PLAN 7
- **1.3** THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES 7
- **1.4** INFRASTRUCTURE PROJECT JUSTIFICATION 9

Amended by C232 **2.0 CALCULATION OF CONTRIBUTIONS** 19
- **2.1** CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS 21
- **2.2** CALCULATION OF CONTRIBUTION CHARGES 21

Amended by C232 **3.0 ADMINISTRATION AND IMPLEMENTATION** 63
- **3.1** ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN 63
- **3.2** IMPLEMENTATION STRATEGY 65

Amended by C232 **4.0 OTHER INFORMATION** 68
- **4.1** ACRONYMS 68
- **4.2** GLOSSARY 68
- **4.3** SUPPORTING INFORMATION 70

Amended by C232 **APPENDICIES**
- **Appendix 1:** Functional Layout Plans 72
- **Appendix 2:** Bridge Designs 103
- **Appendix 3:** Functional Layout Plans from the Rockbank and Paynes Road PSPs 109
- **Appendix 4:** Community Centre Concept Designs 120
- **Appendix 5:** Pavilion Concept Designs 122
- **Appendix 6:** Sporting Reserve Concept Designs 124
- **Appendix 7:** Detailed Costs Sheets 126

Amended by C232 **PLANS**
- **Plan 1:** Regional Context 4
- **Plan 2:** Future Urban Structure 6
- **Plan 3:** Charge Areas 8
- **Plan 4:** Roads and Intersections 10
- **Plan 5:** Bridges and Public Transport 12
- **Plan 6:** Community Facilities 14
- **Plan 7:** Active Recreation Facilities 16
- **Plan 8:** Land Budget 20

Amended by C232 **TABLES**
- **Table 1:** Summary Land Use Budget 23
- **Table 2:** Property Specific Land Use Budgets 24
- **Table 3:** Strategic Justification 28
- **Table 4:** Calculation of Costs 42
- **Table 5:** Schedule of Costs 48
- **Table 6:** Summary of Charges 56
- **Table 7:** Items for Direct Delivery 66

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	October 2010	Melton C84 (Part 1)	N/A
2	July 2011	Melton C84 (Part 2)	Refer to C84 (Part 2) explanatory report
3	December 2015	Melton C161	Removal of Paynes Road PSP land from Toolern PSP
4	February 2019	Melton C172	Includes Paynes Road Railway Station
5	June 2020	C207melt	Table 2: Re-insert rows inadvertently deleted by C172
6	June 2025	Melton C232	Incorporate findings from the Toolern PSP Review

This page has been intentionally left blank.

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

INTRODUCTION

Amended by C232 The *Toolern Development Contributions Plan* (DCP) has been developed to support the provision of certain specified works, services and facilities to be used by the future community of Toolern which is generally covered by the *Toolern Precinct Structure Plan* in the Melton-Caroline Springs Growth Area (Refer to Plan 1 for location). The *Toolern Precinct 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 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.

Amended by C232 This DCP will require the payment of levies to ensure that the infrastructure specified in this plan is funded to enable Melton City Council to provide the infrastructure. However, this DCP is not the sole source of funding for all infrastructure in the Toolern 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 Ministerial Direction for Development Contributions.

Amended by C232 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

The DCP document comprises four parts.

PART ONE

Amended by C232 Part 1 clearly explains the strategic basis for the Development Contributions Plan, which includes information about the *Toolern Precinct Structure Plan* and justification for the various infrastructure projects included in the Development Contributions Plan.

PART TWO

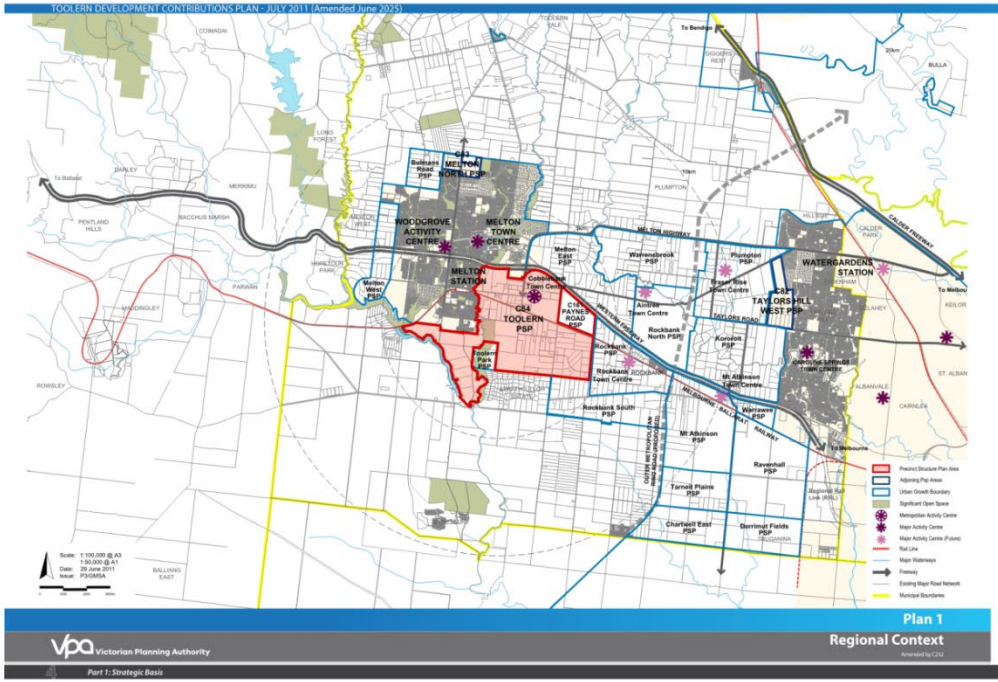
Part 2 sets out how the development contributions are calculated and costs apportioned.

PART THREE

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

PART FOUR

Part 4 provides other information.



TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

1.0 STRATEGIC BASIS

Amended by C232 The strategic basis for this DCP Plan is established by the Planning Policy Framework of the Melton Planning Scheme. Key documents are *Plan Melbourne 2017-2050*, the *Growth Corridor Plans*, the Municipal Strategic Statement, and the *Toolern Precinct Structure Plan* (and supporting documents), which set out a broad, long term vision for the sustainable development of the DCP Plan area.

Amended by C232 The *Growth Corridor Plans* 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 networks, freeways and arterial roads.

Amended by C232 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.

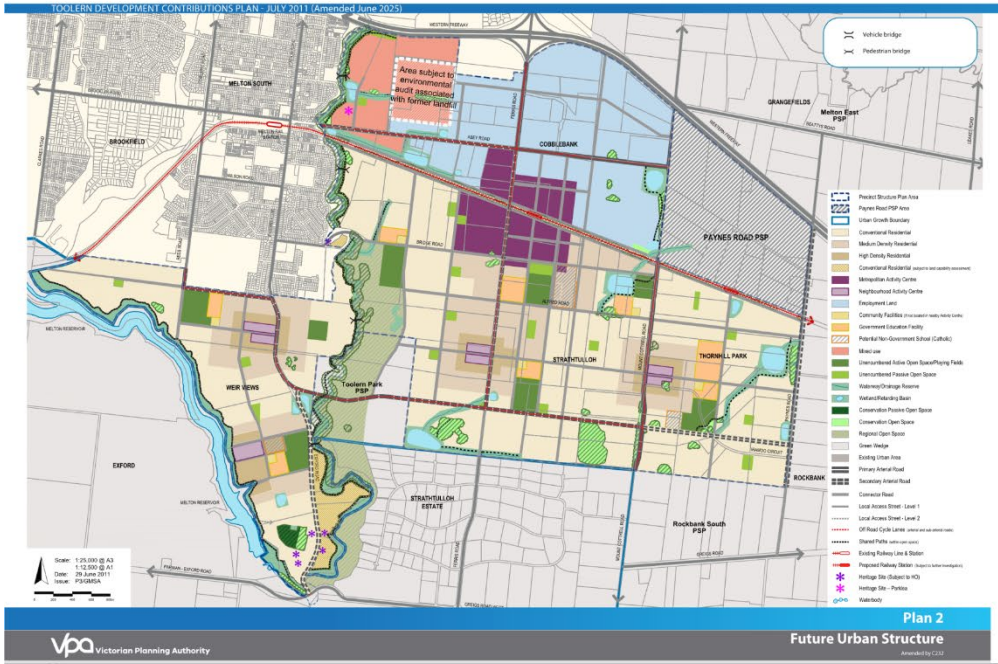
1.1 PLANNING AND ENVIRONMENT ACT 1987

Amended by C232 This DCP has been prepared in accordance with Part 3B of the *Planning and Environment Act 1987* ("the Act") and has been developed in line with the Planning Policy Framework of the Melton Planning Scheme as well as Victorian Government Guidelines.

Amended by C232 The DCP provides for the charging of a 'Development Infrastructure Levy' (DIL) pursuant to Section 46J(a) of the Act towards works, services or facilities. It also provides for the charging of a 'Community Infrastructure Levy' (CIL) pursuant to Section 46J(b) of the Act, as some items are classified as community infrastructure under the Act.

Amended by C232 This DCP forms part of the Melton Planning Scheme pursuant to Section 4GI of the Act and is an incorporated document under Clause 72.04 of the Melton Planning Scheme.

Part 1: Strategic Basis



TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

1.2 PRECINCT STRUCTURE PLAN

Amended by C232 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:

Amended by C232
- Grow by up to 68,000 people, accommodated in approximately 25,000 households; and,
- Generate up to 25,000 jobs in land uses in the Precinct Structure Plan area.

The Precinct Structure Plan establishes the future urban structure of the 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).

Amended by C232 The need for the infrastructure has been determined according to the anticipated development scenario for Toolern PSP area as described in the *Toolern Precinct Structure Plan*. The DCP emanates from the Precinct Structure Plan, as the Precinct Structure Plan provides the rationale and justification for infrastructure items that have been included within the DCP. 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 across the plan area.

1.3 THE AREA TO WHICH THE DEVELOPMENT CONTRIBUTIONS PLAN APPLIES

Amended by C232 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 Scheme.

The Precinct Structure Plan applies to approximately 2,100 hectares of land as shown in Plan 3.

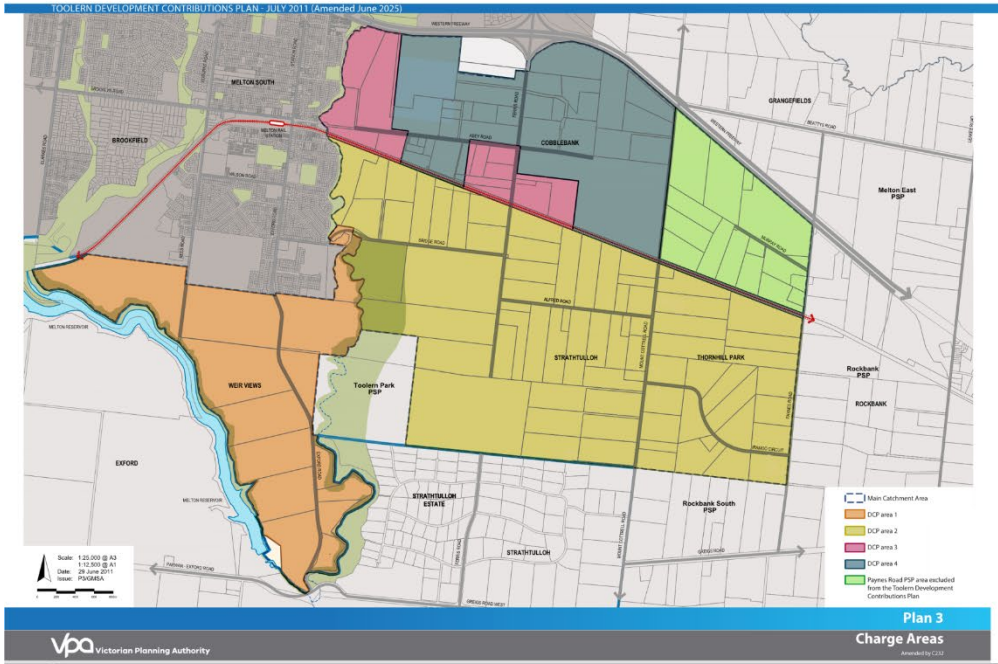
The DCP area is divided into four areas:

- Area 1
- Area 2
- Area 3
- Area 4

Amended by C232 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 will draw most of its use.

Amended by C232 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 requirement of the *Toolern Precinct Structure Plan*, an existing local development contributions plan, an agreement under Section 173 of the Act, or as a condition on an existing planning permit. Furthermore, items of local infrastructure which are normally funded by developers as part of the normal subdivisions process is not funded under this DCP. This includes for example, items such as subdivisional drainage and local roads, parts of the connector road network, intersections between 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.

Part 1: Strategic Basis



Plan 3
Charge Areas
Amended by C232

Victorian Planning Authority

1.4 INFRASTRUCTURE PROJECT JUSTIFICATION

1.4.1 INTRODUCTION

Amended by C232 The need for infrastructure has been determined according to the anticipated development scenario for Toolern PSP area as described in the *Toolern Precinct Structure Plan* and its supporting documents.

Items have been included in this DCP if they will be used to some extent 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.

Amended by C232 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 adopted in this DCP relies on the nexus principle. A new development is deemed to have a nexus with an item if it is expected to make use of that item. A summary of how each item relates to projected growth area development is set out below and individual item use catchments are identified in Table 4.

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

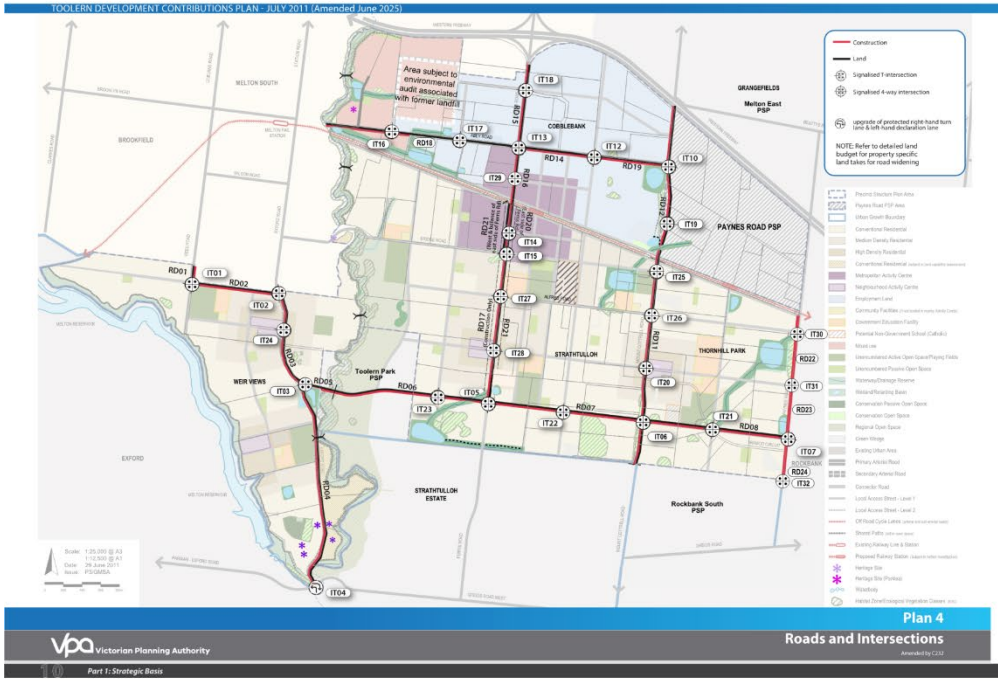
- They are essential to the health, safety and well-being of the community;
- They will be used by a broad cross-section of the community;
- Amended by C232 They reflect the vision and strategic aspirations as expressed in the *Toolern Precinct Structure Plan*; and
- They involve capital expenditure not recurrent expenditure.

1.4.2 ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

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:

- Amended by C232 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 services;
- Local pathways and connections to the regional and/or district pathway network;
- Basic levelling, water tapping and landscaping of open space;
- Amended by C232 Passive public open space reserve masterplans and any agreed associated works required by the *Toolern Precinct Structure Plan*;
- Council's plan checking and supervision costs; and
- Bus stops.

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



Plan 4
Roads and Intersections
Amended by C232

Victorian Planning Authority

INFRASTRUCTURE PROJECTS

1.4.3 TRANSPORT

Amended by C232

The key transport-related projects in the DCP are based on the transport network depicted in Plan 4 which is based on the Veitch Lister Modelling PSP, April 2009, and have been costed by Cardno, 2021.

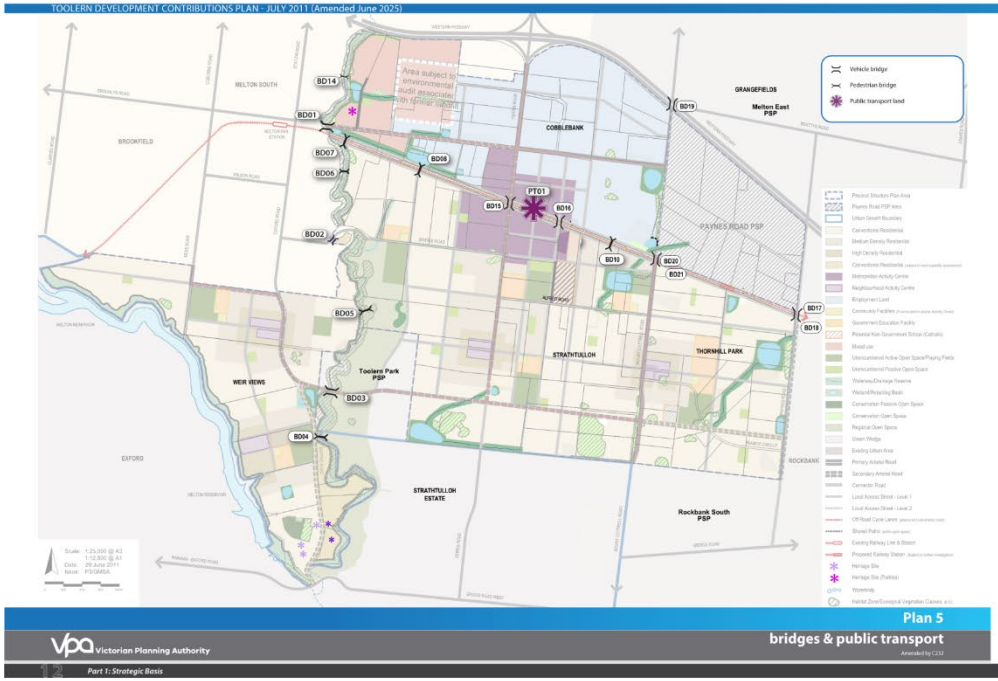
The transport projects comprise of three categories:

- Road construction and duplication including land requirements;
- Construction of major controlled intersections; and
- Bridges.

The road, intersection, and bridge projects funded by the DCP include:

Amended by C232

DCP PROJECT NUMBER	PROJECT DESCRIPTION
Road Projects	
RD01	**Rees Road: Coburns Road (PSP Boundary) to East West Arterial (IT01).** Construction of a 2-lane arterial road (interim standard) Purchase of land to increase reserve width from 20m to 34m (ultimate).
RD02	**East West Arterial: Rees Road (IT01) to Exford Road (IT02).** Construction of a 2-lane arterial road (interim layout) Purchase of land to increase reserve width from 0m to 34m (ultimate).
RD03	**Exford Road: East West Arterial (IT02) to East West Arterial (IT03).** Re-construct existing 2-lane road to provide 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m(ultimate)
RD04	**Exford Road: Exford Road (IT03) to Greigs Road (IT04).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate)
RD05	**East West Arterial: Exford Road (IT03) to Toolern Creek (BD03).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate)
RD06	**East West Arterial: Toolern Creek (BD03) to Ferris Road (IT05).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve from 0m to 34 m (ultimate)
RD07	**East West Arterial: Ferris Road (IT05) to Mount Cottrell Road (IT06).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate)
RD08	**East West Arterial: Mount Cottrell Road (IT06) to Paynes Road (IT07).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width to 0m to 45m (ultimate).
RD09	Deleted
RD10	Deleted
RD11	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary.** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).
RD12	**Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line.** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).
RD14	**Shogaki Drive: Ferris Road (IT13) to Industrial Connector Road (IT12).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 40m to 45m (ultimate).
RD15	**Ferris Road: Western Freeway to Shogaki Drive (IT13).** Construction of a 2-lane arterial road (interim layout). Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road Purchase land to increase reserve width from 34m to 45m(ultimate).
RD16	**Ferris Road: Abey Road (IT13) to Melbourne Ballarat Rail Line.** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 34m to 38m (ultimate).
RD17	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial (IT05).** Construction of a 2-lane arterial road (interim layout).
RD18	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve with from 19m to 38m (ultimate).
RD19	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10).** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 45m(ultimate).
RD20	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial (IT05).** Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30).
RD21	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial (IT05).** Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30).
RD22	**Paynes Road: Alfred Road (IT30) to East-West Connector Road 1 (IT31)** Construction of a 2-lane arterial road (interim standard).
RD23	**Paynes Road: East-West Connector Road 1 (IT31) to East West Arterial (IT07).** Construction of a 2-lane arterial road (interim standard).
RD24	**Paynes Road: East West Arterial (IT07) to East-West Connector Road 2 (IT32).** Construction of a 2-lane arterial road (interim standard).
Intersection Projects	
IT01	**Intersection: Rees Road and East West Arterial.** Construction of signalised 4-way intersection (interim standard).
IT02	**Intersection: East West Arterial and Exford Road.** Construction of signalised T-intersection (interim standard).
IT03	**Intersection: East West Arterial and East West Arterial.** Construction of signalised T-intersection (interim standard).
IT04	**Intersection: Exford Road and Greigs Road.** Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.
IT05	**Intersection: East West Arterial and Ferris Road.** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT06	**Intersection: East West Arterial and Mount Cottrell Road.** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT07	**Intersection: East West Arterial and Paynes Road.** Construction of signalised 4-way intersection (interim standard).
IT08	Deleted
IT09	Deleted
IT10	**Intersection: Mount Cottrell Road and Shogaki Drive .** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT12	**Intersection: Shogaki Drive and Collector Street.** Construction of signalised 4-way intersection (interim standard).
IT13	**Intersection: Ferris Road and Shogaki Drive.** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT14	**Intersection: Ferris Road and MAC Northern Collector Road.** Construction of signalised T-intersection (interim standard).
IT15	**Intersection: Ferris Road and Bridge Road.** Construction of signalised 4-way intersection (interim standard).
IT16	**Intersection: Abey Road and Industrial Connector Road.** Construction of signalised T-intersection (interim standard).
IT17	**Intersection: Abey Road and Bundy Drive.** Construction of signalised T-intersection (interim standard).
IT18	**Intersection: Ferris Road and Shakamaker Drive.** Construction of signalised 4-way intersection (ultimate standard).
IT19	**Intersection: Mount Cottrell Road and Murray Road.** Construction of signalised T-intersection (interim standard).
IT20	**Intersection: Mount Cottrell Road and Southern Connector Road.** Construction of signalised 4-way intersection (interim standard).
IT21	**Intersection: East West Arterial and Eastern North-South Connector Road.** Construction of signalised 4-way intersection (interim standard).
IT22	**Intersection: East West Arterial and Central North-South Connector Road.** Construction of signalised 4-way intersection (interim standard).
IT23	**Intersection: East West Arterial and Western North-South Connector Road.** Construction of signalised T-intersection (interim standard).
IT24	**Intersection: Exford Road and Connector Road.** Construction of signalised T-intersection (interim standard).
IT25	**Intersection: Mount Cottrell Road and Bridge Road.** Construction of signalised T-intersection (interim standard).
IT26	**Intersection: Mount Cottrell Road and Alfred Road.** Construction of signalised 4-way intersection (interim standard).
IT27	**Intersection: Ferris Road and Alfred Road.** Construction of signalised 4-way intersection (interim standard).
IT28	**Intersection: Ferris Road and Southern Connector Road.** Construction of signalised 4-way intersection (interim standard).



Plan 5
bridges & public transport
Amended by C232

Victorian Planning Authority

DCP PROJECT NUMBER	PROJECT DESCRIPTION
IT29	**Intersection: Ferris Road and Enterprise Street** Construction of a signalised 4-way intersection (interim standard).
IT30	**Intersection: Paynes Road and Alfred Road** Construction of a signalised 4-way intersection (interim standard).
IT31	**Intersection: Paynes Road and East-West Connector Road 1** Construction of a signalised 4-way intersection (interim standard).
IT32	**Intersection: Paynes Road and East-West Connector Road 2** Construction of a signalised 3-way intersection (interim standard).
Bridge Projects	
BD01	**Abey Road Bridge.** Construction of an arterial road bridge over the Toolern Creek.
BD02	**Bridge Road Bridge.** Construction of a connector road bridge over the Toolern Creek.
BD03	**East West Arterial Bridge.** Construction of an arterial road bridge over the Toolern Creek.
BD04	**Shared Use Pedestrian Bridge 1: Toolern Creek.** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD05	**Shared Use Pedestrian Bridge 2: Toolern Creek.** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD06	**Shared Use Pedestrian Bridge 3: Toolern Creek.** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD07	**Pedestrian Underpass 1: Melbourne Ballarat Railway.** Construction of a pedestrian underpass.
BD08	**Pedestrian Underpass 2: Melbourne Ballarat Railway.** Construction of a pedestrian underpass.
BD09	Deleted
BD10	**Pedestrian Underpass 3: Melbourne Ballarat Railway.** Construction of a pedestrian underpass.
BD11	Deleted
BD12	Deleted
BD13	Deleted
BD14	**Shared Use Pedestrian Bridge 4: Toolern Creek.** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD15	**Ferris Road Rail Overpass** Construction of a rail-road grade separation at the intersection of Ferris Road and the Melbourne-Ballarat rail corridor (interim standard).
BD16	**East Road Rail Overpass** Construction of a rail-road grade separation at the intersection of East Road and the Melbourne-Ballarat rail corridor (interim standard).
BD17	**Paynes Road Rail Overpass** Construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor (interim standard).

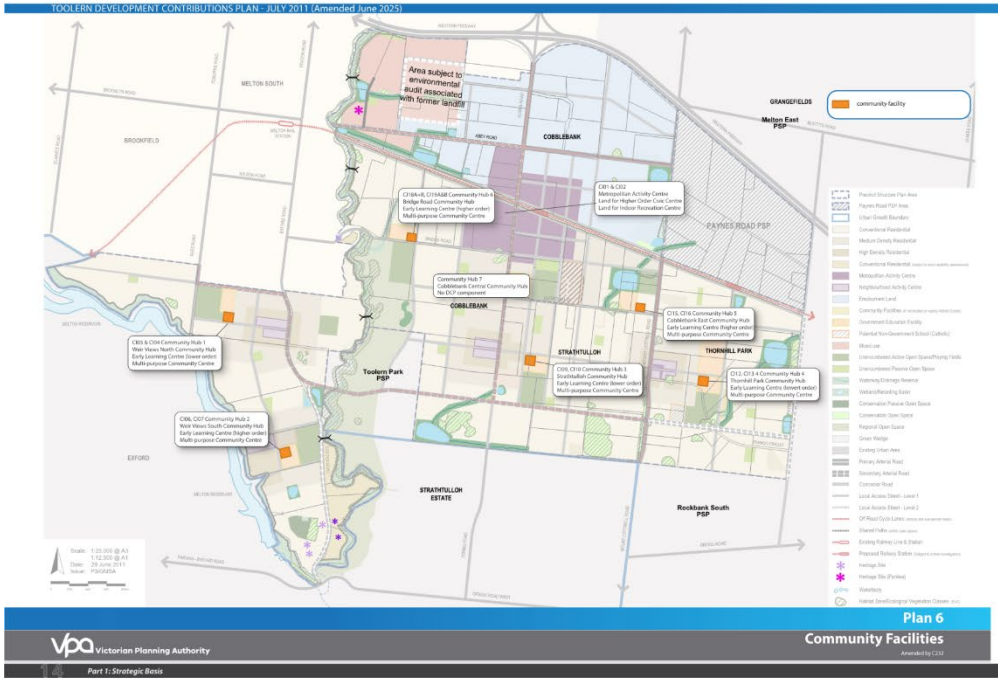
DCP PROJECT NUMBER	PROJECT DESCRIPTION
BD18	**Paynes Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Paynes Road level crossing will be closed upon completion of the construction of the Paynes Road Overpass (BD18).
BD19	**Mount Cottrell Road Freeway Interchange** Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only)
BD20	**Mount Cottrell Road Rail Overpass** Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).
BD21	**Mount Cottrell Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Mount Cottrell Road level crossing will be closed upon completion of the construction of the Mount Cottrell Road Overpass (BD20).

1.4.4 PUBLIC TRANSPORT

Amended by C232

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 Cobblebank Metropolitan Activity Centre. This will be undertaken as part of the Urban Design Framework for the Metropolitan Activity Centre.

DCP PROJECT NUMBER	PROJECT DESCRIPTION
PT01	Purchase land to provide for Local Bus Interchange (1 hectare).



Plan 6
Community Facilities
Amended by C232

1.4.5 COMMUNITY FACILITIES

Amended by C232

The needs analysis undertaken by ASR Research and City of Melton determined the requirement for a range of community facilities which are illustrated in Plan 6.

The community and indoor facility projects funded by the DCP include:

Amended by C232

DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI01	**Cobblebank Higher Order Civic Facility** Higher Order Civic Facility, including a Level 3 Community Centre, located within the Metropolitan Activity Centre
CI02	**Cobblebank Indoor Recreation Centre** Indoor Recreation Centre located within the Metropolitan Activity Centre.
CI03	**Weir Views North Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 1 - early childhood rooms component - including kindergarten and maternal health.
CI04	**Weir Views North Community Centre** onstruction of a multi-purpose community centre (Level 1) in Community Hub 1 - community rooms component.
CI05	Deleted
CI06	**Weir Views South Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 2 - early childhood rooms component - including kindergarten and maternal health.
CI07	**Weir Views South Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 2 - community rooms component.
CI08	Deleted
CI09	**Strathtulloh Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 3 - early childhood rooms component - including kindergarten and maternal health.
CI10	**Strathtulloh Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 3 - community rooms component.
CI11	Deleted
CI12	**Thornhill Park Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 4 - early childhood rooms component - including kindergarten and maternal health.
CI13	**Thornhill Park Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 4 - community rooms component.

DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI14	Deleted
CI15	**Cobblebank East Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 5 - early childhood rooms component - including kindergarten and maternal health.
CI16	**Cobblebank East Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 5 - community rooms component.
CI17	Deleted
CI18A	**Bridge Road Community Centre.** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 2 contribution (60%)
CI18B	**Bridge Road Community Centre.** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 3 contribution (40%)
CI19A	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 2 Contribution (60%)
CI19B	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 3 Contribution (40%)
CI20	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - community rooms component



1.4.6 ACTIVE RECREATION

The analysis undertaken by ASR Research and City 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 Plan 7.

The active recreation projects funded by the DCP include:

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR01	**Weir Views North Sports Reserve** Construction of a sports reserve in Community Hub 1 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ - Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure
AR02	**Weir Views North Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure
AR03	**Weir Views East Sports Reserve** Construction of a sports reserve incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ
AR04	**Weir Views East Sports Reserve Pavilion** Construction of a pavilion, including all building works, landscaping, and related infrastructure
AR05	**Weir Views South Sports Reserve** Construction of a sports reserve in Community Hub 2 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ
AR06	**Weir Views South Sports Reserve** Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure
AR07	**Strathtulloh Sports Reserve** Construction of a sports reserve in Community Hub 3 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ
AR08	**Strathtulloh Sports Reserve Pavilion** Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR09	**Thornhill Park Sports Reserve** Construction of a sports reserve in Community Hub 4 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ - Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure
AR10	**Thornhill Park Sports Reserve Pavilion** Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure
AR11	**Cobblebank East Sports Reserve** Construction of a sports reserve in Community Hub 5 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ
AR12	**Cobblebank East Sports Reserve Pavilion** Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure
AR13	**Cobblebank Central Sports Reserve** Construction of a sports reserve in Community Hub 7 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ
AR14	**Cobblebank Central Sports Reserve Pavilion** Construction of a pavilion in Community Hub 7, including all building works, landscaping and related infrastructure
AR15A	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ - Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 2 Contribution (60%)

DCP PROJECT NUMBER	PROJECT DESCRIPTION
AR15B	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ - Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 3 Contribution (40%)
AR16	**Bridge Road Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure
OS01	**Weir Views North Sports Reserve** Purchase of 9.83 hectares of land for active open space for AR01 and AR02
OS02	**Weir Views East Sports Reserve** Purchase of 4.00 hectares of land for active open space for AR03 and AR04
OS03	**Weir Views South Sports Reserve** Purchase of 8.96 hectares of land for active open space for AR05 and AR06
OS04	**Strathtulloh Sports Reserve** Purchase of 8.62 hectares of land for active open space for AR07 and AR08
OS05	**Thornhill Park Sports Reserve** Purchase of 8.69 hectares of land for active open space for AR09 and AR10
OS06	**Cobblebank East Sports Reserve** Purchase of 4.56 hectares of land for active open space for AR11 and AR12
OS07	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 2 Contributions (60%)
OS08	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 3 Contributions (40%)
OS09	**Cobblebank MAC Open Space** Purchase of 1.0 hectare for Metropolitan Activity Centre Public Open Space

1.4.7 STRATEGIC PLANNING

Funding for the preparation of the Precinct Structure Plan and DCP was made available up front by the Council. This funding, totalling $1.25 million, has been included in the DCP so that the burden of providing advance funding is shared equitably over the area benefiting from the project which is covered by this DCP.

1.4.8 PROJECT TIMING

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 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.

1.4.9 DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

Amended by C232

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.

Amended by C232

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 Environment 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.

The following infrastructure projects are community infrastructure:

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

DCP PROJECT NUMBER	PROJECT DESCRIPTION
CI04	**Weir Views North Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 1 - community rooms component.
CI07	**Weir Views South Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 2 - community rooms component.
CI10	**Strathtulloh Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 3 - community rooms component.
CI13	**Thornhill Park Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 4 - community rooms component.
CI16	**Cobblebank East Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 5 - community rooms component.
CI20	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - community rooms component.
AR02	**Weir Views North Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure
AR04	**Weir Views East Sports Reserve Pavilion** Construction of a pavilion, including all building works, landscaping, and related infrastructure
AR06	**Weir Views South Sports Reserve Pavilion** Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure
AR08	**Strathtulloh Sports Reserve Pavilion** Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure
AR10	**Thornhill Park Sports Reserve Pavilion** Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure
AR12	**Cobblebank East Sports Reserve Pavilion** Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure
AR14	**Cobblebank Central Sports Reserve Pavilion** Construction of a pavilion in Community Hub 7, including all building works, landscaping, and related infrastructure
AR16	**Bridge Road Sports Reserve Pavilion** Construction of a pavilion in Community Hub 6, including all building works, landscaping, and related infrastructure

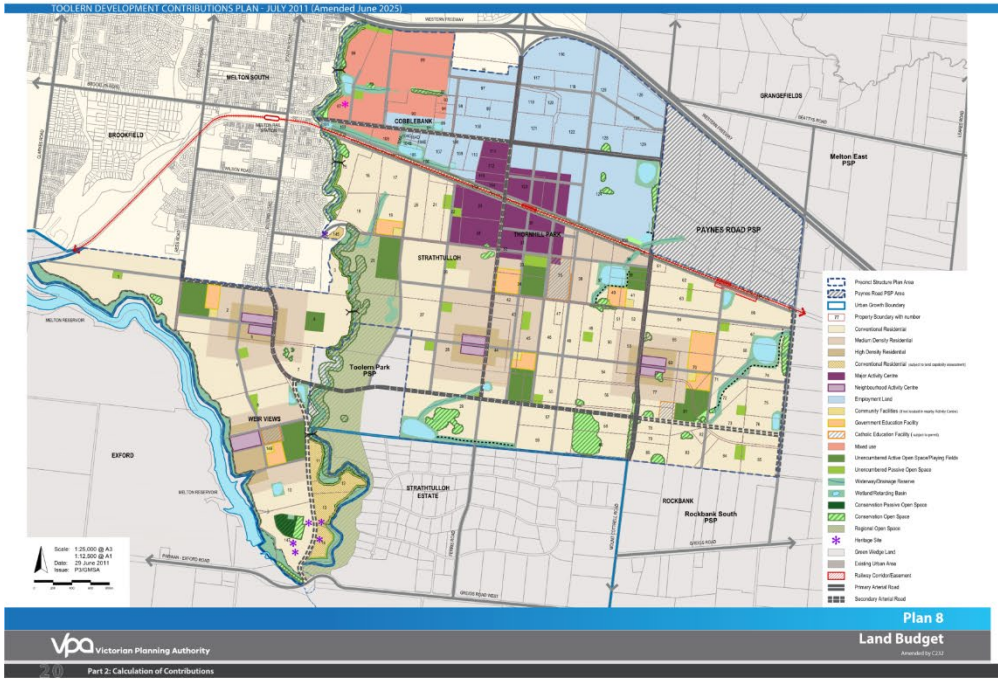
TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

2.0 CALCULATION OF CONTRIBUTIONS

While Part 1 of this DCP sets out the strategic basis for this DCP and identifies infrastructure items to be funded included in the DCP, Part 2 focuses on the calculation of contributions and apportionment of costs.

The general cost apportionment method includes the following steps:

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



Plan 8
Land Budget
Amended by C232

Victorian Planning Authority

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

2.1 CALCULATION OF NET DEVELOPABLE AREA AND DEMAND UNITS

2.1.1 INTRODUCTION

Amended by C232

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 *Toolern 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 facilities, 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

Amended by C232

Tables 1 and 2 provide a detailed land budget for the entire *Toolern Precinct Structure Plan*. The land budget is calculated for the precinct 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 dollars 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

Amended by C232

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

CALCULATION OF CONSTRUCTION COSTS

Amended by C232

Road, intersection, and shared path construction costs have been estimated by Cardno and Melton City Council (detailed project cost sheets can be obtained from the Melton City Council).

Amended by C232

All sports field and community building construction costs have been estimated by ASR Research in consultation with Melton City 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 Toolern Precinct Structure Plan area. Table 4 quantifies any external demand (as 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 DCP 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 provision of the identified infrastructure item. Put simply, this is the total cost of the item (after deducting other funding sources and making allowance for any external demand), divided by total development units (existing and proposed) within its catchment, and then aggregated for all items used by a new development.

If a new development is not in the catchment for a particular item, it 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 sources.

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

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.

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

The charges for new development are different in each of these areas as they ensure new development pays an appropriate share towards the items 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 1 and 2.

The 'per net developable hectare' contributions will not and must not be 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 Land Budget in Table 2.

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 and Detailed Land Budget and associated tables. Table 2 should be used to determine the number of developable hectares (for DCP purposes) on individual parcels.

Part 2: Calculation of Contributions

2.2.5 CHARGE AREAS

Amended by C232 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 Metropolitan 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 community and active recreation items.

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

NON-GOVERNMENT SCHOOLS

Amended by C232 The development of land for a non-government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the DCP.

2.2.6 TOTAL CONTRIBUTIONS PAYABLE BY CHARGE AREA AND DEVELOPMENT TYPE

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

Development infrastructure levies and community infrastructure levies must not be imposed on development of land for housing provided by or on behalf of the Department of Families, Fairness and Housing.

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

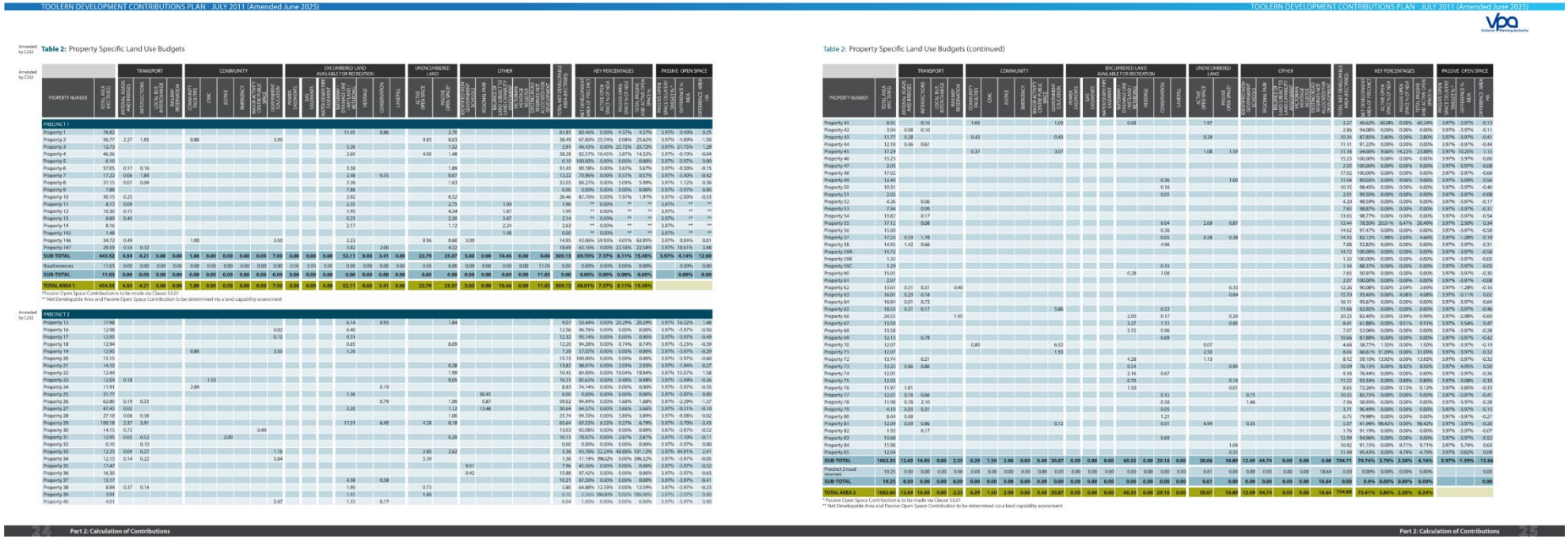
Amended by C232 Table 6 shows the quantum of funds to be contributed by each Charge Area towards each infrastructure project. This adds up to the total amount of funds recoverable under the DCP. Table 6 sets out a summary of costs for each charge area.

Amended by C232 **Table 1:** Summary Land Use Budget

Amended by C232

DESCRIPTION	RESIDENTIAL AREA 1			RESIDENTIAL AREA 2			RESIDENTIAL AREA 3			TOTAL RESIDENTIAL PRECINCT			EMPLOYMENT AREA			Total Precinct		
	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA
TOTAL PRECINCT AREA (including existing road reserves)	**454.55**	**21.7%**	**20.1%**	**1,082.60**	**51.8%**	**51.7%**	**131.47**	**6.3%**	**5.7%**	**1,668.62**	**79.8%**	**77.6%**	**422.07**	**20.2%**	**22.4%**	**2,090.69**	**100.0%**	**100.0%**
TRANSPORT																		
Arterial Roads and Bridges	4.54	1.00%	1.47%	12.69	1.17%	1.60%	0.80	0.61%	0.91%	18.03	1.08%	1.51%	3.63	0.86%	1.05%	21.66	1.04%	1.41%
Intersections	4.21	0.93%	1.36%	16.85	1.56%	2.12%	0.30	0.23%	0.34%	21.36	1.28%	1.79%	4.20	1.00%	1.22%	25.56	1.22%	1.66%
Local Bus Interchange	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.14%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.07%
Railway Corridors / Easements	0.00	0.00%	0.00%	2.35	0.22%	0.30%	8.05	6.12%	9.15%	10.40	0.62%	0.87%	13.09	3.10%	3.80%	23.49	1.12%	1.53%
SUBTOTAL	**8.75**	**1.92%**	**2.83%**	**31.89**	**2.95%**	**4.01%**	**10.15**	**7.72%**	**11.54%**	**50.79**	**3.04%**	**4.26%**	**20.92**	**4.96%**	**6.07%**	**71.71**	**3.43%**	**4.67%**
COMMUNITY FACILITIES																		
Community Services Facilities	1.80	0.40%	0.58%	6.29	0.58%	0.79%	0.00	0.00%	0.00%	8.09	0.48%	0.68%	0.00	0.00%	0.00%	8.09	0.39%	0.53%
Civic	0.00	0.00%	0.00%	1.50	0.14%	0.19%	0.00	0.00%	0.00%	1.50	0.09%	0.13%	0.00	0.00%	0.00%	1.50	0.07%	0.10%
Justice	0.00	0.00%	0.00%	2.00	0.18%	0.25%	0.00	0.00%	0.00%	2.00	0.12%	0.17%	0.00	0.00%	0.00%	2.00	0.10%	0.13%
Major Activity Centre Public Space	0.00	0.00%	0.00%	0.40	0.04%	0.05%	0.00	0.00%	0.00%	0.40	0.02%	0.03%	0.00	0.00%	0.00%	0.40	0.02%	0.03%
Emergency	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.14%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.07%
SUBTOTAL	**1.80**	**0.40%**	**0.58%**	**10.19**	**0.94%**	**1.28%**	**1.00**	**0.76%**	**1.14%**	**12.99**	**0.78%**	**1.09%**	**0.00**	**0.00%**	**0.00%**	**12.99**	**0.62%**	**0.85%**
GOVERNMENT EDUCATION																		
Government Schools	7.00	1.54%	2.26%	30.87	2.85%	3.88%	0.00	0.00%	0.00%	37.87	2.27%	3.18%	0.00	0.00%	0.00%	37.87	1.81%	2.46%
SUBTOTAL	**7.00**	**1.54%**	**2.26%**	**30.87**	**2.85%**	**3.88%**	**0.00**	**0.00%**	**0.00%**	**37.87**	**2.27%**	**3.18%**	**0.00**	**0.00%**	**0.00%**	**37.87**	**1.81%**	**2.46%**
OPEN SPACE																		
ENCUMBERED LAND AVAILABLE FOR RECREATION																		
Power Easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Gas Easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Water / Sewer Pipe Easement	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Waterway / Drainage Line / Wetland / Retarding	52.11	11.46%	16.86%	60.35	5.57%	7.59%	15.81	12.03%	17.98%	128.27	7.69%	10.76%	17.55	4.16%	5.09%	145.82	6.97%	9.49%
Heritage	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.06	0.81%	1.21%	1.06	0.06%	0.09%	0.00	0.00%	0.00%	1.06	0.05%	0.07%
Conservation	3.41	0.75%	1.10%	29.16	2.69%	3.67%	1.25	0.95%	1.42%	33.82	2.03%	2.84%	4.90	1.16%	1.42%	38.72	1.85%	2.52%
Landfill	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	21.82	5.17%	6.33%	21.82	1.04%	1.42%
SUBTOTAL	**55.52**	**12.21%**	**17.96%**	**89.51**	**8.27%**	**11.26%**	**18.12**	**13.78%**	**20.66%**	**163.15**	**9.78%**	**13.69%**	**44.27**	**10.49%**	**12.85%**	**207.42**	**9.92%**	**13.50%**
UNENCUMBERED LAND AVAILABLE FOR RECREATION																		
Active Open Space	22.79	5.0%	7.37%	30.67	2.8%	3.86%	0.00	0.00%	0.00%	53.46	3.20%	4.49%	0.00	0.00%	0.00%	53.46	2.56%	3.48%
Passive Open Space	25.07	5.5%	8.11%	18.89	1.7%	2.38%	4.21	3.20%	4.79%	48.17	2.89%	4.04%	0.00	0.00%	0.00%	48.17	2.30%	3.14%
SUBTOTAL OPEN SPACE	**47.86**	**10.5%**	**15.48%**	**49.56**	**4.6%**	**6.24%**	**4.21**	**3.20%**	**4.79%**	**101.63**	**6.09%**	**8.53%**	**0.00**	**0.00%**	**0.00%**	**101.63**	**4.86%**	**6.61%**
Other - Regional Park	0.00	0.0%	0.00%	44.74	4.1%	5.63%	0.00	0.00%	0.00%	44.74	2.7%	3.75%	0.00	0.00%	0.00%	44.74	2.14%	2.91%
SUBTOTAL REGIONAL OPEN SPACE	**0.00**	**0.0%**	**0.00%**	**44.74**	**4.1%**	**5.63%**	**0.00**	**0.00%**	**0.00%**	**44.74**	**2.7%**	**3.75%**	**0.00**	**0.00%**	**0.00%**	**44.74**	**2.14%**	**2.91%**
OTHER																		
Existing Road Reserves	11.03	2.43%	3.57%	18.64	1.72%	2.35%	10.04	7.64%	11.42%	39.71	2.38%	3.33%	12.29	2.91%	3.57%	52.00	2.49%	3.38%
Balance of Land subject to Land Capability Assessment	10.46	2.30%	3.38%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	10.46	0.63%	0.88%	0.00	0.00%	0.00%	10.46	0.50%	0.68%
Identified Non-Government Schools	3.00	0.66%	0.97%	12.49	1.15%	1.57%	0.00	0.00%	0.00%	15.49	0.93%	1.30%	0.00	0.00%	0.00%	15.49	0.74%	1.01%
SUBTOTAL	**24.49**	**5.39%**	**7.92%**	**31.13**	**2.88%**	**3.92%**	**10.04**	**7.64%**	**11.42%**	**65.66**	**3.93%**	**5.51%**	**12.29**	**2.91%**	**3.57%**	**77.95**	**3.73%**	**5.07%**
NET DEVELOPABLE AREA (NDA) Ha	**309.13**	**68.01%**	**47.0%**	**794.71**	**73.41%**	**36.2%**	**87.95**	**66.90%**	**49.5%**	**1191.79**	**71.42%**	**40.0%**	**344.59**	**81.64%**	**22.5%**	**1536.38**	**73.49%**	**36.1%**

Part 2: Calculation of Contributions



TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Amended by C232

Table 2: Property Specific Land Use Budgets

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY							ENCUMBERED LAND AVAILABLE FOR RECREATION									UNENCUMBERED LAND		OTHER						TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES						PASSIVE OPEN SPACE		
		ARTERIAL ROAD (ARTERIAL ROAD BRIDGE)	INTERSECTIONS	LOCAL BUS INTERCHANGE	BUS RAMP/ BUS PLATFORM	COMMUNITY FACILITIES	CMC	JUSTICE	EMERGENCY	GOVERNMENT SCHOOL (PRIMARY)	GOVERNMENT SCHOOL (SECONDARY)	CATHOLIC SCHOOL	WATERWAY/DRAINAGE CORRIDOR	DRAINAGE RESERVE (RETARDING)	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	REGIONAL PARK	ELECTRICITY TRANSMISSION EASEMENT	LAND DIRECTLY TO BE ACQUIRED BY GOVERNMENT AGENCY	RESIDUE ENCUMBERED LAND	ESTIMATED ENCUMBERED LAND TO BE ACQUIRED BY COUNCIL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	REGIONAL PARK	ELECTRICITY TRANSMISSION EASEMENT	LAND DIRECTLY TO BE ACQUIRED BY GOVERNMENT AGENCY	RESIDUE ENCUMBERED LAND		NET DEVELOPABLE AREA (HECTARES)	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	TOTAL PASSIVE OPEN SPACE	DIFFERENCE %	DIFFERENCE HA	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	TOTAL PASSIVE OPEN SPACE
PRECINCT 1																																						
Property 1	76.82														11.45	0.86			2.78											61.81	80.46%	0.00%	4.37%	4.37%	3.97%	0.40%	0.25		
Property 2	56.77	2.27	1.85			0.80						3.50							9.83	0.03										38.49	67.80%	25.54%	0.08%	25.62%	3.97%	-3.89%	-1.50		
Property 3	12.73														5.30				1.52											5.91	46.43%	0.00%	25.72%	25.72%	3.97%	21.75%	1.29		
Property 4	46.36														2.60				4.00	1.48										38.28	82.57%	10.45%	3.82%	14.12%	3.97%	-0.19%	-0.04		
Property 5	8.10																													8.10	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00		
Property 6	57.05	0.17	0.16												3.38					1.89										51.45	90.18%	0.00%	3.67%	3.67%	3.97%	-0.30%	-0.15		
Property 7	17.22	0.06	1.84												2.48		0.55			0.07										13.22	70.95%	0.00%	0.57%	0.57%	3.97%	-3.40%	-0.42		
Property 8	37.15	0.07	0.04												3.36					1.63										32.05	86.27%	0.00%	5.09%	5.09%	3.97%	1.12%	0.36		
Property 9	7.88														7.88															0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00		
Property 10	30.15	0.23													2.92					0.52										26.46	87.76%	0.00%	1.97%	1.97%	3.97%	-2.00%	-0.53		
Property 11	8.15	0.09													2.35					2.75			1.00							1.96	**	0.00%	**	**	3.97%	**	**		
Property 12	10.30	0.15													1.95					4.34			1.87							1.99	**	0.00%	**	**	3.97%	**	**		
Property 13	8.89	0.45													0.23					2.20			3.87							2.14	**	0.00%	**	**	3.97%	**	**		
Property 14	8.16														2.17					1.12			2.24							2.63	**	0.00%	**	**	3.97%	**	**		
Property 145	1.48																						1.48							0.00	**	0.00%	**	**	3.97%	**	**		
Property 146	34.72	0.49				1.00						3.50			2.22				8.96	0.60	3.00									14.95	43.06%	59.93%	4.01%	63.95%	3.97%	0.04%	0.01		
Property 147	29.59	0.54	0.32												3.82	2.00				4.22										18.69	63.16%	0.00%	22.58%	22.58%	3.97%	18.61%	3.48		
SUB-TOTAL	**443.52**	**4.54**	**4.21**	**0.00**	**0.00**	**1.80**	**0.00**	**0.00**	**0.00**	**0.00**	**7.00**	**0.00**	**0.00**	**0.00**	**52.11**	**0.00**	**3.41**	**0.00**	**22.79**	**25.07**	**3.00**	**0.00**	**10.46**	**0.00**	**0.00**	**309.13**	**69.70%**	**7.37%**	**8.11%**	**15.48%**	**3.97%**	**4.14%**	**12.80**					
Road reserves	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.03	0.00	0.00%	0.00%	0.00%	0.00%		0.00%	0.00				
SUB-TOTAL	**11.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**11.03**	**0.00**	**0.00%**	**0.00%**	**0.00%**	**0.00%**		**0.00%**	**0.00**				
TOTAL AREA 1	**454.55**	**4.54**	**4.21**	**0.00**	**0.00**	**1.80**	**0.00**	**0.00**	**0.00**	**0.00**	**7.00**	**0.00**	**0.00**	**0.00**	**52.11**	**0.00**	**3.41**	**0.00**	**22.79**	**25.07**	**3.00**	**0.00**	**10.46**	**0.00**	**0.00**	**309.13**	**68.01%**	**7.37%**	**8.11%**	**15.48%**								

*Passive Open Space Contribution is to be made via Clause 53.01

** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Amended by C232

PRECINCT 2

Property 15	17.98														6.14	0.93			1.84											9.07	50.44%	0.00%	20.29%	20.29%	3.97%	16.32%	1.48		
Property 16	12.98											0.02			0.40															12.56	96.76%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.50		
Property 17	12.95											0.12			0.51															12.32	95.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.49		
Property 18	12.94														0.65					0.09										12.20	94.28%	0.00%	0.74%	0.74%	3.97%	-3.23%	-0.39		
Property 19	12.95					0.80						3.50			1.26															7.39	57.07%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.29		
Property 20	15.15																													15.15	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60		
Property 21	14.50																			0.28										13.82	96.01%	0.00%	2.03%	2.03%	3.97%	-1.94%	-0.27		
Property 22	12.44																			1.99										10.45	84.00%	0.00%	19.04%	19.04%	3.97%	15.07%	1.58		
Property 23	12.04	0.18					1.50													0.05										10.31	85.63%	0.00%	0.48%	0.48%	3.97%	-3.49%	-0.36		
Property 24	11.91					2.89												0.19												8.83	74.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.35		
Property 25	31.77														1.36							30.41								0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00		
Property 26	62.80	0.19	0.33													0.79				1.00		0.87								59.62	94.94%	0.00%	1.68%	1.68%	3.97%	-2.29%	-1.37		
Property 27	47.45	0.03													2.20					1.13		13.46								30.64	64.57%	0.00%	3.66%	3.66%	3.97%	-0.31%	-0.10		
Property 28	27.18	0.06	0.38																	1.00										25.74	94.70%	0.00%	3.89%	3.89%	3.97%	-0.08%	-0.02		
Property 29	100.18	2.37	3.91												17.31	6.49			4.28	8.18										65.64	65.53%	6.32%	0.27%	6.79%	3.97%	-3.79%	-2.43		
Property 30	14.15	0.72										0.40																		13.03	92.08%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.52		
Property 31	12.95	0.03	0.52				2.00													0.29										10.11	78.07%	0.00%	2.87%	2.87%	3.97%	-1.10%	-0.11		
Property 32	0.10		0.10																											0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00		
Property 33	12.25	0.04	0.27									1.16							2.80	2.62										5.36	43.76%	52.24%	48.88%	101.12%	3.97%	44.91%	2.41		
Property 34	12.15	0.14	0.22									5.04							5.39											1.36	11.19%	396.32%	0.00%	396.32%	3.97%	-3.97%	-0.35		
Property 35	17.47																					9.51								7.96	45.56%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.32		
Property 36	16.30																					0.42								15.88	97.42%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.63		
Property 37	15.17														4.38	0.38														10.21	67.30%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.41		
Property 38	8.94	0.37	0.14												1.90				0.73											5.80	64.88%	12.59%	0.00%	12.59%	3.97%	-3.97%	-0.23		
Property 39	3.91														1.95				1.86											0.10	2.56%	186.06%	0.00%	186.06%	3.97%	-3.97%	0.00		
Property 40	4.01											2.47			1.33	0.17														0.04	1.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00		

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

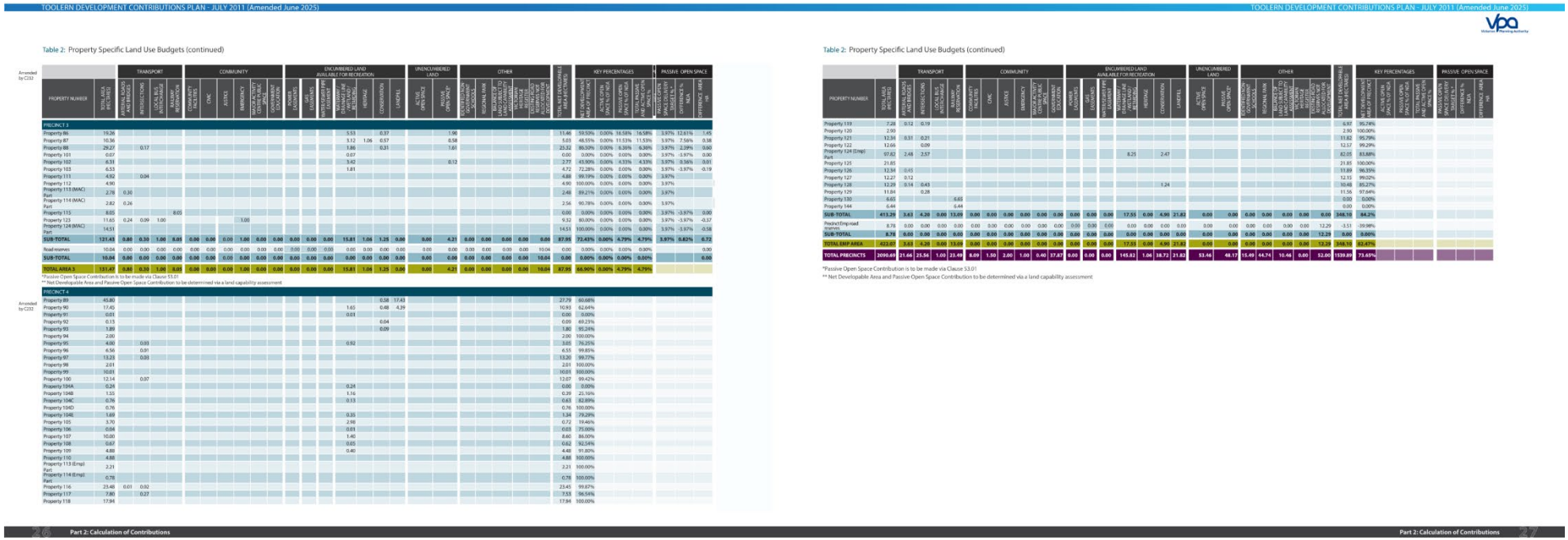
Table 2: Property Specific Land Use Budgets (continued)

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY							ENCUMBERED LAND AVAILABLE FOR RECREATION									UNENCUMBERED LAND		OTHER						TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES						PASSIVE OPEN SPACE		
		ARTERIAL ROAD (ARTERIAL ROAD BRIDGE)	INTERSECTIONS	LOCAL BUS INTERCHANGE	BUS RAMP/ BUS PLATFORM	COMMUNITY FACILITIES	CMC	JUSTICE	EMERGENCY	GOVERNMENT SCHOOL (PRIMARY)	GOVERNMENT SCHOOL (SECONDARY)	CATHOLIC SCHOOL	WATERWAY/DRAINAGE CORRIDOR	DRAINAGE RESERVE (RETARDING)	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	REGIONAL PARK	ELECTRICITY TRANSMISSION EASEMENT	LAND DIRECTLY TO BE ACQUIRED BY GOVERNMENT AGENCY	RESIDUE ENCUMBERED LAND	ESTIMATED ENCUMBERED LAND TO BE ACQUIRED BY COUNCIL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	REGIONAL PARK	ELECTRICITY TRANSMISSION EASEMENT	LAND DIRECTLY TO BE ACQUIRED BY GOVERNMENT AGENCY	RESIDUE ENCUMBERED LAND		NET DEVELOPABLE AREA (HECTARES)	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	TOTAL PASSIVE OPEN SPACE	DIFFERENCE %	DIFFERENCE HA	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	TOTAL PASSIVE OPEN SPACE
Property 41	8.05																			1.03										3.27	40.62%	60.24%	0.00%	60.24%	3.97%	-3.97%	-0.13		
Property 42	3.04	0.08	0.10																											2.86	94.08%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.11		
Property 43	11.77	0.28													0.43					0.43										10.34	87.85%	2.80%	0.00%	2.80%	3.97%	-3.97%	-0.41		
Property 44	12.18	0.46	0.61																											11.11	91.22%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.44		
Property 45	17.29														0.37					3.07										11.18	64.66%	9.66%	14.22%	23.88%	3.97%	19.25%	1.15		
Property 46	15.23																													15.23	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60		
Property 47	2.03																													2.03	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08		
Property 48	17.02																													17.02	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.68		
Property 49	12.40																			0.36										11.04	89.03%	0.00%	9.96%	9.96%	3.97%	5.99%	0.56		
Property 50	10.31																			0.16										10.15	98.45%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.40		
Property 51	2.02																			0.01										2.01	99.50%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08		
Property 52	4.26		0.06																											4.20	98.59%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.17		
Property 53	7.94		0.09																											7.85	98.87%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.31		
Property 54	13.82		0.17																											13.65	98.77%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.54		
Property 55	17.12		0.08																	0.04										12.44	78.50%	20.01%	6.47%	26.49%	3.97%	2.50%	0.34		
Property 56	15.00																			0.38										14.62	97.47%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58		
Property 57	17.23	0.59	1.78																	0.05										14.15	82.12%	1.98%	2.69%	4.66%	3.97%	-1.28%	-0.18		
Property 58	14.92	1.42	0.66																	4.96										7.88	52.82%	0.00%	0.00%	0.00%	3.97%	3.97%	0.31		
Property 59A	14.72																													14.72	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58		
Property 59B	1.33																													1.33	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05		
Property 59C	1.29																			0.15										1.14	88.37%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05		
Property 60	15.01																			7.08										7.65	50.97%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.30		
Property 61	2.07																													2.07	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08		
Property 62	13.61	0.31	0.31		0.40																									12.26	90.08%	0.00%	2.69%	2.69%	3.97%	-1.28%	-0.16		
Property 63	16.83	0.29	0.58																											15.70	93.60%	0.00%	4.08%	4.08%	3.97%	0.11%	0.02		
Property 64	16.84	0.01	0.72																											16.11	95.67%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.64		
Property 65	18.53	0.31	0.17																	5.86										11.68	62.92%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.46		
Property 66	24.55				1.95																									20.23	82.40%	0.00%	0.99%	0.99%	3.97%	-2.98%	-0.60		
Property 67	13.59																													8.41	61.88%	0.00%	9.51%	9.51%	3.97%	5.54%	0.47		
Property 68	13.58																													7.07	52.06%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28		
Property 69	12.13		0.78																	0.69										10.65	87.88%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.42		
Property 70	12.07														0.80					6.52										4.68	38.77%	1.50%	0.00%	1.50%	3.97%	-3.97%	-0.19		
Property 71	12.07																			1.53										8.04	66.61%	31.09%	0.00%	31.09%	3.97%	3.97%	-0.32		
Property 72	13.74		0.21																											8.12	59.10%	13.92%	0.00%	13.92%	3.97%	-3.97%	-0.32		
Property 73	13.25	0.86	0.86																											10.09	76.15%	0.00%	8.92%	8.92%	3.97%	4.95%	0.50		
Property 74	12.01																													9.18	76.44%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.36		
Property 75	12.02																													11.22	93.34%	0.00%	0.89%	0.89%	3.97%	-3.08%	-0.35		
Property 76	11.97	1.81																												8.65	72.26%	0.00%	0.12%	0.12%	3.97%	-3.85%	-0.33		
Property 77	12.07	0.16	0.66																											10.35	85.75%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.41		
Property 78	11.98	0.78	2.10																											7.06	58.93%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28		
Property 79	4.10	0.03	0.31																											3.71	90.49%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.15		
Property 80	8.64	0.48																												6.75	79.98%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.27		
Property 81	12.09	0.69	0.86																	0.12										5.07	41.94%	98.42%	0.00%	98.42%	3.97%	-3.97%	-0.20		
Property 82	1.93		0.17																											1.76	91.19%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.07		
Property 83	13.68																			0.69										12.99	94.96%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.52		
Property 84	11.98																													10.92	91.15%	0.00%	9.71%	9.71%	3.97%	5.74%	0.63		
Property 85	12.04																													11.69	95.43%	0.00%	4.79%	4.79%	3.97%	0.82%	0.09		
SUB-TOTAL	**1663.35**	**12.69**	**16.85**	**0.00**	**2.35**	**6.29**	**1.50**	**2.00**	**0.00**	**0.40**	**30.87**	**0.00**	**0.00**	**0.00**	**60.35**	**0.00**	**29.16**	**0.00**	**30.06**	**18.89**	**12.49**	**44.74**	**0.00**	**0.00**	**0.00**	**794.71**	**74.74%**	**3.79%**	**2.38%**	**6.16%**	**3.97%**	**-1.59%**	**-12.66**					
Precinct 2 road reserves	19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	18.64	0.00	0.00%	0.00%	0.00%	0.00%		0.00%	0.00				
SUB-TOTAL	**19.25**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.61**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**18.64**	**0.00**	**0.0%**	**0.00%**	**0.00%**	**0.00%**			**0.00**				
TOTAL AREA 2	**1682.60**	**12.69**	**16.85**	**0.00**	**2.35**	**6.29**	**1.50**	**2.00**	**0.00**	**0.40**	**30.87**	**0.00**	**0.00**	**0.00**	**60.35**	**0.00**	**29.16**	**0.00**	**30.67**	**18.89**	**12.49**	**44.74**	**0.00**	**0.00**	**18.64**	**794.89**	**73.41%**	**3.86%**	**2.38%**	**6.24%**								

* Passive Open Space Contribution is to be made via Clause 53.01

** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Part 2: Calculation of Contributions



TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 2: Property Specific Land Use Budgets (continued)

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION								UNENCUMBERED LAND		OTHER							TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES			PASSIVE OPEN SPACE			
		ARTERIAL ROADS AND BRIDGES	INTERSECTIONS	LOCAL BUS INFRASTRUCTURE	RAMP INTERSECTION	COMMUNITY FACILITIES	CMC	JUSTICE	EMERGENCY	GOVERNMENT SCHOOL PRIMARY	GOVERNMENT SCHOOL SECONDARY	RIVER CORRIDORS	GULLIES	WATERCOURSE OPEN DRAINAGE LINE (EXISTING)	WATERCOURSE OPEN DRAINAGE LINE (RELOCATED)	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	REGIONAL PARK	LAND DIRECTLY TO BE ACQUIRED BY AGENCY/COUNCIL	LAND ALLOCATED TO BE ACQUIRED BY AGENCY/COUNCIL	RESIDUE ENCUMBERED LAND	ESTIMATED ENCUMBERED LAND ALLOCATED FOR RECREATION												
PRECINCT 3																																		
Property 86	19.26													5.53		0.37		1.98											11.46	59.50%	0.00%	16.58%	16.58%	3.97%	12.61%	1.45
Property 87	10.36													3.12	1.06	0.57		0.58											5.03	48.55%	0.00%	11.53%	11.53%	3.97%	7.56%	0.38
Property 88	29.27		0.17											1.86		0.31		1.61											25.32	86.50%	0.00%	6.36%	6.36%	3.97%	2.39%	0.60
Property 101	0.07													0.07															0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 102	6.31													3.42				0.12											2.77	43.90%	0.00%	6.33%	6.33%	3.97%	0.36%	0.01
Property 103	6.53													1.81															4.72	72.28%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.19
Property 111	4.92		0.04																										4.88	99.19%	0.00%	0.00%	0.00%	3.97%		
Property 112	4.90																												4.90	100.00%	0.00%	0.00%	0.00%	3.97%		
Property 113 (MAC) Part	2.78	0.30																											2.48	89.21%	0.00%	0.00%	0.00%	3.97%		
Property 114 (MAC) Part	2.82	0.26																											2.56	90.78%	0.00%	0.00%	0.00%	3.97%		
Property 115	8.05				8.05																								0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 123	11.65	0.24	0.09	1.00					1.00																				9.32	80.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.37
Property 124 (MAC) Part	14.51																												14.51	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58
SUB-TOTAL	121.43	0.80	0.30	1.00	8.05	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	15.81	1.06	1.25	0.00	4.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	87.95	72.43%	0.00%	4.79%	4.79%	3.97%	0.82%	0.72
Road reserves	10.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.04	0.00	0.00%	0.00%	0.00%	0.00%			0.00
SUB-TOTAL	10.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.04	0.00	0.00%	0.00%	0.00%	0.00%			
TOTAL AREA 3	131.47	0.80	0.30	1.00	8.05	0.00	0.00	0.00	1.00	0.00	0.00	0.00	0.00	15.81	1.06	1.25	0.00	4.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.04	87.95	66.90%	0.00%	4.79%	4.79%			
PRECINCT 4																																		
Property 89	45.80															0.58	17.43												27.79	60.68%						
Property 90	17.45													1.65		0.48	4.39												10.93	62.64%						
Property 91	0.01													0.01															0.00	0.00%						
Property 92	0.13															0.04													0.09	69.23%						
Property 93	1.89															0.09													1.80	95.24%						
Property 94	2.00																												2.00	100.00%						
Property 95	4.00		0.03											0.92															3.05	76.25%						
Property 96	6.56		0.01																										6.55	99.85%						
Property 97	13.23		0.03																										13.20	99.77%						
Property 98	2.01																												2.01	100.00%						
Property 99	10.01																												10.01	100.00%						
Property 100	12.14		0.07																										12.07	99.42%						
Property 104A	0.24													0.24															0.00	0.00%						
Property 104B	1.55													1.16															0.39	25.16%						
Property 104C	0.76													0.13															0.63	82.89%						
Property 104D	0.76																												0.76	100.00%						
Property 104E	1.69													0.35															1.34	79.29%						
Property 105	3.70													2.98															0.72	19.46%						
Property 106	0.84													0.01															0.03	75.00%						
Property 107	10.00													1.40															8.60	86.00%						
Property 108	0.67													0.05															0.62	92.54%						
Property 109	4.88													0.40															4.48	91.80%						
Property 110	4.88																												4.88	100.00%						
Property 113 (Emp) Part	2.21																												2.21	100.00%						
Property 114 (Emp) Part	0.78																												0.78	100.00%						
Property 116	23.48	0.01	0.02																										23.45	99.87%						
Property 117	7.80		0.27																										7.53	96.54%						
Property 118	17.94																												17.94	100.00%						

Amended by C232

Amended by C232

** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Part 2: Calculation of Contributions

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 2: Property Specific Land Use Budgets (continued)

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION								UNENCUMBERED LAND		OTHER							TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES			PASSIVE OPEN SPACE			
		ARTERIAL ROADS AND BRIDGES	INTERSECTIONS	LOCAL BUS INFRASTRUCTURE	RAMP INTERSECTION	COMMUNITY FACILITIES	CMC	JUSTICE	EMERGENCY	GOVERNMENT SCHOOL PRIMARY	GOVERNMENT SCHOOL SECONDARY	RIVER CORRIDORS	GULLIES	WATERCOURSE OPEN DRAINAGE LINE (EXISTING)	WATERCOURSE OPEN DRAINAGE LINE (RELOCATED)	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	REGIONAL PARK	LAND DIRECTLY TO BE ACQUIRED BY AGENCY/COUNCIL	LAND ALLOCATED TO BE ACQUIRED BY AGENCY/COUNCIL	RESIDUE ENCUMBERED LAND	ESTIMATED ENCUMBERED LAND ALLOCATED FOR RECREATION												
Property 119	7.28	0.12	0.19																										6.97	95.74%						
Property 120	2.90																												2.90	100.00%						
Property 121	12.34	0.31	0.21																										11.82	95.79%						
Property 122	12.66		0.09																										12.57	99.29%						
Property 124 (Emp) Part	97.62	2.48	2.57																										82.05	83.84%						
Property 125	21.85																												21.85	100.00%						
Property 126	12.34	0.45																											11.89	96.35%						
Property 127	12.27	0.12																											12.15	99.02%						
Property 128	12.28	0.14	0.43																										10.48	85.27%						
Property 129	11.84		0.28																										11.56	97.64%						
Property 130	6.65																												0.00	0.00%						
Property 144	6.44																												0.00	0.00%						
SUB-TOTAL	413.29	3.63	4.20	0.00	13.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.55	0.00	4.90	21.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	348.10	84.2%						
Precinct Employment (Estimate)	8.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.29	-3.51	-39.98%						
SUB-TOTAL	8.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.29	0.00	0.00%						
TOTAL EMP AREA	422.07	3.63	4.20	0.00	13.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.55	0.00	4.90	21.82	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	348.10	82.47%						
TOTAL PRECINCTS	2090.69	21.66	23.56	1.00	23.49	8.09	1.50	2.00	1.00	0.40	37.87	0.00	0.00	145.82	1.06	38.72	21.82	53.16	48.17	13.49	44.74	10.46	0.00	32.00	1539.89	73.69%								

*Passive Open Space Contribution is to be made via Clause 53.01

** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Part 2: Calculation of Contributions

Amended by C232 **Table 3: Strategic Justification**

Amended by C232 DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
ROADS								
RD01	Development	**Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)** Construction of a 2-lane arterial road (interim layout). Purchase of land to increase reserve width from 20m to 34m (ultimate).	$470,152	$1,016,633	$1,486,785	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	Completed
RD01A	Development	**Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)** Offset cost estimate associated with removal of scattered trees for RD01.	$-	$18,549	$18,549	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	Completed
RD02	Development	**East West Arterial: Rees Road (IT01) to Exford Road (IT02)** Construction of a 2-lane arterial road (interim standard) Purchase of land to increase reserve width from 0m to 34m (ultimate).	$2,725,000	$5,388,662	$8,113,662	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand	As required by traffic/access demand
RD03	Development	**Exford Road: East West Arterial (IT02) to East West Arterial Road (IT03)** Re-construct existing 2-lane road to provide 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	$1,000,000	$2,342,702	$3,342,702	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD03A	Development	**Exford Road: East West Arterial (IT02) to East West Arterial Road (IT03)** Re-construct existing 2-lane road to provide 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	$-	$9,512	$9,512	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD04	Development	**Exford Road: East West Arterial Road (IT03) to Greigs Road (IT04)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	$3,705,000	$15,689,041	$19,394,041	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD04A	Development	**Exford Road: Toolern Road (IT03) to Greigs Road (IT04)** Offset cost estimate associated with removal of scattered trees for RD04.	$-	$116,046	$116,046	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD05	Development	**East West Arterial Road: Exford Road (IT03) to Toolern Creek (BD03)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	$2,205,652	$768,395	$2,974,047	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD05A	Development	**Exford Road: Exford Road (IT03) to Toolern Creek (BD03)** Offset cost estimate associated with removal of EVC for RD05.	$-	$172,927	$172,927	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
RD06	Development	**East West Arterial Road: Toolern Creek (BD03) to Ferris Road (IT05)** Construction of a 2-lane arterial road (interim layout). Create road reserve 34m (ultimate).	$1,925,000	$8,090,787	$10,015,787	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD06A	Development	**Exford Road: Toolern Creek (BD03) to Ferris Road (IT05)** Offset cost estimate associated with removal of scattered trees for RD06.	$-	$3,805	$3,805	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD07	Development	**East West Arterial Road: Ferris Road (IT05) to Mount Cottrell Road (IT06)** Construction of a 2-lane arterial road. (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	$4,900,000	$6,729,265	$11,629,265	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD07A	Development	**Exford Road: Ferris Road (IT05) to Mount Cottrell Road (IT06)** Offset cost estimate associated with removal of EVC for RD07.	$-	$30,438	$30,438	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD08	Development	East West Arterial Road: Mount Cottrell Road (IT06) to Paynes Road (IT07) Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width to 0m to 45m (ultimate).	$7,925,000	$8,525,868	$16,450,868	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD08A	Development	**Exford Road: Mount Cottrell Road (IT06) to Paynes Road (IT07)** Offset cost estimate associated with removal of EVC for RD08.	$-	$87,605	$87,605	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD09	Development	Removed	$-	$-	$-			
RD10	Development	Removed	$-	$-	$-			
RD11	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	$3,060,000	$11,153,773	$14,213,773	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD11A	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Offset cost estimate associated with removal of scattered trees for RD11.	$-	$21,639	$21,639	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.
RD11B	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Offset cost estimate associated with removal of EVC for RD11.	$-	$6,278	$6,278	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As required by traffic/access demand.

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
RD12	Development	**Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	$625,000	$9,488,568	$10,113,568	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	Completed
RD13		Skipped Project - There is no RD13 in the Toolern DCP						
RD14	Development	**Shogaki Drive: Ferris Road (IT14) to Industrial Connector Road (IT12)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 40m to 45m (ultimate).	$375,000	$6,076,840	$6,451,840	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 Shogaki Drive (IT13)** Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (ultimate layout). Purchase land to increase reserve width from 34m to 41.8m (ultimate).	$1,000,000	$5,669,938	$6,669,938	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD16	Development	**Ferris Road: Abey Road (IT13) to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 34m to 38m (ultimate).	$25,000	$797,666	$822,666	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD17	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Construction of a 2-lane arterial road (interim layout).	$-	$12,199,588	$12,199,588	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
RD17A	Development	**Ferris Road: Melbourne Ballarat Rail Line to Exford Road (IT05)** Offset cost estimate associated with removal of scattered trees for RD17.	$-	$3,805	$3,805	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
RD18	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve with from 19m to 38m (ultimate).	$744,408	$12,199,587	$12,943,995	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
RD18A	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Offset cost estimate associated with removal of scattered trees for RD18.	$-	$644	$644	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
RD18B	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Offset cost estimate associated with removal of EVC for RD18.	$-	$53,004	$53,004	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
RD19	Development	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 45m (ultimate).	$2,550,000	$5,312,859	$7,862,859	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD19A	Development	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)** Offset cost estimate associated with removal of EVC for RD19.	$-	$18,549	$18,549	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD20	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only.	$3,271,457	$-	$3,271,457	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
RD20A	Development	**Ferris Road: Melbourne** Ballarat Rail Line to Exford Road (IT05) Offset cost estimate associated with removal of EVC for RD20.	$-	$869	$869	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
RD21	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30).	$5,006,250	$-	$5,006,250	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD22	Development	**Paynes Road: Alfred Road (IT30) to East-West Connector Road 1 (IT31)** Construction of a 2-lane arterial road (interim standard).	$-	$1,676,076	$1,676,076	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Rockbank Precinct Structure Plan Transport Modelling Assessment, Jacobs, September 2014; and Rockbank Precinct Structure Plan Transport Project Costing Sheets, SMEC, July 2015
RD23	Development	**Paynes Road: East-West Connector Road 1 (IT31) to East West Arterial Road (IT07)** Construction of a 2-lane arterial road (interim standard).	$-	$2,146,739	$2,146,739	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
RD24	Development	**Paynes Road: East West Arterial Road (IT07) to East-West Connector Road 2 (IT32)** Construction of a 2-lane arterial road (interim standard).	$-	$1,136,191	$1,136,191	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
SUB-TOTAL			**$41,512,919**	**$116,952,848**	**$158,465,767**			
INTERSECTIONS								
IT01	Development	**Intersection: Rees Road and East West Arterial** Construction of signalised 4-way intersection (interim standard).	$1,150,000	$4,774,152	$5,924,152	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	Toolern Precinct Structure Plan Transport Modelling Report, Veitch Lister Consulting, September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008; and Toolern Project Review, Cardno, 2022
IT02	Development	**Intersection: East West Arterial and Exford Road** Construction of signalised T-intersection (interim standard).	$1,685,000	$7,193,537	$8,878,537	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT03	Development	**Intersection: Exford Road and East West Arterial Road** Construction of signalised T-intersection (interim standard).	$3,975,000	$10,699,071	$14,674,071	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
IT04	Development	**Intersection: Exford Road and Greigs Road** Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.	$500,000	$3,218,998	$3,718,998	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT05	Development	**Intersection: East West Arterial Road and Ferris Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	$4,200,000	$9,806,601	$14,006,601	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT06	Development	**Intersection: East West Arterial Road and Mount Cottrell Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	$6,800,000	$14,066,345	$20,866,345	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT07	Development	**Intersection: East West Arterial Road and Paynes Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	$-	$6,734,277	$6,734,277	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT08	Development	Deleted	$-	$-	$-			
IT09	Development	Deleted	$-	$-	$-			
IT10	Development	**Intersection: Mount Cottrell Road and Shogaki Drive** Purchase of land and construction of signalised 4-way intersection (interim standard).	$1,450,000	$7,390,012	$8,840,012	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT11		Skipped Project - There is no IT11 in the Toolern DCP						
IT12	Development	**Intersection: Shogaki Drive and Industrial Connector Road** Construction of signalised 4-way intersection (interim standard).	$3,275,000	$16,174,949	$19,449,949	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT13	Development	**Intersection: Ferris Road and Shogaki Drive** Purchase of land and construction of signalised 4-way intersection (interim standard).	$1,000,000	$12,409,794	$13,409,794	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT14	Development	**Intersection: Ferris Road and Hollingsworth Drive** Construction of signalised T-intersection (interim standard).	$-	$1,621,977	$1,621,977	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
IT15	Development	**Intersection: Ferris Road and Bridge Road** Construction of signalised 4-way intersection (interim standard).	$2,015,000	$1,621,977	$3,636,977	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
IT16	Development	**Intersection: Abey Road and Industrial Connector Road** Construction of a signalised T-intersection (interim standard).	$290,000	$4,074,031	$4,364,031	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT17	Development	**Intersection: Abey Road and Bundy Drive** Construction of signalised T-intersection (interim standard).	$200,000	$4,627,005	$4,827,005	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
IT18	Development	**Intersection: Ferris Road and Shakamaker Drive** Construction of signalised 4-way intersection (ultimate standard).	$1,325,000	$15,901,733	$17,226,733	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT19	Development	**Intersection: Mount Cottrell Road and Basterpark Drive** Construction of signalised T-intersection (interim standard).	$-	$1,284,065	$1,284,065	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
IT20	Development	**Intersection: Mount Cottrell Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).	$2,810,000	$11,256,823	$14,066,823	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT21	Development	**Intersection: East West Arterial Road and Eastern North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	$4,025,000	$7,803,911	$11,828,911	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT22	Development	**Intersection: East West Arterial Road and Central North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	$3,330,000	$6,705,178	$10,035,178	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT23	Development	**Intersection: East West ArterialRoad and Western North-South Connector Road** Construction of signalised T-intersection (interim standard).	$1,400,000	$5,755,070	$7,155,070	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT24	Development	**Intersection: Exford Road and Elpis Road** Construction of signalised T-intersection (interim standard).	$-	$1,284,065	$1,284,065	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
IT25	Development	Intersection: Mount Cottrell Road and Bridge Road Construction of signalised T-intersection (interim standard).	$850,000	$1,899,995	$2,749,995	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/access demand.	As above
IT26	Development	**Intersection:** Mount Cottrell Road and Alfred Road Construction of signalised 4-way intersection (interim standard).	$1,925,000	$1,621,977	$3,546,977	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
IT27	Development	**Intersection:** Ferris Road and Alfred Road Construction of signalised 4-way intersection (interim standard).	$1,025,000	$1,621,977	$2,646,977	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
IT28	Development	**Intersection:** Ferris Road and Southern Connector Road Construction of signalised 4-way intersection (interim standard).	$1,775,000	$1,621,977	$3,396,977	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
IT29	Development	**Intersection:** Ferris Road and Enterprise Street Construction of a signalised 4-way intersection (interim standard).	$225,000	$5,510,516	$5,735,516	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	Cobblebank Metropolitan Activity Centre Urban Design Framework Movement and Transport Technical Report, GTA Consultants, November 2017; and Cobblebank Metropolitan Activity Centre Urban Design Framework, Tract, November 2019

Part 2: Calculation of Contributions

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
IT30	Development	**Intersection:** Paynes Road and Alfred Road Construction of a signalised 4-way intersection (interim standard).	$-	$4,640,204	$4,640,204	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	Rockbank Precinct Structure Plan Transport Modelling Assessment, Jacobs, September 2014; and Rockbank Precinct Structure Plan Transport Project Costing Sheets, SMEC, July 2015
IT31	Development	**Intersection:** Paynes Road and East-West Connector Road 1 Construction of a signalised 4-way intersection (interim standard).	$-	$4,014,638	$4,014,638	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
IT32	Development	**Intersection:** Paynes Road and East-West Connector Road 2 Construction of a signalised 3-way intersection (interim standard).	$-	$4,188,652	$4,188,652	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
SUB-TOTAL			**$45,230,000**	**$179,523,507**	**$224,753,507**			
BRIDGES								
BD01	Development	**Abey Road Bridge** Construction of an arterial road bridge over the Toolern Creek.	$-	$5,913,459	$5,913,459	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	Toolern Precinct Structure Plan Transport Modelling Report, Veitch Lister Consulting, September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Boot & Co, February 2008; and Toolern Project Review, Cardno, 2022
BD02	Development	**Bridge Road Bridge** Construction of a connector road bridge over the Toolern Creek.	$-	$8,436,535	$8,436,535	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
BD03	Development	**Exford Road Bridge** Construction of an arterial road bridge over the Toolern Creek.	$-	$18,206,172	$18,206,172	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 1: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$1,665,023	$1,665,023	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD05	Development	**Shared Use Pedestrian Bridge 2: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$1,665,023	$1,665,023	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD06	Development	**Shared Use Pedestrian Bridge 3: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$2,114,826	$2,114,826	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD07	Development	**Pedestrian Underpass 1: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	$-	$4,508,611	$4,508,611	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD08	Development	**Pedestrian Underpass 2: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	$-	$4,508,611	$4,508,611	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD09	Development	Deleted	$-	$-	$-	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD10	Development	**Pedestrian Underpass 3: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	$-	$4,508,611	$4,508,611	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD11	Development	Deleted	$-	$-	$-			
BD12	Development	Deleted	$-	$-	$-			

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
BD13	Development	Deleted	$-	$-	$-			
BD14	Development	**Shared Use Pedestrian Bridge 4: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$2,114,826	$2,114,826	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD15	Development	**Ferris Road Rail Overpass** Rail-road grade separation at the intersection of Ferris Road and the Melbourne-Ballarat rail corridor.	$-	$-	$-	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	Cobblebank Metropolitan Activity Centre Urban Design Framework Movement and Transport Technical Report, GTA Consultants, November 2017; and Cobblebank Metropolitan Activity Centre Urban Design Framework, Tract, November 2019
BD16	Development	**East Road Rail Overpass** Construction of a rail-road grade separation at the intersection of East Road and the Melbourne-Ballarat rail corridor (interim standard).	$-	$16,576,864	$16,576,864	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD17	Development	**Paynes Road Rail Overpass** Construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor (interim standard).	$-	$17,826,902	$17,826,902	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	Rockbank Precinct Structure Plan Transport Modelling Assessment, Jacobs, September 2014; Rockbank Precinct Structure Plan Transport Project Costing Sheets, SMEC, July 2015; and Rockbank Development Contributions Plan, VPA, August 2016
BD18	Development	**Paynes Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Paynes Road level crossing will be closed upon completion of the construction of the Paynes Road Overpass (BD17).	$-	$752,627	$752,627	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
BD19	Development	**Mount Cottrell Road Freeway Interchange** Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only).	$1,025,000	$-	$1,025,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	Paynes Road Precinct Structure Plan Transport Modelling Assessment, Jacobs September 2014; and Paynes Road Precinct Structure Plan, VPA, February 2016
BD20	Development	**Mount Cottrell Road Rail Overpass** Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).	$1,850,000	$-	$1,850,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	As required by traffic/ access demand.	As above
BD21	Development	**Mount Cottrell Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Mount Cottrell Road level crossing will be closed upon completion of the construction of the Mount Cottrell Road Overpass (BD20).	$-	$640,137	$640,137	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	As above
SUB-TOTAL			**$2,875,000**	**$89,438,227**	**$92,313,227**			

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
PUBLIC TRANSPORT								
PT01	Development	**Bus Interchange** Purchase land to provide for Local Bus Interchange (1 Hectare)	$3,550,000	$-	$3,550,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	Toolern Precinct Structure Plan Transport Modelling Report, Veitch Lister Consulting, September 2008; and Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.
SUB-TOTAL			$3,550,000	$-	$3,550,000			
UNENCUMBERED LOCAL ACTIVE OPEN SPACE								
OS01	Development	**Weir Views North Sports Reserve** Purchase of 9.83 hectares of land for active open space for AR01 and AR02	$23,600,000	$-	$23,600,000	Areas 1 and 2 form the MCA for this facility.	Completed	Toolern Growth Area Social Infrastructure Estimates, ASR Research (Jan 2009); and Community and Recreation Project Review, ASR Research, 2021
OS02	Development	**Weir Views East Sports Reserve** Purchase of 4.00 hectares of land for active open space for AR03 and AR04	$11,200,000	$-	$11,200,000	Areas 1 and 2 form the MCA for this facility.	Completed	As above
OS03	Development	**Weir Views South Sports Reserve** Purchase of 8.96 hectares of land for active open space for AR05 and AR06	$21,500,000	$-	$21,500,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS04	Development	**Strathtulloh Sports Reserve** Purchase of 8.62 hectares of land for active open space for AR07 and AR08	$22,400,000	$-	$22,400,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS05	Development	**Thornhill Park Sports Reserve** Purchase of 8.69 hectares of land for active open space for AR09 and AR10	$22,600,000	$-	$22,600,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS06	Development	**Cobblebank East Sports Reserve** Purchase of 4.56 hectares of land for active open space for AR11 and AR12	$13,225,000	$-	$13,225,000	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
OS07	Development	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 2 Contributions (69%)	$12,780,000	$-	$12,780,000	Area 2 forms the MCA for this facility.	At time of subdivision.	As above
OS08	Development	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 3 Contributions (40%)	$8,520,000	$-	$8,520,000	Area 3 forms the MCA for this facility.	At time of subdivision.	As above
OS09	Development	**Cobblebank MAC Open Space** Purchase of 1.0 hectare for Metropolitan Activity Centre Public Open Space	$3,550,000	$-	$3,550,000	Areas 1, 2, 3 and 4 form the MCA for this facility.	At time of subdivision.	As above
SUB-TOTAL			$139,375,000	$-	$139,375,000			
COMMUNITY AND INDOOR RECREATION FACILITIES								
CI01	Development	**Cobblebank Higher Order Civic Facility** Higher Order Civic Facility, including a Level 3 Community Centre, located within the Metropolitan Activity Centre.	$-	$-	$-	Areas 1, 2 and 3 form the MCA for this facility.	Completed	Toolern Growth Area Social Infrastructure Estimates, ASR Research (Jan 2009); and Community and Recreation Project Review, ASR Research, 2021
CI02	Development	**Cobblebank Indoor Recreation Centre** Indoor Recreation Centre located within the Metropolitan Activity Centre.	$-	$-	$-	Areas 1, 2 and 3 form the MCA for this facility.	Completed	As above

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
CI03	Development	**Weir Views North Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 1 - early childhood rooms component - including kindergarten and maternal health.	$3,050,000	$9,601,798	$12,651,798	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI04	Community	**Weir Views North Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 1 - community rooms component.	$-	$866,886	$866,886	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI05	Community	Deleted	$-	$-	$-			As above
CI06	Development	**Weir Views South Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 2 - early childhood rooms component - including kindergarten and maternal health.	$3,350,000	$10,777,102	$14,127,102	Area 1 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI07	Development	**Weir Views South Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 2 - community rooms component.	$-	$1,665,334	$1,665,334	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	Deleted	$-	$-	$-			As above
CI09	Development	**Strathtulloh Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 3 - early childhood rooms component - including kindergarten and maternal health.	$3,200,000	$9,601,798	$12,801,798	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI10	Community	**Strathtulloh Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 3 - community rooms component.	$-	$866,886	$866,886	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI11	Community	Deleted	$-	$-	$-			As above
CI12	Development	**Thornhill Park Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 4 - early childhood rooms component - including kindergarten and maternal health.	$3,200,000	$9,601,798	$12,801,798	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI13	Community	**Thornhill Park Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 4 - community rooms component.	$-	$866,886	$866,886	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	Deleted	$-	$-	$-			As above
CI15	Development	**Cobblebank East Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 5 - early childhood rooms component - including kindergarten and maternal health.	$3,550,000	$10,777,102	$14,327,102	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)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
CI16	Community	**Cobblebank East Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 5 - community rooms component.	$-	$1,665,334	$1,665,334	Area 2 forms the MCA for this facility.	No later than 800 occupied dwellings within its identified 3,000 dwelling catchment.	As above
CI17	Community	Deleted	$-	$-	$-			As above
CI18A	Development	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 2 contribution (60%)	$-	$1,538,103	$1,538,103	Area 2 forms the MCA for this facility.	Completed	As above
CI18B	Development	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 3 contribution (40%)	$-	$764,928	$764,928	Area 3 forms the MCA for this facility.	Completed	As above
CI19A	Development	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 2 contribution (60%)	$1,920,000	$2,088,116	$4,008,116	Area 2 forms the MCA for this facility.	Completed	As above
CI19B	Development	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 3 contribution (40%)	$1,280,000	$1,392,077	$2,672,077	Area 3 forms the MCA for this facility.	Completed	As above
CI20	Community	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - community rooms component	$-	$2,320,128	$2,320,128	Areas 2 and 3 form the MCA for this facility.	Completed	As above
SUB-TOTAL			**$19,550,000**	**$64,394,276**	**$83,944,276**			
OUTDOOR ACTIVE RECREATION								
AR01	Development	**Weir Views North Sports Reserve** Construction of a sports reserve in Community Hub 1 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure.	$-	$13,205,945	$13,205,945	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 catchment.	Toolern Growth Area Social Infrastructure Estimates, ASR Research (Jan 2009); and Community and Recreation Project Review, ASR Research, 2021
AR02	Community	**Weir Views North Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	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

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
AR03	Development	**Weir Views East Sports Reserve** Construction of a sports reserve incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$10,229,347	$10,229,347	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR04	Community	**Weir Views East Sports Reserve Pavilion** Construction of a pavilion, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	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
AR05	Development	**Weir Views South Sports Reserve** Construction of a sports reserve in Community Hub 2 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$13,205,945	$13,205,945	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR06	Community	**Weir Views South Sports Reserve** Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	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	**Strathtulloh Sports Reserve** Construction of a sports reserve in Community Hub 3 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$13,205,945	$13,205,945	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR08	Community	**Strathtulloh Sports Reserve Pavilion** Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure	$-	$4,223,862	$4,223,862	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	**Thornhill Park Sports Reserve** Construction of a sports reserve in Community Hub 4 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	$-	$13,205,945	$13,205,945	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 catchment.	As above
AR10	Community	**Thornhill Park Sports Reserve Pavilion** Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	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

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
AR11	Development	**Cobblebank East Sports Reserve** Construction of a sports reserve in Community Hub 5 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$10,229,347	$10,229,347	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 catchment.	At time of subdivision.
AR12	Community	**Cobblebank East Sports Reserve Pavilion** Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	Areas 1 and 2 form the MCA for this facility.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.	No later than 1,500 occupied dwellings within its identified 3,000 dwelling catchment.
AR13	Development	**Cobblebank Central Sports Reserve** Construction of a sports reserve in Community Hub 7 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$13,205,945	$13,205,945	Areas 1 and 2 form the MCA for this facility.	At time of subdivision.	As above
AR14	Community	**Cobblebank Central Sports Reserve Pavilion** Construction of a pavilion in Community Hub 7, including all building works, landscaping and related infrastructure	$-	$2,111,931	$2,111,931	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	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 2 Contribution (60%)	$-	$2,752,032	$2,752,032	Area 2 forms the MCA for this facility.	Completed	As above
AR15B	Development	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 3 Contribution (40%)	$-	$1,834,688	$1,834,688	Area 3 forms the MCA for this facility.	Completed	As above

Table 3: Strategic Justification (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	LAND $ JULY 2024	CONSTRUCTION $ JULY 2024	TOTAL $ JULY 2024	MAIN CATCHMENT AREA (MCA) DETERMINATION	INDICATIVE PROVISION TRIGGER	STRATEGIC JUSTIFICATION
AR16	Community	**Bridge Road Sports Reserve Pavilion** Construction of a pavilion in Community Hub 6, including all building works, landscaping, and related infrastructure	$-	$1,930,926	$1,930,926	Areas 2 and 3 form the MCA for this facility.	Completed	As above
SUB-TOTAL			**$-**	**$109,901,513**	**$109,901,513**			
OFF-ROAD PEDESTRIAN AND CYCLE TRAILS								
TR01	Development	**Toolern Creek Regional Park Trail** Concrete Shared Path including pavement, drainage, and landscaping (3 metres wide, length 3,250 metres)	$-	$1,098,214	$1,098,214	Areas 1, 2, and 3 form the MCA for this facility.	Completed	Toolern Precinct Structure Plan Transport Modelling Report, Veitch Lister Consulting, September 2008; Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008; and Toolern Project Review, Cardno, 2022
SUB-TOTAL			**$-**	**$1,098,214**	**$1,098,214**			
STRUCTURE PLANNING								
PL01	Development	**Plan Preparation** Preparation of Precinct Structure Plan and Development Contributions Plan.	$-	$-	$2,011,381	Areas 1, 2, 3 and 4 form the MCA for this facility.	Completed	
SUB-TOTAL			**$-**	**$-**	**$2,011,381**			
TOTAL			**$252,092,919**	**$561,308,585**	**$815,412,885**			

Amended by C232 **Table 4: Calculation of Costs**

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST $ JULY 2024	ESTIMATED CONSTRUCTION COST $ JULY 2024	TOTAL PROJECT COST $ JULY 2024	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTED TO MCA $ JULY 2024	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE $ JULY 2024
ROADS											
IT14	Development	**Intersection: Ferris Road and Hollingsworth Drive** Construction of signalised T-intersection (interim standard).	$-	$1,621,977	$1,621,977	0%	$1,621,977	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,053.31
IT15	Development	**Intersection: Ferris Road and Bridge Road** Construction of signalised 4-way intersection (interim standard).	$2,015,000	$1,621,977	$3,636,977	0%	$3,636,977	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$2,361.84
IT16	Development	**Intersection: Abey Road and Industrial Connector Road** Construction of a signalised T-intersection (interim standard).	$290,000	$4,074,031	$4,364,031	0%	$4,364,031	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$2,833.99
IT17	Development	**Intersection: Abey Road and Bundy Drive** Construction of signalised T-intersection (interim standard).	$200,000	$4,627,005	$4,827,005	0%	$4,827,005	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$3,134.64
IT18	Development	**Intersection: Ferris Road and Shakamaker Drive** Construction of signalised 4-way intersection (ultimate standard).	$1,325,000	$15,901,733	$17,226,733	0%	$17,226,733	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$11,186.99
IT19	Development	**Intersection: Mount Cottrell Road and Baxterpark Drive** Construction of signalised T-intersection (interim standard).	$-	$1,284,065	$1,284,065	50%	$642,033	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$416.93
IT20	Development	**Intersection: Mount Cottrell Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).	$2,810,000	$11,256,823	$14,066,823	0%	$14,066,823	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$9,134.95
IT21	Development	**Intersection: East West Arterial Road and Eastern North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	$4,025,000	$7,803,911	$11,828,911	0%	$11,828,911	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$7,681.66
IT22	Development	**Intersection: East West Arterial Road and Central North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	$3,330,000	$6,705,178	$10,035,178	0%	$10,035,178	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$6,516.81
IT23	Development	**Intersection: East West ArterialRoad and Western North-South Connector Road** Construction of signalised T-intersection (interim standard).	$1,400,000	$5,755,070	$7,155,070	0%	$7,155,070	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$4,646.48
IT24	Development	**Intersection: Exford Road and Elpis Road** Construction of signalised T-intersection (interim standard).	$-	$1,284,065	$1,284,065	0%	$1,284,065	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$833.87
IT25	Development	**Intersection: Mount Cottrell Road and Bridge Road** Construction of signalised T-intersection (interim standard).	$850,000	$1,899,995	$2,749,995	0%	$2,749,995	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,785.84
IT26	Development	**Intersection: Mount Cottrell Road and Alfred Road** Construction of signalised 4-way intersection (interim standard).	$1,925,000	$1,621,977	$3,546,977	0%	$3,546,977	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$2,303.40
SUB-TOTAL			$45,230,000	$179,523,507	$224,753,507		$209,580,420				
BRIDGES											
BD01	Development	**Abey Road Bridge** Construction of an arterial road bridge over the Toolern Creek.	$-	$5,913,459	$5,913,459	0%	$5,913,459	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$3,840.18
BD02	Development	**Bridge Road Bridge** Construction of a connector road bridge over the Toolern Creek.	$-	$8,436,535	$8,436,535	0%	$8,436,535	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$5,478.66
BD03	Development	**Exford Road Bridge** Construction of an arterial road bridge over the Toolern Creek.	$-	$18,206,172	$18,206,172	0%	$18,206,172	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$11,823.03
BD04	Development	**Shared Use Pedestrian Bridge 1: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$1,665,023	$1,665,023	0%	$1,665,023	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,081.26
BD05	Development	**Shared Use Pedestrian Bridge 2: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$1,665,023	$1,665,023	0%	$1,665,023	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,081.26
BD06	Development	**Shared Use Pedestrian Bridge 3: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$2,114,826	$2,114,826	0%	$2,114,826	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,373.36
BD07	Development	**Pedestrian Underpass 1: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	$-	$4,508,611	$4,508,611	0%	$4,508,611	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$2,927.88
BD08	Development	**Pedestrian Underpass 2: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	$-	$4,508,611	$4,508,611	0%	$4,508,611	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$2,927.88
BD09	Development	Deleted	$-	$-	$-	0%	$-			1539.89	$-
BD10	Development	**Pedestrian Underpass 3: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	$-	$4,508,611	$4,508,611	0%	$4,508,611	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$2,927.88
BD11	Development	Deleted	$-	$-	$-	0%	$-			1539.89	$-
BD12	Development	Deleted	$-	$-	$-	0%	$-			1539.89	$-
BD13	Development	Deleted	$-	$-	$-	0%	$-			1539.89	$-
BD14	Development	**Shared Use Pedestrian Bridge 4: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	$-	$2,114,826	$2,114,826	0%	$2,114,826	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,373.36

Table 4: Calculation of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST $ JULY 2024	ESTIMATED CONSTRUCTION COST $ JULY 2024	TOTAL PROJECT COST $ JULY 2024	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTED TO MCA $ JULY 2024	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE $ JULY 2024
		Ferris Road Rail Overpass									
BD15	Development	Rail-road grade separation at the intersection of Ferris Road and the Melbourne-Ballarat rail corridor.	$-	$-	$-	0%	$-	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$-
BD16	Development	**East Road Rail Overpass** Construction of a rail-road grade separation at the intersection of East Road and the Melbourne-Ballarat rail corridor (interim standard).	$-	$16,576,864	$16,576,864	0%	$16,576,864	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$10,764.97
BD17	Development	**Paynes Road Rail Overpass** Construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor (interim standard).	$-	$17,826,902	$17,826,902	75%	$4,456,726	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$2,894.18
BD18	Development	**Paynes Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Paynes Road level crossing will be closed upon completion of the construction of the Paynes Road Overpass (BD17).	$-	$752,627	$752,627	75%	$188,157	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$122.19
BD19	Development	**Mount Cottrell Road Freeway Interchange** Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only)	$1,025,000	$-	$1,025,000	0%	$1,025,000	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$665.63
BD20	Development	**Mount Cottrell Road Rail Overpass** Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).	$1,850,000	$-	$1,850,000	0%	$1,850,000	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,201.38
BD21	Development	**Mount Cottrell Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Mount Cottrell Road level crossing will be closed upon completion of the construction of the Mount Cottrell Road Overpass (BD20)	$-	$640,137	$640,137	25%	$480,103	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$311.78
SUB-TOTAL			$2,875,000	$89,438,227	$92,313,227		$78,218,546				
PUBLIC TRANSPORT											
PT01	Development	**Bus Interchange** Purchase land to provide for Local Bus Interchange (1 Hectare)	$3,550,000	$-	$3,550,000	0%	$3,550,000	$-	$3,550,000	0%	$2,146.24
SUB-TOTAL			$3,550,000	$-	$3,550,000		$3,550,000				
UNENCUMBERED LOCAL ACTIVE OPEN SPACE											
OS01	Development	**Weir Views North Sports Reserve** Purchase of 9.83 hectares of land for active open space for AR01 and AR02	$23,600,000	$-	$23,600,000	30%	$16,520,000	Areas 1 and 2	Res.	1103.84	$14,965.94
OS02	Development	**Weir Views East Sports Reserve** Purchase of 4.00 hectares of land for active open space for AR03 and AR04	$11,200,000	$-	$11,200,000	0%	$11,200,000	Areas 1 and 2	Res.	1103.84	$10,146.40
OS03	Development	**Weir Views South Sports Reserve** Purchase of 8.90 hectares of land for active open space for AR05 and AR06	$21,500,000	$-	$21,500,000	0%	$21,500,000	Areas 1 and 2	Res.	1103.84	$19,477.46
OS04	Development	**Strathtulloh Sports Reserve** Purchase of 8.62 hectares of land for active open space for AR07 and AR08	$22,400,000	$-	$22,400,000	0%	$22,400,000	Areas 1 and 2	Res.	1103.84	$20,292.80
OS05	Development	**Thornhill Park Sports Reserve** Purchase of 8.69 hectares of land for active open space for AR09 and AR10	$22,600,000	$-	$22,600,000	0%	$22,600,000	Areas 1 and 2	Res.	1103.84	$20,473.98
OS06	Development	**Cobblebank East Sports Reserve** Purchase of 4.56 hectares of land for active open space for AR11 and AR12	$13,225,000	$-	$13,225,000	0%	$13,225,000	Areas 1 and 2	Res.	1103.84	$11,980.90
OS07	Development	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 2 Contributions (60%)	$12,780,000	$-	$12,780,000	0%	$12,780,000	Area 2	Res.	794.71	$16,081.34
OS08	Development	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 3 Contributions (40%)	$8,520,000	$-	$8,520,000	0%	$8,520,000	Area 3	Res.	87.95	$96,873.22
OS09	Development	**Cobblebank MAC Open Space** Purchase of 1.0 hectare for Metropolitan Activity Centre Public Open Space	$3,550,000	$-	$3,550,000	0%	$3,550,000	Areas 1, 2, 3 and 4	Res.	1539.89	$2,305.36
SUB-TOTAL			$139,375,000	$-	$139,375,000		$132,295,000				

Table 4: Calculation of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST $ JULY 2024	ESTIMATED CONSTRUCTION COST $ JULY 2024	TOTAL PROJECT COST $ JULY 2024	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTED TO MCA $ JULY 2024	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE $ JULY 2024
COMMUNITY AND INDOOR RECREATION FACILITIES											
CI01	Development	**Cobblebank Higher Order Civic Facility** Higher Order Civic Facility, including a Level 3 Community Centre, located within the Metropolitan Activity Centre.	$-	$-	$-	0%	$-	Areas 1, 2 and 3	Res.	-	-
CI02	Development	**Cobblebank Indoor Recreation Centre** Indoor Recreation Centre located within the Metropolitan Activity Centre.	$-	$-	$-	0%	$-	Areas 1, 2 and 3	Res.	-	-
CI03	Development	**Weir Views North Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 1 - early childhood rooms component - including kindergarten and maternal health.	$3,050,000	$9,601,798	$12,651,798	30%	$8,856,259	Area 1	Res.	309.13	$28,648.98
CI04	Community	**Weir Views North Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 1 - community rooms component.*	$-	$866,886	$866,886	30%	Funded via the CIL	Area 1	Res.	309.13	Funded via the CIL
CI05	Community	Deleted	$-	$-	$-						
CI06	Development	**Weir Views South Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 2 - early childhood rooms component - including kindergarten and maternal health.	$3,350,000	$10,777,102	$14,127,102	0%	$14,127,102	Area 1	Res.	309.13	$45,699.55
CI07	Community	**Weir Views South Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 2 - community rooms component.	$-	$1,665,334	$1,665,334	0%	Funded via the CIL	Area 1	Res.	309.13	Funded via the CIL
CI08	Community	Deleted	$-	$-	$-	0%					
CI09	Development	**Strathtulloh Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 3 - early childhood rooms component - including kindergarten and maternal health.	$3,200,000	$9,601,798	$12,801,798	0%	$12,801,798	Area 2	Res.	794.71	$16,108.77
CI10	Community	**Strathtulloh Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 3 - community rooms component.	$-	$866,886	$866,886	0%	Funded via the CIL	Area 2	Res.	794.71	Funded via the CIL
CI09	Community	Deleted	$-	$-	$-	0%					
CI12	Development	**Thornhill Park Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 4 - early childhood rooms component - including kindergarten and maternal health.	$3,200,000	$9,601,798	$12,801,798	0%	$12,801,798	Area 2	Res.	794.71	$16,108.77
CI13	Community	**Thornhill Park Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 4 - community rooms component.	$-	$866,886	$866,886	0%	Funded via the CIL	Area 2	Res.	794.71	Funded via the CIL
CI14	Community	Deleted	$-	$-	$-	0%					
CI15	Development	**Cobblebank East Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 5 - early childhood rooms component - including kindergarten and maternal health.	$3,550,000	$10,777,102	$14,327,102	0%	$14,327,102	Area 2	Res.	794.71	$18,028.09
CI16	Community	**Cobblebank East Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 5 - community rooms component.	$-	$1,665,334	$1,665,334	0%	Funded via the CIL	Area 2	Res.	794.71	Funded via the CIL
CI17	Community	Deleted	$-	$-	$-	0%					
CI18A	Development	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 2 contribution (60%)	$-	$1,538,103	$1,538,103	0%	$1,538,103	Area 2	Res.	794.71	$1,935.43
CI18B	Development	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 3 contribution (40%)	$-	$764,928	$764,928	0%	$764,928	Area 3	Res.	87.95	$8,697.31
CI19A	Development	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 2 contribution (60%)	$1,920,000	$2,088,116	$4,008,116	0%	$4,008,116	Area 2	Res.	794.71	$5,043.50

Table 4: Calculation of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST $ JULY 2024	ESTIMATED CONSTRUCTION COST $ JULY 2024	TOTAL PROJECT COST $ JULY 2024	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTED TO MCA $ JULY 2024	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE $ JULY 2024
CI19B	Development	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 3 contribution (40%)	$1,280,000	$1,392,077	$2,672,077	0%	$2,672,077	Area 3	Res.	87.95	$30,381.77
CI20	Community	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - community rooms component	$-	$2,320,128	$2,320,128	0%	Funded via the CIL	Areas 2 and 3	Res.	882.66	Funded via the CIL
SUB-TOTAL			**$19,550,000**	**$64,394,276**	**$83,944,276**		**$71,897,283**				
OUTDOOR ACTIVE RECREATION											
AR01	Development	**Weir Views North Sports Reserve** Construction of a sports reserve in Community Hub 1 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	$-	$13,205,945	$13,205,945	30%	$9,244,162	Areas 1 and 2	Res.	1103.84	$8,374.55
AR02	Community	**Weir Views North Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	30%	Funded via the CIL	Areas 1 and 2	Res.	1103.84	Funded via the CIL
AR03	Development	**Weir Views East Sports Reserve** Construction of a sports reserve incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$10,229,347	$10,229,347	0%	$10,229,347	Areas 1 and 2	Res.	1103.84	$9,267.06
AR04	Community	**Weir Views East Sports Reserve Pavilion** Construction of a pavilion, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	0%	Funded via the CIL	Areas 1 and 2	Res.	1103.84	Funded via the CIL
AR05	Development	**Weir Views South Sports Reserve** Construction of a sports reserve in Community Hub 2 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$13,205,945	$13,205,945	0%	$13,205,945	Areas 1 and 2	Res.	1103.84	$11,963.64
AR06	Community	**Weir Views South Sports Reserve** Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	0%	Funded via the CIL	Areas 1 and 2	Res.	1103.84	Funded via the CIL
AR07	Development	**Strathtulloh Sports Reserve** Construction of a sports reserve in Community Hub 3 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$13,205,945	$13,205,945	0%	$13,205,945	Areas 1 and 2	Res.	1103.84	$11,963.64
AR08	Community	**Strathtulloh Sports Reserve Pavilion** Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure	$-	$4,223,862	$4,223,862	0%	Funded via the CIL	Areas 1 and 2	Res.	1103.84	Funded via the CIL
AR09	Development	**Thornhill Park Sports Reserve** Construction of a sports reserve in Community Hub 4 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	$-	$13,205,945	$13,205,945	0%	$13,205,945	Areas 1 and 2	Res.	1103.84	$11,963.64
AR10	Community	**Thornhill Park Sports Reserve Pavilion** Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	0%	Funded via the CIL	Areas 1 and 2	Res.	1103.84	Funded via the CIL

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 4: Calculation of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	ESTIMATED LAND COST $ JULY 2024	ESTIMATED CONSTRUCTION COST $ JULY 2024	TOTAL PROJECT COST $ JULY 2024	ESTIMATED EXTERNAL USAGE %	TOTAL COST ATTRIBUTED TO MCA $ JULY 2024	MAIN CATCHMENT AREA (MCA)	DEVELOPMENT TYPES MAKING CONTRIBUTION	NUMBER OF DEVELOPABLE HECTARES IN MCA	CONTRIBUTION PER NET DEVELOPABLE HECTARE $ JULY 2024
AR11	Development	**Cobblebank East Sports Reserve** Construction of a sports reserve in Community Hub 5 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$10,229,347	$10,229,347	0%	$10,229,347	Areas 1 and 2	Res.	1103.84	$9,267.06
AR12	Community	**Cobblebank East Sports Reserve Pavilion** Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure	$-	$2,111,931	$2,111,931	0%	Funded via the CIL	Areas 1 and 2	Res.	1103.84	Funded via the CIL
AR13	Development	**Cobblebank Central Sports Reserve** Construction of a sports reserve in Community Hub 7 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	$-	$13,205,945	$13,205,945	0%	$13,205,945	Areas 1 and 2	Res.	1103.84	$11,963.64
AR14	Community	**Cobblebank Central Sports Reserve Pavilion** Construction of a pavilion in Community Hub 7, including all building works, landscaping and related infrastructure	$-	$2,111,931	$2,111,931	0%	Funded via the CIL	Areas 1 and 2	Res.	1103.84	Funded via the CIL
AR15A	Development	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 2 Contribution (60%)	$-	$2,752,032	$2,752,032	0%	$2,752,032	Area 2	Res.	794.71	$3,462.94
AR15B	Development	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 3 Contribution (40%)	$-	$1,834,688	$1,834,688	0%	$1,834,688	Area 3	Res.	87.95	$20,860.58
AR16	Community	**Bridge Road Sports Reserve Pavilion** Construction of a pavilion in Community Hub 6, including all building works, landscaping, and related infrastructure	$-	$1,930,926	$1,930,926	0%	Funded via the CIL	Areas 2 and 3	Res.	882.66	Funded via the CIL
SUB-TOTAL			**$-**	**$109,901,513**	**$109,901,513**		**$87,113,356**				
OFF-ROAD PEDESTRIAN AND CYCLE TRAILS											
TR01	Development	**Toolern Creek Regional Park Trail** Concrete Shared Path including pavement, drainage, and landscaping (3 metres wide, length 3,250 metres)	$-	$1,098,214	$1,098,214	0%	$1,098,214	Areas 1, 2 and 3	Res.	1191.79	$921.48
SUB-TOTAL			**$-**	**$1,098,214**	**$1,098,214**		**$1,098,214**				
STRUCTURE PLANNING											
PL01	Development	**Plan Preparation** Preparation of Precinct Structure Plan and Development Contributions Plan.	$-	$-	$2,011,381	0%	$2,011,381	Areas 1, 2, 3 and 4	Res. And Employ.	1539.89	$1,306.18
SUB-TOTAL			**$-**	**$-**	**$2,011,381**		**$2,011,381**				
TOTAL			**$252,092,919**	**$561,308,585**	**$815,412,885**		**$737,006,180**				

This page has been intentionally left blank.

Amended by C232

Table 5: Schedule of Costs

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA 1 $ July 2024	Area 2 $ July 2024	Area 3 $ July 2024	Area 4 $ July 2024	Total Project Cost $ July 2024	Total Cost Recovered by DCP $ July 2024
ROADS			309.13	794.71	87.95	348.10		
RD01	Development	**Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)** Construction of a 2-lane arterial road (interim layout). Purchase of land to increase reserve width from 20m to 34m (ultimate).	298,469.27	767,303.45	85,044.10	336,095.34	1,486,785.00	1,486,785.00
RD01A	Development	**Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)** Offset cost estimate associated with removal of scattered trees for RD01.	3,724.64	9,574.99	1,061.00	4,188.36	18,549.00	18,549.00
RD02	Development	**East West Arterial: Rees Road (IT01) to Exford Road (IT02)** Construction of a 2-lane arterial road (interim standard). Purchase of land to increase reserve width from 0m to 34m (ultimate).	1,629,223.33	4,188,272.32	464,101.47	1,832,064.88	8,113,662.00	8,113,662.00
RD03	Development	**Exford Road: East West Arterial (IT02) to East West Arterial Road (IT03)** Re-construct existing 2-lane road to provide 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	671,214.56	1,725,502.77	191,202.55	754,782.11	3,342,702.00	3,342,702.00
RD03A	Development	**Exford Road: East West Arterial (IT02) to Toolern Road (IT03)** Offset cost estimate associated with removal of scattered trees for RD03.	1,910.01	4,910.09	544.09	2,147.81	9,512.00	9,512.00
RD04	Development	**Exford Road: East West Arterial Road (IT03) to Greigs Road (IT04)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	3,894,323.43	10,011,203.96	1,109,339.15	4,379,174.46	19,394,041.00	19,394,041.00
RD04A	Development	**Exford Road: Toolern Road (IT03) to Greigs Road (IT04)** Offset cost estimate associated with removal of scattered trees for RD04.	23,302.04	59,902.95	6,637.83	26,203.19	116,046.00	116,046.00
RD05	Development	**East West Arterial Road: Exford Road (IT03) to Toolern Creek (BD03)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	597,188.64	1,535,203.06	170,115.49	671,539.81	2,974,047.00	2,974,047.00
RD05A	Development	**Exford Road: East West Arterial (IT03) to Toolern Creek (BD03)** Offset cost estimate associated with removal of EVC for RD05.	34,723.74	89,264.92	9,891.42	39,046.92	172,927.00	172,927.00
RD06	Development	**East West Arterial Road: Toolern Creek (BD03) to Ferris Road (IT05)** Construction of a 2-lane arterial road (interim layout). Create road reserve 34m (ultimate).	2,011,170.03	5,170,149.25	572,903.02	2,261,564.70	10,015,787.00	10,015,787.00
RD06A	Development	**East West Arterial Road: Toolern Creek (BD03) to Ferris Road (IT05)** Offset cost estimate associated with removal of scattered trees for RD06.	764.04	1,964.14	217.65	859.17	3,805.00	3,805.00
RD07	Development	**East West Arterial Road: Ferris Road (IT05) to Mount Cottrell Road (IT06)** Construction of a 2-lane arterial road. (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	2,335,156.41	6,003,026.59	665,193.96	2,625,888.04	11,629,265.00	11,629,265.00
RD07A	Development	**East West Arterial Road: Ferris Road (IT05) to Mount Cottrell Road (IT06)** Offset cost estimate associated with removal of EVC for RD07.	6,111.95	15,712.10	1,741.05	6,872.90	30,438.00	30,438.00
RD08	Development	**East West Arterial Road: Mount Cottrell Road (IT06) to Paynes Road (IT07)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width to 0m to 45m (ultimate).	3,303,334.29	8,491,938.06	940,989.65	3,714,605.99	16,450,868.00	16,450,868.00
RD08A	Development	**East West Arterial Road: Mount Cottrell Road (IT06) to Paynes Road (IT07)** Offset cost estimate associated with removal of EVC for RD08.	17,591.08	45,221.70	5,011.01	19,781.21	87,605.00	87,605.00
RD09	Development	Removed	-	-	-	-	-	-
RD10	Development	Removed	-	-	-	-	-	-
RD11	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	2,854,125.62	7,337,149.62	813,027.82	3,209,469.94	14,213,773.00	14,213,773.00
RD11A	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Offset cost estimate associated with removal of scattered trees for RD11.	4,345.11	11,170.05	1,237.75	4,886.09	21,639.00	21,639.00
RD11B	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Offset cost estimate associated with removal of EVC for RD11.	1,260.62	3,240.70	359.10	1,417.57	6,278.00	6,278.00
RD12	Development	**Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	1,078,152.23	2,771,624.40	307,123.04	1,212,384.33	10,113,568.00	5,369,284.00
RD13	Development	Skipped Project - There is no RD13 in the Toolern DCP						

Table 5: Schedule of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA 1 $ July 2024	Area 2 $ July 2024	Area 3 $ July 2024	Area 4 $ July 2024	Total Project Cost $ July 2024	Total Cost Recovered by DCP $ July 2024
RD14	Development	**Shogaki Drive: Ferris Road (IT14) to Industrial Connector Road (IT12)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 40m to 45m (ultimate).	1,295,529.47	3,330,439.81	369,045.25	1,456,825.47	6,451,840.00	6,451,840.00
RD15	Development	**Ferris Road: Western Freeway to Shogaki Drive (IT13)** Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (ultimate layout). Purchase land to increase reserve width from 34m to 41.8m (ultimate).	1,339,323.55	3,443,022.00	381,520.45	1,506,072.00	6,669,938.00	6,669,938.00
RD16	Development	**Ferris Road: Abey Road (IT13) to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 34m to 38m (ultimate).	165,191.33	424,660.19	47,056.50	185,757.98	822,666.00	822,666.00
RD17	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Construction of a 2-lane arterial road (interim layout).	2,449,677.27	6,297,427.33	697,816.43	2,754,666.97	12,199,588.00	12,199,588.00
RD17A	Development	**Ferris Road: Melbourne Ballarat Rail Line to Exford Road (IT05)** Offset cost estimate associated with removal of scattered trees for RD17.	764.04	1,964.14	217.65	859.17	3,805.00	3,805.00
RD18	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve with from 19m to 38m (ultimate).	2,599,154.20	6,681,690.22	740,396.51	2,922,754.07	12,943,995.00	12,943,995.00
RD18A	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Offset cost estimate associated with removal of scattered trees for RD18.	129.32	332.43	36.84	145.42	644.00	644.00
RD18B	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Offset cost estimate associated with removal of EVC for RD18.	10,643.20	27,366.66	3,031.83	11,968.30	53,004.00	53,004.00
RD19	Development	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 45m (ultimate).	1,578,862.09	4,058,807.82	449,755.53	1,775,433.56	7,862,859.00	7,862,859.00
RD19A	Development	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)** Offset cost estimate associated with removal of EVC for RD19.	3,724.64	9,574.99	1,061.00	4,188.36	18,549.00	18,549.00
RD20	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only.	656,908.57	1,688,726.10	187,127.34	738,694.99	3,271,457.00	3,271,457.00
RD20A	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Offset cost estimate associated with removal of EVC for RD20.	174.50	448.58	49.71	196.22	869.00	869.00
RD21	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30).	1,005,255.00	2,584,226.25	286,357.50	1,130,411.25	5,006,250.00	5,006,250.00
RD22	Development	**Paynes Road: Alfred Road (IT30) to East-West Connector Road 1 (IT31)** Construction of a 2-lane arterial road (interim standard).	168,278.03	432,595.22	47,935.77	189,228.98	1,676,076.00	838,038.00
RD23	Development	**Paynes Road: East-West Connector Road 1 (IT31) to East West Arterial Road (IT07)** Construction of a 2-lane arterial road (interim standard).	215,532.60	554,073.34	61,396.74	242,366.83	2,146,739.00	1,073,369.50
RD24	Development	**Paynes Road: East West Arterial Road (IT07) to East-West Connector Road 2 (IT32)** Construction of a 2-lane arterial road (interim standard).	114,073.58	293,250.90	32,495.06	128,275.96	1,136,191.00	568,095.50
SUB-TOTAL			30,369,312.43	78,070,935.11	8,651,041.26	34,150,818.37	158,465,767.00	151,241,980.00
INTERSECTIONS								
IT01	Development	**Intersection: Rees Road and East West Arterial** Construction of signalised 4-way intersection (interim standard).	1,189,569.72	3,058,047.26	338,861.49	1,337,673.52	5,924,152.00	5,924,152.00
IT02	Development	**Intersection: East West Arterial and Exford Road** Construction of signalised T-intersection (interim standard).	1,782,810.23	4,583,100.80	507,852.32	2,004,773.65	8,878,537.00	8,878,537.00
IT03	Development	**Intersection: East West Arterial Road and East West Arterial Road** Construction of signalised T-intersection (interim standard).	2,946,553.46	7,574,755.45	839,356.86	3,313,405.23	14,674,071.00	14,674,071.00
IT04	Development	**Intersection: Exford Road and Greigs Road** Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.	746,774.80	1,919,746.77	212,726.69	839,749.75	3,718,998.00	3,718,998.00
IT05	Development	**Intersection: East West Arterial Road and Ferris Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	2,812,525.48	7,230,207.44	801,177.58	3,162,690.51	14,006,601.00	14,006,601.00
IT06	Development	**Intersection: East West Arterial Road and Mount Cottrell Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	4,189,962.08	10,771,207.29	1,193,554.93	4,711,620.70	20,866,345.00	20,866,345.00
IT07	Development	**Intersection: East West Arterial Road and Paynes Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	676,121.41	1,738,116.89	192,600.32	760,299.87	6,734,277.00	3,367,138.50
IT08	Development	Deleted	-	-	-	-	-	-
IT09	Development	Deleted	-	-	-	-	-	-
IT10	Development	**Intersection: Mount Cottrell Road and Shogaki Drive** Purchase of land and construction of signalised 4-way intersection (interim standard).	1,033,117.20	2,655,852.10	294,294.34	1,161,742.35	8,840,012.00	5,145,006.00

Table 5: Schedule of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA 1 $ July 2024	Area 2 $ July 2024	Area 3 $ July 2024	Area 4 $ July 2024	Total Project Cost $ July 2024	Total Cost Recovered by DCP $ July 2024
IT11	Development	Skipped Project - There is no IT11 in the Toolern DCP						
IT12	Development	**Intersection: Shogaki Drive and Industrial Connector Road** Construction of signalised 4-way intersection (interim standard).	3,905,549.86	10,040,063.92	1,112,537.11	4,391,798.59	19,449,949.48	19,449,949.48
IT13	Development	**Intersection: Ferris Road and Shogaki Drive** Purchase of land and construction of signalised 4-way intersection (interim standard).	2,692,686.64	6,922,135.66	767,040.22	3,027,931.49	13,409,794.00	13,409,794.00
IT14	Development	**Intersection: Ferris Road and Hollingsworth Drive** Construction of signalised T-intersection (interim standard).	325,692.98	837,264.53	92,777.08	366,242.41	1,621,977.00	1,621,977.00
IT15	Development	**Intersection: Ferris Road and Bridge Road** Construction of signalised 4-way intersection (interim standard).	730,304.98	1,877,407.53	208,035.08	821,229.41	3,636,977.00	3,636,977.00
IT16	Development	**Intersection: Abey Road and Industrial Connector Road** Construction of a signalised T-intersection (interim standard).	876,297.42	2,252,712.80	249,622.57	985,398.20	4,364,031.00	4,364,031.00
IT17	Development	**Intersection: Abey Road and Bundy Drive** Construction of signalised T-intersection (interim standard).	969,262.60	2,491,699.98	276,104.69	1,089,937.73	4,827,005.00	4,827,005.00
IT18	Development	**Intersection: Ferris Road and Shakamaker Drive** Construction of signalised 4-way intersection (ultimate standard).	3,459,127.99	8,892,439.57	985,369.13	3,889,796.31	17,226,733.00	17,226,733.00
IT19	Development	**Intersection: Mount Cottrell Road and Baxterpark Drive** Construction of signalised T-intersection (interim standard).	128,920.13	331,417.18	36,724.26	144,970.94	1,284,065.00	642,032.50
IT20	Development	**Intersection: Mount Cottrell Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).	2,824,618.06	7,261,294.03	804,622.28	3,176,288.63	14,066,823.00	14,066,823.00
IT21	Development	**Intersection: East West Arterial Road and Eastern North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	2,375,245.33	6,106,083.86	676,613.71	2,670,968.10	11,828,911.00	11,828,911.00
IT22	Development	**Intersection: East West Arterial Road and Central North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	2,015,063.74	5,180,158.88	574,012.18	2,265,943.19	10,035,178.00	10,035,178.00
IT23	Development	**Intersection: East West ArterialRoad and Western North-South Connector Road** Construction of signalised T-intersection (interim standard).	1,436,738.06	3,693,447.13	409,270.00	1,615,614.81	7,155,070.00	7,155,070.00
IT24	Development	**Intersection: Exford Road and Elpis Road** Construction of signalised T-intersection (interim standard).	257,840.25	662,834.35	73,448.52	289,941.88	1,284,065.00	1,284,065.00
IT25	Development	**Intersection: Mount Cottrell Road and Bridge Road** Construction of signalised T-intersection (interim standard).	552,199.00	1,419,547.42	157,299.71	620,948.87	2,749,995.00	2,749,995.00
IT26	Development	**Intersection: Mount Cottrell Road and Alfred Road** Construction of signalised 4-way intersection (interim standard).	712,232.98	1,830,949.53	202,887.08	800,907.41	3,546,977.00	3,546,977.00
IT27	Development	**Intersection: Ferris Road and Alfred Road** Construction of signalised 4-way intersection (interim standard).	531,512.98	1,366,369.53	151,407.08	597,687.41	2,646,977.00	2,646,977.00
IT28	Development	**Intersection: Ferris Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).	682,112.98	1,753,519.53	194,307.08	767,037.41	3,396,977.00	3,396,977.00
IT29	Development	**Intersection: Ferris Road and Enterprise Street** Construction of a signalised 4-way intersection (interim standard).	1,151,691.61	2,960,673.36	328,071.52	1,295,079.51	5,735,516.00	5,735,516.00
IT30	Development	**Intersection: Paynes Road and Alfred Road** Construction of a signalised 4-way intersection (interim standard).	465,876.48	1,197,636.65	132,709.83	523,879.03	4,640,204.00	2,320,102.00
IT31	Development	**Intersection: Paynes Road and East-West Connector Road 1** Construction of a signalised 4-way intersection (interim standard).	403,069.66	1,036,178.07	114,818.65	453,252.63	4,014,638.00	2,007,319.00
IT32	Development	**Intersection: Paynes Road and East-West Connector Road 2** Construction of a signalised 3-way intersection (interim standard).	210,270.33	540,545.54	59,897.72	236,449.41	4,188,652.00	1,047,163.00
SUB-TOTAL			**42,083,748.43**	**108,185,413.05**	**11,988,000.05**	**47,323,258.94**	**224,753,507.48**	**209,580,420.48**
BRIDGES								
BD01	Development	**Abey Road Bridge** Construction of an arterial road bridge over the Toolern Creek.	1,187,422.57	3,052,527.54	338,249.85	1,335,259.04	5,913,459.00	5,913,459.00
BD02	Development	**Bridge Road Bridge** Construction of a connector road bridge over the Toolern Creek.	1,694,056.23	4,354,939.37	482,569.80	1,904,969.60	8,436,535.00	8,436,535.00
BD03	Development	**East West Arterial Road Bridge** Construction of an arterial road bridge over the Toolern Creek.	3,655,799.34	9,398,025.99	1,041,393.04	4,110,953.64	18,206,172.00	18,206,172.00
BD04	Development	**Shared Use Pedestrian Bridge 1: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	334,336.62	859,484.87	95,239.32	375,962.19	1,665,023.00	1,665,023.00
BD05	Development	**Shared Use Pedestrian Bridge 2: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	334,336.62	859,484.87	95,239.32	375,962.19	1,665,023.00	1,665,023.00
BD06	Development	**Shared Use Pedestrian Bridge 3: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	424,657.06	1,091,673.18	120,968.05	477,527.71	2,114,826.00	2,114,826.00
BD07	Development	**Pedestrian Underpass 1: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	905,329.09	2,327,345.00	257,892.55	1,018,044.36	4,508,611.00	4,508,611.00

Table 5: Schedule of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA 1 $ July 2024	Area 2 $ July 2024	Area 3 $ July 2024	Area 4 $ July 2024	Total Project Cost $ July 2024	Total Cost Recovered by DCP $ July 2024
BD08	Development	**Pedestrian Underpass 2: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	905,329.09	2,327,345.00	257,892.55	1,018,044.36	4,508,611.00	4,508,611.00
BD09	Development	Deleted	-	-	-	-	-	-
BD10	Development	**Pedestrian Underpass 3: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	905,329.09	2,327,345.00	257,892.55	1,018,044.36	4,508,611.00	4,508,611.00
BD11	Development	Deleted	-	-	-	-	-	-
BD12	Development	Deleted	-	-	-	-	-	-
BD13	Development	Deleted	-	-	-	-	-	-
BD14	Development	**Shared Use Pedestrian Bridge 4: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	424,657.06	1,091,673.18	120,968.05	477,527.71	2,114,826.00	2,114,826.00
BD15	Development	**Ferris Road Rail Overpass** Rail-road grade separation at the intersection of Ferris Road and the Melbourne-Ballarat rail corridor.	-	-	-	-	-	-
BD16	Development	**East Road Rail Overpass** Construction of a rail-road grade separation at the intersection of East Road and the Melbourne-Ballarat rail corridor (interim standard).	3,328,634.29	8,556,977.20	948,196.62	3,743,055.89	16,576,864.00	16,576,864.00
BD17	Development	**Paynes Road Rail Overpass** Construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor (interim standard).	894,910.48	2,300,561.70	254,924.70	1,006,328.62	17,826,902.00	4,456,725.50
BD18	Development	**Paynes Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Paynes Road level crossing will be closed upon completion of the construction of the Paynes Road Overpass (BD17).	37,781.88	97,126.51	10,762.57	42,485.79	752,627.00	188,156.75
BD19	Development	**Mount Cottrell Road Freeway Interchange** Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only)	205,820.00	529,105.00	58,630.00	231,445.00	1,025,000.00	1,025,000.00
BD20	Development	**Mount Cottrell Road Rail Overpass** Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).	371,480.00	954,970.00	105,820.00	417,730.00	1,850,000.00	1,850,000.00
BD21	Development	**Mount Cottrell Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Mount Cottrell Road level crossing will be closed upon completion of the construction of the Mount Cottrell Road Overpass (BD20).	96,404.63	247,829.04	27,461.88	108,407.20	640,137.00	480,102.75
SUB-TOTAL			**15,706,284.04**	**40,376,413.45**	**4,474,190.83**	**17,661,747.69**	**92,313,227.00**	**78,218,546.00**
PUBLIC TRANSPORT								
PT01	Development	**Bus Interchange** Purchase land to provide for Local Bus Interchange (1 Hectare)	712,840.00	1,832,510.00	203,060.00	801,590.00	3,550,000.00	3,550,000.00
SUB-TOTAL			**712,840.00**	**1,832,510.00**	**203,060.00**	**801,590.00**	**3,550,000.00**	**3,550,000.00**
UNENCUMBERED LOCAL ACTIVE OPEN SPACE								
OS01	Development	**Weir Views North Sports Reserve** Purchase of 9.83 hectares of land for active open space for AR01 and AR02	4,626,420.13	11,893,579.87	-	-	23,600,000.00	16,520,000.00
OS02	Development	**Weir Views East Sports Reserve** Purchase of 4.00 hectares of land for active open space for AR03 and AR04	3,136,556.02	8,063,443.98	-	-	11,200,000.00	11,200,000.00
OS03	Development	**Weir Views South Sports Reserve** Purchase of 8.96 hectares of land for active open space for AR05 and AR06	6,020,000.00	15,480,000.00	-	-	21,500,000.00	21,500,000.00
OS04	Development	**Strathtulloh Sports Reserve** Purchase of 8.62 hectares of land for active open space for AR07 and AR08	6,272,000.00	16,128,000.00	-	-	22,400,000.00	22,400,000.00
OS05	Development	**Thornhill Park Sports Reserve** Purchase of 8.09 hectares of land for active open space for AR09 and AR10	6,328,000.00	16,272,000.00	-	-	22,600,000.00	22,600,000.00
OS06	Development	**Cobblebank East Sports Reserve** Purchase of 4.36 hectares of land for active open space for AR11 and AR12	3,703,000.00	9,522,000.00	-	-	13,225,000.00	13,225,000.00
OS07	Development	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 2 Contributions (60%)	-	12,780,000.00	-	-	12,780,000.00	12,780,000.00
OS08	Development	**Cobblebank Central Sports Reserve** Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 3 Contributions (40%)	-	-	8,520,000.00	-	8,520,000.00	8,520,000.00
OS09	Development	**Cobblebank MAC Open Space** Purchase of 1.0 hectare for Metropolitan Activity Centre Public Open Space	712,840.00	1,832,510.00	203,060.00	801,590.00	3,550,000.00	3,550,000.00
SUB-TOTAL			**30,798,816.16**	**91,971,533.84**	**8,723,060.00**	**801,590.00**	**139,375,000.00**	**132,295,000.00**

Table 5: Schedule of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA 1 $ July 2024	Area 2 $ July 2024	Area 3 $ July 2024	Area 4 $ July 2024	Total Project Cost $ July 2024	Total Cost Recovered by DCP $ July 2024
COMMUNITY AND INDOOR RECREATION FACILITIES								
CI01	Development	**Cobblebank Higher Order Civic Facility** Higher Order Civic Facility, including a Level 3 Community Centre, located within the Metropolitan Activity Centre.	-	-	-	-	-	-
CI02	Development	**Cobblebank Indoor Recreation Centre** Indoor Recreation Centre located within the Metropolitan Activity Centre.	-	-	-	-	-	-
CI03	Development	**Weir Views North Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 1 - early childhood rooms component - including kindergarten and maternal health.	8,856,258.60	-	-	-	12,651,798.00	8,856,258.60
CI04	Development	**Weir Views North Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 1 - community rooms component.	866,886.00	-	-	-	866,886.00	Funded via the CIL
CI05	Community	Deleted	-	-	-	-	-	-
CI06	Development	**Weir Views South Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 2 - early childhood rooms component - including kindergarten and maternal health.	14,127,102.00	-	-	-	14,127,102.00	14,127,102.00
CI07	Community	**Weir Views South Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 2 - community rooms component.	1,665,334.00	-	-	-	1,665,334.00	Funded via the CIL
CI08	Community	Deleted	-	-	-	-	-	-
CI09	Development	**Strathtulloh Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 3 - early childhood rooms component - including kindergarten and maternal health.	-	12,801,798.00	-	-	12,801,798.00	12,801,798.00
CI10	Community	**Strathtulloh Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 3 - community rooms component.	-	866,886.00	-	-	866,886.00	Funded via the CIL
CI11	Community	Deleted	-	-	-	-	-	-
CI12	Development	**Thornhill Park Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 4 - early childhood rooms component - including kindergarten and maternal health.	-	12,801,798.00	-	-	12,801,798.00	12,801,798.00
CI13	Community	**Thornhill Park Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 4 - community rooms component.	-	866,886.00	-	-	866,886.00	Funded via the CIL
CI14	Community	Deleted	-	-	-	-	-	-
CI15	Development	**Cobblebank East Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 5 - early childhood rooms component - including kindergarten and maternal health.	-	14,327,102.00	-	-	14,327,102.00	14,327,102.00
CI16	Community	**Cobblebank East Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 5 - community rooms component.	-	1,665,334.00	-	-	1,665,334.00	Funded via the CIL
CI17	Community	Deleted	-	-	-	-	-	-
CI18A	Development	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 2 contribution (60%)	-	1,538,103.00	-	-	1,538,103.00	1,538,103.00
CI18B	Development	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 3 contribution (40%)	-	-	764,928.00	-	764,928.00	764,928.00
CI19A	Development	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 2 contribution (60%)	-	4,008,116.00	-	-	4,008,116.00	4,008,116.00
CI19B	Development	**Bridge Road Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 3 contribution (40%)	-	-	2,672,077.00	-	2,672,077.00	2,672,077.00
CI20	Community	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - community rooms component	-	2,088,115.20	232,012.80	-	2,320,128.00	Funded via the CIL
SUB-TOTAL			25,515,580.60	50,964,138.20	3,668,017.80	-	83,944,276.00	71,897,282.40

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 5: Schedule of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA 1 $ July 2024	Area 2 $ July 2024	Area 3 $ July 2024	Area 4 $ July 2024	Total Project Cost $ July 2024	Total Cost Recovered by DCP $ July 2024
OUTDOOR ACTIVE RECREATION								
AR01	Development	**Weir Views North Sports Reserve** Construction of a sports reserve in Community Hub 1 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	2,588,824.15	6,655,337.35	-	-	13,205,945.00	9,244,161.50
AR02	Community	**Weir Views North Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure	414,011.87	1,064,339.83	-	-	2,111,931.00	Funded via CIL
AR03	Development	**Weir Views East Sports Reserve** Construction of a sports reserve incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	2,864,217.16	7,365,129.84	-	-	10,229,347.00	10,229,347.00
AR04	Community	Weir Views East Sports Reserve Pavilion Construction of a pavilion, including all building works, landscaping, and related infrastructure	591,340.68	1,520,590.32	-	-	2,111,931.00	Funded via CIL
AR05	Development	**Weir Views South Sports Reserve** Construction of a sports reserve in Community Hub 2 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	3,697,664.60	9,508,280.40	-	-	13,205,945.00	13,205,945.00
AR06	Community	**Weir Views South Sports Reserve** Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure	591,340.68	1,520,590.32	-	-	2,111,931.00	Funded via CIL
AR07	Development	**Strathtulloh Sports Reserve** Construction of a sports reserve in Community Hub 3 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	3,697,664.60	9,508,280.40	-	-	13,205,945.00	13,205,945.00
AR08	Community	**Strathtulloh Sports Reserve Pavilion** Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure	1,182,681.36	3,041,180.64	-	-	4,223,862.00	Funded via CIL
AR09	Development	**Thornhill Park Sports Reserve** Construction of a sports reserve in Community Hub 4 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	3,697,664.60	9,508,280.40	-	-	13,205,945.00	13,205,945.00
AR10	Community	**Thornhill Park Sports Reserve Pavilion** Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure	591,340.68	1,520,590.32	-	-	2,111,931.00	Funded via CIL
AR11	Development	**Cobblebank East Sports Reserve** Construction of a sports reserve in Community Hub 5 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	2,864,217.16	7,365,129.84	-	-	10,229,347.00	10,229,347.00
AR12	Community	Cobblebank East Sports Reserve Pavilion Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure	591,340.68	1,520,590.32	-	-	2,111,931.00	Funded via CIL
AR13	Development	**Cobblebank Central Sports Reserve** Construction of a sports reserve in Community Hub 7 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	3,697,664.60	9,508,280.40	-	-	13,205,945.00	13,205,945.00
AR14	Community	Cobblebank Central Sports Reserve Pavilion Construction of a pavilion in Community Hub 7, including all building works, landscaping and related infrastructure	591,340.68	1,520,590.32	-	-	2,111,931.00	Funded via CIL
AR15A	Development	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 2 Contribution (60%)	-	2,752,032.00	-	-	2,752,032.00	2,752,032.00

Part 2: Calculation of Contributions

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Table 5: Schedule of Costs (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	AREA 1 $ July 2024	Area 2 $ July 2024	Area 3 $ July 2024	Area 4 $ July 2024	Total Project Cost $ July 2024	Total Cost Recovered by DCP $ July 2024
AR15B	Development	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 3 Contribution (40%)	-	-	1,834,688.00	-	1,834,688.00	1,834,688.00
AR16	Community	**Bridge Road Sports Reserve Pavilion** Construction of a pavilion in Community Hub 6, including all building works, landscaping, and related infrastructure	-	1,737,833.40	193,092.60	-	1,930,926.00	Funded via CIL
SUB-TOTAL			**27,661,313.49**	**75,617,056.11**	**2,027,780.60**	-	**109,901,513.00**	**87,113,355.50**
OFF-ROAD PEDESTRIAN & CYCLE TRAILS								
TR01	Development	**Toolern Creek Regional Park Trail** Concrete Shared Path including pavement, drainage, and landscaping (3 metres wide, length 3,250 metres)	284,837.73	732,237.23	81,139.03	-	1,098,214.00	1,098,214.00
SUB-TOTAL			**284,837.73**	**732,237.23**	**81,139.03**	-	**1,098,214.00**	**1,098,214.00**
STRUCTURE PLANNING								
PL01	Development	**Plan Preparation** Preparation of Precinct Structure Plan and Development Contributions Plan.	403,885.30	1,038,274.87	115,050.99	454,169.83	2,011,381.00	2,011,381.00
SUB-TOTAL			**403,885.30**	**1,038,274.87**	**115,050.99**	**454,169.83**	**2,011,381.00**	**2,011,381.00**
TOTAL			**173,536,618.18**	**448,788,511.86**	**39,932,250.57**	**101,193,174.84**	**815,412,885.48**	**737,006,179.58**

[8] Includes contingency fee of 10% within construction cost. Includes design and project management fee of 10% within construction cost.
[9] Includes contingency fee of 20% within construction cost. Includes design and project management fee of 10% within construction cost.
[10] Includes contingency fee of 30% within construction cost. Includes design and project management fee of 10% within construction cost.

This page has been intentionally left blank.

Part 2: Calculation of Contributions

Amended by C232 **Table 6:** Summary of Charges

Amended by C232	DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 1 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024
	ROADS									
	RD01	Development	**Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)** Construction of a 2-lane arterial road (interim layout). Purchase of land to increase reserve width from 20m to 34m (ultimate).	965.51	-	965.51	-	965.51	-	965.51
	RD01A	Development	**Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)** Offset cost estimate associated with removal of scattered trees for RD01.	12.05	-	12.05	-	12.05	-	12.05
	RD02	Development	**East West Arterial: Rees Road (IT01) to Exford Road (IT02)** Construction of a 2-lane arterial road (interim standard) Purchase of land to increase reserve width from 0m to 34m (ultimate).	5,268.99	-	5,268.99	-	5,268.99	-	5,268.99
	RD03	Development	**Exford Road: East West Arterial (IT02) to East West Arterial Road (IT03)** Re-construct existing 2-lane road to provide 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	2,170.74	-	2,170.74	-	2,170.74	-	2,170.74
	RD03A	Development	**Exford Road: East West Arterial (IT02) to Toolern Road (IT03)** Offset cost estimate associated with removal of scattered trees for RD03.	6.18	-	6.18	-	6.18	-	6.18
	RD04	Development	**Exford Road: East West Arterial Road (IT03) to Greigs Road (IT04)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	12,594.43	-	12,594.43	-	12,594.43	-	12,594.43
	RD04A	Development	**Exford Road: Toolern Road (IT03) to Greigs Road (IT04)** Offset cost estimate associated with removal of scattered trees for RD04.	75.36	-	75.36	-	75.36	-	75.36
	RD05	Development	**East West Arterial Road: Exford Road (IT03) to Toolern Creek (BD03)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	1,931.34	-	1,931.34	-	1,931.34	-	1,931.34
	RD05A	Development	**Exford Road: East West Arterial (IT03) to Toolern Creek (BD03)** Offset cost estimate associated with removal of EVC for RD05.	112.30	-	112.30	-	112.30	-	112.30
	RD06	Development	**East West Arterial Road: Toolern Creek (BD03) to Ferris Road (IT05)** Construction of a 2-lane arterial road (interim layout). Create road reserve 34m (ultimate).	6,504.22	-	6,504.22	-	6,504.22	-	6,504.22
	RD06A	Development	**East West Arterial: Toolern Creek (BD03) to Ferris Road (IT05)** Offset cost estimate associated with removal of scattered trees for RD06.	2.47	-	2.47	-	2.47	-	2.47
	RD07	Development	**East West Arterial Road: Ferris Road (IT05) to Mount Cottrell Road (IT06)** Construction of a 2-lane arterial road. (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	7,552.01	-	7,552.01	-	7,552.01	-	7,552.01
	RD07A	Development	**East West Arterial: Ferris Road (IT05) to Mount Cottrell Road (IT06)** Offset cost estimate associated with removal of EVC for RD07.	19.77	-	19.77	-	19.77	-	19.77
	RD08	Development	**East West Arterial Road: Mount Cottrell Road (IT06) to Paynes Road (IT07)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width to 0m to 45m (ultimate).	10,683.14	-	10,683.14	-	10,683.14	-	10,683.14
	RD08A	Development	**East West Arterial: Mount Cottrell Road (IT06) to Paynes Road (IT07)** Offset cost estimate associated with removal of EVC for RD08.	56.89	-	56.89	-	56.89	-	56.89
	RD09	Development	Removed	-	-	-	-	-	-	-
	RD10	Development	Removed	-	-	-	-	-	-	-
	RD11	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	9,230.38	-	9,230.38	-	9,230.38	-	9,230.38
	RD11A	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Offset cost estimate associated with removal of scattered trees for RD11.	14.05	-	14.05	-	14.05	-	14.05
	RD11B	Development	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Offset cost estimate associated with removal of EVC for RD11.	4.08	-	4.08	-	4.08	-	4.08
	RD12	Development	**Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	3,486.80	-	3,486.80	-	3,486.80	-	3,486.80
	RD13		Skipped Project - There is no RD13 in the Toolern DCP							

Table 6: Summary of Charges (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 1 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024
		Shogaki Drive: Ferris Road (IT14) to Industrial Connector Road (IT12)							
RD14	Development	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 40m to 45m (ultimate).	4,189.81	-	4,189.81	-	4,189.81	-	4,189.81
RD15	Development	**Ferris Road: Western Freeway to Shogaki Drive (IT13)** Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (ultimate layout). Purchase land to increase reserve width from 34m to 41.8m (ultimate).	4,331.44	-	4,331.44	-	4,331.44	-	4,331.44
RD16	Development	**Ferris Road: Abey Road (IT13) to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 34m to 38m (ultimate).	534.24	-	534.24	-	534.24	-	534.24
RD17	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Construction of a 2-lane arterial road (interim layout).	7,922.38	-	7,922.38	-	7,922.38	-	7,922.38
RD17A	Development	**Ferris Road: Melbourne Ballarat Rail Line to Exford Road (IT05)** Offset cost estimate associated with removal of scattered trees for RD17.	2.47	-	2.47	-	2.47	-	2.47
RD18	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 13m to 38m (ultimate).	8,405.79	-	8,405.79	-	8,405.79	-	8,405.79
RD18A	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Offset cost estimate associated with removal of scattered trees for RD18.	0.42	-	0.42	-	0.42	-	0.42
RD18B	Development	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Offset cost estimate associated with removal of EVC for RD18.	34.42	-	34.42	-	34.42	-	34.42
RD19	Development	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 45m (ultimate).	5,106.12	-	5,106.12	-	5,106.12	-	5,106.12
RD19A	Development	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)** Offset cost estimate associated with removal of EVC for RD19.	12.05	-	12.05	-	12.05	-	12.05
RD20	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 30m to 38m, for road section on Property 30 only.	2,124.47	-	2,124.47	-	2,124.47	-	2,124.47
RD20A	Developtment	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial (IT05)** Offset cost estimate associated with removal of EVC for RD20.	0.56	-	0.56	-	0.56	-	0.56
RD21	Development	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30).	3,251.04	-	3,251.04	-	3,251.04	-	3,251.04
RD22	Development	**Paynes Road: Alfred Road (IT30) to East-West Connector Road 1 (IT31)** Construction of a 2-lane arterial road (interim standard).	544.22	-	544.22	-	544.22	-	544.22
RD23	Development	**Paynes Road: East-West Connector Road 1 (IT31) to East West Arterial Road (IT07)** Construction of a 2-lane arterial road (interim standard).	697.04	-	697.04	-	697.04	-	697.04
RD24	Development	**Paynes Road: East West Arterial Road (IT07) to East-West Connector Road 2 (IT32)** Construction of a 2-lane arterial road (interim standard).	368.92	-	368.92	-	368.92	-	368.92
SUB-TOTAL			**98,216.09**	-	**98,216.09**	-	**98,216.09**	-	**98,216.09**
	INTERSECTIONS								
IT01	Development	**Intersection: Rees Road and East West Arterial** Construction of signalised 4-way intersection (interim standard).	3,847.13	-	3,847.13	-	3,847.13	-	3,847.13
IT02	Development	**Intersection: East West Arterial and Exford Road** Construction of signalised T-intersection (interim standard).	5,765.70	-	5,765.70	-	5,765.70	-	5,765.70
IT03	Development	**Intersection: East West Arterial and East West Arterial Road** Construction of signalised T-intersection (interim standard).	9,529.30	-	9,529.30	-	9,529.30	-	9,529.30
IT04	Development	**Intersection: Exford Road and Greigs Road** Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.	2,415.11	-	2,415.11	-	2,415.11	-	2,415.11
IT05	Development	**Intersection: East West Arterial Road and Ferris Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	9,095.85	-	9,095.85	-	9,095.85	-	9,095.85
IT06	Development	**Intersection: East West Arterial Road and Mount Cottrell Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	13,550.54	-	13,550.54	-	13,550.54	-	13,550.54
IT07	Development	**Intersection: East West Arterial Road and Paynes Road** Purchase of land and construction of signalised 4-way intersection (interim standard).	2,186.61	-	2,186.61	-	2,186.61	-	2,186.61
IT08	Development	Deleted	-	-	-	-	-	-	-

Table 6: Summary of Charges (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 1 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024
IT09	Development	Deleted	-	-	-	-	-	-	-
IT10	Development	**Intersection: Mount Cottrell Road and Shogaki Drive** Purchase of land and construction of signalised 4-way intersection (interim standard).	3,341.15	-	3,341.15	-	3,341.15	-	3,341.15
IT11		Skipped Project - There is no IT11 in the Toolern DCP							
IT12	Development	**Intersection: Shogaki Drive and Industrial Connector Road** Construction of signalised 4-way intersection (interim standard).	12,630.74	-	12,630.74	-	12,630.74	-	12,630.74
IT13	Development	Intersection: Ferris Road and Shogaki Drive Purchase of land and construction of signalised 4-way intersection (interim standard).	8,708.28	-	8,708.28	-	8,708.28	-	8,708.28
IT14	Development	**Intersection: Ferris Road and Hallingsworth Drive** Construction of signalised T-intersection (interim standard).	1,053.31	-	1,053.31	-	1,053.31	-	1,053.31
IT15	Development	**Intersection: Ferris Road and Bridge Road** Construction of signalised 4-way intersection (interim standard).	2,361.84	-	2,361.84	-	2,361.84	-	2,361.84
IT16	Development	**Intersection: Abey Road and Industrial Connector Road** Construction of a signalised T-intersection (interim standard).	2,833.99	-	2,833.99	-	2,833.99	-	2,833.99
IT17	Development	**Intersection: Abey Road and Bundy Drive** Construction of signalised T-intersection (interim standard).	3,134.64	-	3,134.64	-	3,134.64	-	3,134.64
IT18	Development	**Intersection: Ferris Road and Shakamaker Drive** Construction of signalised 4-way intersection (ultimate standard).	11,186.99	-	11,186.99	-	11,186.99	-	11,186.99
IT19	Development	**Intersection: Mount Cottrell Road and Baxterpark Drive** Construction of signalised T-intersection (interim standard).	416.93	-	416.93	-	416.93	-	416.93
IT20	Development	**Intersection: Mount Cottrell Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).	9,134.95	-	9,134.95	-	9,134.95	-	9,134.95
IT21	Development	**Intersection: East West Arterial Road and Eastern North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	7,681.66	-	7,681.66	-	7,681.66	-	7,681.66
IT22	Development	**Intersection: East West Arterial Road and Central North-South Connector Road** Construction of signalised 4-way intersection (interim standard).	6,516.81	-	6,516.81	-	6,516.81	-	6,516.81
IT23	Development	**Intersection: East West ArterialRoad and Western North-South Connector Road** Construction of signalised T-intersection (interim standard).	4,646.48	-	4,646.48	-	4,646.48	-	4,646.48
IT24	Development	**Intersection: Exford Road and Elpis Road** Construction of signalised T-intersection (interim standard).	833.87	-	833.87	-	833.87	-	833.87
IT25	Development	**Intersection: Mount Cottrell Road and Bridge Road** Construction of signalised T-intersection (interim standard).	1,785.84	-	1,785.84	-	1,785.84	-	1,785.84
IT26	Development	**Intersection: Mount Cottrell Road and Alfred Road** Construction of signalised 4-way intersection (interim standard).	2,303.40	-	2,303.40	-	2,303.40	-	2,303.40
IT27	Development	**Intersection: Ferris Road and Alfred Road** Construction of signalised 4-way intersection (interim standard).	1,718.94	-	1,718.94	-	1,718.94	-	1,718.94
IT28	Development	**Intersection: Ferris Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).	2,205.99	-	2,205.99	-	2,205.99	-	2,205.99
IT29	Development	**Intersection: Ferris Road and Enterprise Street** Construction of a signalised 4-way intersection (interim standard).	3,724.63	-	3,724.63	-	3,724.63	-	3,724.63
IT30	Development	**Intersection: Paynes Road and Alfred Road** Construction of a signalised 4-way intersection (interim standard).	1,506.67	-	1,506.67	-	1,506.67	-	1,506.67
IT31	Development	**Intersection: Paynes Road and East-West Connector Road 1** Construction of a signalised 4-way intersection (interim standard).	1,303.55	-	1,303.55	-	1,303.55	-	1,303.55
IT32	Development	**Intersection: Paynes Road and East-West Connector Road 2** Construction of a signalised 3-way intersection (interim standard).	680.02	-	680.02	-	680.02	-	680.02
SUB-TOTAL			**136,100.90**	-	**136,100.90**	-	**136,100.90**	-	**136,100.90**
BRIDGES									
BD01	Development	**Abey Road Bridge** Construction of an arterial road bridge over the Toolern Creek.	3,840.18	-	3,840.18	-	3,840.18	-	3,840.18
BD02	Development	**Bridge Road Bridge** Construction of a connector road bridge over the Toolern Creek.	5,478.66	-	5,478.66	-	5,478.66	-	5,478.66
BD03	Development	**East West Arterial Bridge** Construction of an arterial road bridge over the Toolern Creek.	11,823.03	-	11,823.03	-	11,823.03	-	11,823.03

Table 6: Summary of Charges (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 1 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024
BD04	Development	**Shared Use Pedestrian Bridge 1: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	1,081.26	-	1,081.26	-	1,081.26	-	1,081.26
BD05	Development	**Shared Use Pedestrian Bridge 2: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	1,081.26	-	1,081.26	-	1,081.26	-	1,081.26
BD06	Development	**Shared Use Pedestrian Bridge 3: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	1,373.36	-	1,373.36	-	1,373.36	-	1,373.36
BD07	Development	**Pedestrian Underpass 1: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	2,927.88	-	2,927.88	-	2,927.88	-	2,927.88
BD08	Development	**Pedestrian Underpass 2: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	2,927.88	-	2,927.88	-	2,927.88	-	2,927.88
BD09	Development	Deleted	-	-	-	-	-	-	-
BD10	Development	**Pedestrian Underpass 3: Melbourne Ballarat Railway** Construction of a pedestrian underpass.	2,927.88	-	2,927.88	-	2,927.88	-	2,927.88
BD11	Development	Deleted	-	-	-	-	-	-	-
BD12	Development	Deleted	-	-	-	-	-	-	-
BD13	Development	Deleted	-	-	-	-	-	-	-
BD14	Development	**Shared Use Pedestrian Bridge 4: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.	1,373.36	-	1,373.36	-	1,373.36	-	1,373.36
BD15	Development	**Ferris Road Rail Overpass** Rail-road grade separation at the intersection of Ferris Road and the Melbourne-Ballarat rail corridor.	-	-	-	-	-	-	-
BD16	Development	**East Road Rail Overpass** Construction of a rail-road grade separation at the intersection of East Road and the Melbourne-Ballarat rail corridor (interim standard).	10,764.97	-	10,764.97	-	10,764.97	-	10,764.97
BD17	Development	**Paynes Road Rail Overpass** Construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor (interim standard).	2,894.18	-	2,894.18	-	2,894.18	-	2,894.18
BD18	Development	**Paynes Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Paynes Road level crossing will be closed upon completion of the construction of the Paynes Road Overpass (BD17).	122.19	-	122.19	-	122.19	-	122.19
BD19	Development	**Mount Cottrell Road Freeway Interchange** Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only)	665.63	-	665.63	-	665.63	-	665.63
BD20	Development	**Mount Cottrell Road Rail Overpass** Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).	1,201.38	-	1,201.38	-	1,201.38	-	1,201.38
BD21	Development	**Mount Cottrell Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Mount Cottrell Road level crossing will be closed upon completion of the construction of the Mount Cottrell Road Overpass (BD20).	311.78	-	311.78	-	311.78	-	311.78
SUB-TOTAL			**50,794.89**	-	**50,794.89**	-	**50,794.89**	-	**50,794.89**
PUBLIC TRANSPORT									
PT01	Development	**Bus Interchange** Purchase land to provide for Local Bus Interchange (1 Hectare)	2,305.36	-	2,305.36	-	2,305.36	-	2,305.36
SUB-TOTAL			**2,305.36**	-	**2,305.36**	-	**2,305.36**	-	**2,305.36**
UNENCUMBERED LOCAL ACTIVE OPEN SPACE									
OS01	Development	**Weir Views North Sports Reserve** Purchase of 9.83 hectares of land for active open space for AR01 and AR02	14,965.94	-	14,965.94	-	-	-	-
OS02	Development	**Weir Views East Sports Reserve** Purchase of 4.00 hectares of land for active open space for AR03 and AR04	10,146.40	-	10,146.40	-	-	-	-
OS03	Development	**Weir Views South Sports Reserve** Purchase of 8.96 hectares of land for active open space for AR05 and AR06	19,477.46	-	19,477.46	-	-	-	-

Table 6: Summary of Charges (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 1 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024
		Strathtulloh Sports Reserve							
OS04	Development	Purchase of 8.62 hectares of land for active open space for AR07 and AR08	20,292.80	-	20,292.80	-	-	-	-
		Thornhill Park Sports Reserve							
OS05	Development	Purchase of 8.69 hectares of land for active open space for AR09 and AR10	20,473.98	-	20,473.98	-	-	-	-
		Cobblebank East Sports Reserve							
OS06	Development	Purchase of 4.56 hectares of land for active open space for AR11 and AR12	11,980.90	-	11,980.90	-	-	-	-
		Cobblebank Central Sports Reserve							
OS07	Development	Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 2 Contributions (60%)	-	-	-	-	-	-	-
		Cobblebank Central Sports Reserve							
OS08	Development	Purchase of 8.19 hectares of land for active open space for AR13 and AR14. Area 3 Contributions (40%)	-	-	-	-	96,873.22	-	-
		Cobblebank MAC Open Space							
OS09	Development	Purchase of 1.0 hectare for Metropolitan Activity Centre Public Open Space	2,305.36	-	2,305.36	-	2,305.36	-	2,305.36
SUB-TOTAL			**99,642.84**	-	**115,724.17**	-	**99,178.58**	-	**2,305.36**
COMMUNITY AND INDOOR RECREATION FACILITIES									
CI01	Development	**Cobblebank Higher Order Civic Facility** Higher Order Civic Facility, including a Level 3 Community Centre, located within the Metropolitan Activity Centre.	-	-	-	-	-	-	-
CI02	Development	**Cobblebank Indoor Recreation Centre** Indoor Recreation Centre located within the Metropolitan Activity Centre.	-	-	-	-	-	-	-
CI03	Development	**Weir Views North Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 1 - early childhood rooms component - including kindergarten and maternal health.	28,648.98	-	-	-	-	-	-
CI04	Community	**Weir Views North Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 1 - community rooms component.	-	$24.24	-	-	-	-	-
CI05		Deleted							
CI06	Development	**Weir Views South Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 2 - early childhood rooms component - including kindergarten and maternal health.	45,699.55	-	-	-	-	-	-
CI07	Community	**Weir Views South Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 2 - community rooms component.	-	$66.53	-	-	-	-	-
CI08		Deleted							
CI09	Development	**Strathtulloh Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 3 - early childhood rooms component - including kindergarten and maternal health.	-	-	16,108.77	-	-	-	-
CI10	Community	**Strathtulloh Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 3 - community rooms component.	-	-	-	$34.63	-	-	-
CI11		Deleted							
CI12	Development	**Thornhill Park Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 4 - early childhood rooms component - including kindergarten and maternal health.	-	-	16,108.77	-	-	-	-
CI13	Community	**Thornhill Park Community Centre** Construction of a multi-purpose community centre (Level 1) in Community Hub 4 - community rooms component.	-	-	-	$34.63	-	-	-
CI14		Deleted							
CI15	Development	**Cobblebank East Community Centre** Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 5 - early childhood rooms component - including kindergarten and maternal health.	-	-	18,028.09	-	-	-	-
CI16	Community	**Cobblebank East Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 5 - community rooms component.	-	-	-	$66.53	-	-	-
CI17		Deleted							
CI18A	Development	**Bridge Road Community Centre** Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 2 contribution (60%)	-	-	1,935.43	-	-	-	-

Table 6: Summary of Charges (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 1 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024
		Bridge Road Community Centre							
CI18B	Development	Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - early childhood components - including kindergarten and maternal health. Area 3 contribution (40%)	-	-	-	-	8,697.31	-	-
		Bridge Road Community Centre							
CI19A	Development	Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 2 contribution (60%)	-	-	5,043.50	-	-	-	-
		Bridge Road Community Centre							
CI19B	Development	Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 6 - childcare components. Area 3 contribution (40%)	-	-	-	-	30,381.77	-	-
		Bridge Road Community Centre							
CI20	Community	Construction of a multi-purpose community centre (Level 2) in Community Hub 6 - community rooms component	-	-	-	$92.69	-	$92.69	-
SUB-TOTAL			**74,348.53**	**90.77**	**57,224.54**	**228.48**	**39,079.08**	**92.69**	-
OUTDOOR ACTIVE RECREATION									
		Weir Views North Sports Reserve							
AR01	Development	Construction of a sports reserve in Community Hub 1 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	8,374.55	-	8,374.55	-	-	-	-
AR02	Community	**Weir Views North Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure	-	Funded via the CIL	-	Funded via the CIL	-	-	-
		Weir Views East Sports Reserve							
AR03	Development	Construction of a sports reserve incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	9,267.06	-	9,267.06	-	-	-	-
AR04	Community	**Weir Views East Sports Reserve Pavilion** Construction of a pavilion, including all building works, landscaping, and related infrastructure	-	Funded via the CIL	-	Funded via the CIL	-	-	-
		Weir Views South Sports Reserve							
AR05	Development	Construction of a sports reserve in Community Hub 2 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	11,963.64	-	11,963.64	-	-	-	-
AR06	Community	**Weir Views South Sports Reserve** Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure	-	Funded via the CIL	-	Funded via the CIL	-	-	-
		Strathtulloh Sports Reserve							
AR07	Development	Construction of a sports reserve in Community Hub 3 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	11,963.64	-	11,963.64	-	-	-	-
AR08	Community	**Strathtulloh Sports Reserve Pavilion** Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure	-	Funded via the CIL	-	Funded via the CIL	-	-	-
		Thornhill Park Sports Reserve							
AR09	Development	Construction of a sports reserve in Community Hub 4 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	11,963.64	-	11,963.64	-	-	-	-
AR10	Community	**Thornhill Park Sports Reserve Pavilion** Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure	-	Funded via the CIL	-	Funded via the CIL	-	-	-
		Cobblebank East Sports Reserve							
AR11	Development	Construction of a sports reserve in Community Hub 5 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	9,267.06	-	9,267.06	-	-	-	-
AR12	Community	**Cobblebank East Sports Reserve Pavilion** Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure	-	Funded via the CIL	-	Funded via the CIL	-	-	-

Table 6: Summary of Charges (continued)

DCP PROJECT NO	INFRASTRUCTURE CATEGORY	DESCRIPTION	CHARGE AREA 1 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 1 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 2 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 3 (RESIDENTIAL) COMMUNITY INFRASTRUCTURE LEVY JULY 2024	CHARGE AREA 4 (EMPLOYMENT) DEVELOPMENT INFRASTRUCTURE LEVY JULY 2024
AR13	Development	**Cobblebank Central Sports Reserve** Construction of a sports reserve in Community Hub 7 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ	11,963.64	-	11,963.64	-	-	-	-
AR14	Community	**Cobblebank Central Sports Reserve Pavilion** Construction of a pavilion in Community Hub 7, including all building works, landscaping and related infrastructure		Funded via the CIL	-	$84.38	-	-	-
AR15A	Development	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 2 Contribution (60%)	-	-	3,462.94	-	-	-	-
AR15B	Development	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 3 Contribution (40%)	-	-	-	-	20,860.58	-	-
AR16	Community	**Bridge Road Sports Reserve Pavilion** Construction of a pavilion in Community Hub 6, including all building works, landscaping, and related infrastructure	-	-	-	$77.14	-	$77.14	-
SUB-TOTAL			**74,763.32**	-	**78,226.16**	**726.85**	**20,860.58**	**77.14**	-
OFF-ROAD PEDESTRIAN AND CYCLE TRAILS									
TR01	Development	**Toolern Creek Regional Park Trail** Concrete Shared Path including pavement, drainage, and landscaping (3 metres wide, length 3,250 metres)	921.48	-	921.48	-	921.48	-	-
SUB-TOTAL			**921.48**	-	**921.48**	-	**921.48**	-	-
STRUCTURE PLANNING									
PL01	Development	**Plan Preparation** Preparation of Precinct Structure Plan and Development Contributions Plan.	1,306.18	-	1,306.18	-	1,306.18	-	1,306.18
SUB-TOTAL			**1,306.18**	-	**1,306.18**	-	**1,306.18**	-	**1,306.18**
TOTAL			**538,399.50**	**90.77**	**540,819.79**	**955.33**	**448,763.16**	**169.83**	**291,028.79**

4 Includes contingency fee of 10% within construction cost. Includes design and project management fee of 10% within construction cost.
= 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.

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

3.0 ADMINISTRATION AND IMPLEMENTATION

3.1 ADMINISTRATION OF THE DEVELOPMENT CONTRIBUTIONS PLAN

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 periods.

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.

The Community Infrastructure Levy applies to the construction of 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

Amended by C232 The Community Infrastructure levy will be collected by Melton City 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

Amended by C232 The Development Infrastructure Levy will be collected by Melton City 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 of a Statement of Compliance in respect of that plan.

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

Amended by C232 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 implementation requirements.

For development of land where no subdivision is proposed

Provided an infrastructure levy has not already been paid in respect of the land, an infrastructure levy must be paid to the Collecting Agency in accordance with the provisions of the approved Development Contributions Plan for each demand unit (net developable hectare) 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 or building permit stage for Development Infrastructure.

Amended by C232 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 land in lieu.

Where no planning permit is required

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

Amended by C232
- 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 approved Development Contribution Plan for the land.

Amended by C232
- If 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 or provision of land in lieu.

A planning permit must include the following conditions:

FOR SUBDIVISIONS OF LAND

A development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development 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 respect of that plan.

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 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.

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

Amended by C232 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.

3.1.2 WORKS IN KIND

Amended by C232 Responsibility for the delivery of infrastructure works as described in this DCP resides with Melton City Council.

Amended by C232 Section 46P of the *Planning and Environment Act 1987* envisages that 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.

Amended by C232 Where Melton City 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:

- Only works or land identified in the DCP can be provided in lieu of cash;
- Works must be provided to a standard that generally accords with the DCP unless agreed between the Collecting Agency and the development proponent;
- Detailed design must be approved by the Collecting Agency and

generally accord with the standards outlined in the DCP unless agreed by the Collecting Agency and the development proponent;

- The construction of works must be completed to the satisfaction of the Collecting Agency; and,
- There is no additional financial impact on the DCP.

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

- The amount of the credit to be provided;
- That the cost of the works in kind are to be offset against the development contributions payable under this DCP;
- That the developer will not be required to make monetary payments for contributions until the value of any credits for the provision of the agreed works-in-kind are exhausted;
- Where the credit for works-in-kind cannot be offset against future development levy payments the developer shall be reimbursed by the Council for any excess credit at a time generally consistent 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

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

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, 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 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

Amended by C232 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 53.01 – Public Open Space Contribution and Subdivision of the Planning Scheme.

3.1.5 FUNDS ADMINISTRATION

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 expenditures will be held by the Collecting Agency in accordance with the provisions of the Local Government Act 1993 and the Planning and Environment Act 1987.

The administration of contributions made under the DCP will be transparent and demonstrate:

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

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

Amended by C232 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(2) of the *Planning and Environment Act 1987*.

Amended by C232 Should the Collecting Agency resolve not to proceed with any of the 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.

3.1.6 CONSTRUCTION AND LAND VALUE COSTS AND INDEXATION

Amended by C232 The construction costs for all infrastructure projects are in July 2024 dollars and the cost of land is in July 2024 dollars and will be indexed by the Collecting Agency annually for inflation in the following way.

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

Amended by C232
- The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of *Rawlinsons Australian Construction Handbook* on 1 July each year;

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

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

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 following method:

Amended by C232
- The offset costs for the removal of native vegetation which form a component of the cost of particular infrastructure items within the *Toolern Precinct Structure Plan* Development Contributions Plan will be adjusted in accordance with any Offset Plan prepared to the satisfaction of the Department of Environment, Land, Water and Planning and approved by the Responsible Authority.

3.1.7 DEVELOPMENT CONTRIBUTIONS PLAN REVIEW PERIOD

Amended by C232 This DCP adopts a long-term outlook for development. It takes into account planned future development in the Toolern PSP area. A 'full development' horizon of land within the current Urban Growth Boundary to the year 2025 has been adopted for this DCP.

Amended by C232 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, and when the DCP is removed from the Planning Scheme.

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

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

3.1.8 COLLECTING AGENCY (AGENCY RESPONSIBLE FOR COLLECTING INFRASTRUCTURE LEVY)

Amended by C232 Melton City 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 City Council is responsible for the administration of this DCP and also its enforcement pursuant to Section 46Q of the Act.

3.1.9 DEVELOPMENT AGENCY (AGENCY RESPONSIBLE FOR WORKS)

Amended by C232 Melton City Council is the Development Agency and is responsible for the provision of the works funded.

3.2 IMPLEMENTATION STRATEGY

This section provides further details regarding how the Collecting Agency intends to implement the DCP. In particular this section clearly identifies the rationale 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 to minimise risk to the Collection Agency, Development Agency, development proponent and future community. The implementation strategy has been formulated by:

- Assessing the risk posed by the Precinct Structure Plan layout (identifying high risk items);
- Having regard to the development context;
- Assessing the need for finance requirements – upfront financing and pooling of funds;
- Agreeing the land value and indexing it appropriately, where possible;
- Seeking direct delivery of infrastructure and land by development proponents where appropriate;
- Identifying preferred implementation mechanisms to achieve the above outcomes and reducing the risk associated with the 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 to construct the Community Centre and Early Learning Centre projects given the need to comply with statutory requirements relating to child care and kindergartens. However, the Collecting Agency could consider development proponents providing this infrastructure on a case-by-case basis.

3.2.2 PREFERRED IMPLEMENTATION MECHANISMS

Amended by C232 Where the Collecting Agency agrees that works in kind can be provided by a development proponent in lieu of a cash contribution, this would 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.

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 provide in lieu of development contributions. In this way the Collecting 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.

Amended by C232 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 out in an agreement between the developer and the Collecting Agency 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 the DCP.



Amended by C232

Table 7: Items for Direct Delivery

Amended by C232 DCP PROJECT NO.	PROJECT DESCRIPTION
Road Projects	
RD01	**Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)** Construction of a 2-lane arterial road (interim layout). Purchase of land to increase reserve width from 20m to 34m (ultimate).
RD02	**East West Arterial: Rees Road (IT01) to Exford Road (IT02)** Construction of a 2-lane arterial road (interim standard) Purchase of land to increase reserve width from 0m to 34m (ultimate).
RD03	**Exford Road: East West Arterial (IT02) to East West Arterial Road (IT03)** Re-construct existing 2-lane road to provide 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).
RD04	**Exford Road: East West Arterial Road (IT03) to Greigs Road (IT04)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).
RD05	**East West Arterial Road: Exford Road (IT03) to Toolern Creek (BD03)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).
RD06	**East West Arterial Road: Toolern Creek (BD03) to Ferris Road (IT05)** Construction of a 2-lane arterial road (interim layout). Create road reserve 34m (ultimate).
RD07	**East West Arterial Road: Ferris Road (IT05) to Mount Cottrell Road (IT06)** Construction of a 2-lane arterial road. (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).
RD08	**East West Arterial Road: Mount Cottrell Road (IT06) to Paynes Road (IT07)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width to 0m to 45m (ultimate).
RD09	Removed
RD10	Removed
RD11	**Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).
RD12	**Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).
RD13	Skipped Project - There is no RD13 in the Toolern DCP
RD14	**Shogaki Drive: Ferris Road (IT14) to Industrial Connector Road (IT12)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 40m to 45m (ultimate).
RD15	**Ferris Road: Western Freeway to Shogaki Drive (IT13)** Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (ultimate layout). Purchase land to increase reserve width from 34m to 41.8m (ultimate).
RD16	**Ferris Road: Abey Road (IT13) to Melbourne Ballarat Rail Line** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 34m to 38m (ultimate).
RD17	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Construction of a 2-lane arterial road (interim layout).

DCP PROJECT NO	PROJECT DESCRIPTION
RD18	**Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 19m to 38m (ultimate).
RD19	**Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)** Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 45m (ultimate).
RD20	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only.
RD21	**Ferris Road: Melbourne Ballarat Rail Line to East West Arterial Road (IT05)** Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 33).
RD22	**Paynes Road: Alfred Road (IT30) to East-West Connector Road 1 (IT31)** Construction of a 2-lane arterial road (interim standard).
RD23	**Paynes Road: East-West Connector Road 1 (IT31) to East West Arterial Road (IT07)** Construction of a 2-lane arterial road (interim standard).
RD24	**Paynes Road: East West Arterial Road (IT07) to East-West Connector Road 2 (IT32)** Construction of a 2-lane arterial road (interim standard).
Intersection Projects	
IT01	**Intersection: Rees Road and East West Arterial** Construction of signalised 4-way intersection (interim standard).
IT02	**Intersection: East West Arterial and Exford Road** Construction of signalised T-intersection (interim standard).
IT03	**Intersection: Exford Road and East West Arterial Road** Construction of signalised T-intersection (interim standard).
IT04	**Intersection: Exford Road and Greigs Road** Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.
IT05	**Intersection: East West Arterial Road and Ferris Road** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT06	**Intersection: East West Arterial Road and Mount Cottrell Road** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT07	**Intersection: East West Arterial Road and Paynes Road** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT08	Deleted
IT09	Deleted
IT10	**Intersection: Mount Cottrell Road and Shogaki Drive** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT11	Skipped Project - There is no IT11 in the Toolern DCP
IT12	**Intersection: Shogaki Drive and Industrial Connector Road** Construction of signalised 4-way intersection (interim standard).

DCP PROJECT NO	PROJECT DESCRIPTION
IT13	**Intersection: Ferris Road and Shogaki Drive** Purchase of land and construction of signalised 4-way intersection (interim standard).
IT14	**Intersection: Ferris Road and Hollingsworth Drive** Construction of signalised T-intersection (interim standard).
IT15	**Intersection: Ferris Road and Bridge Road** Construction of signalised 4-way intersection (interim standard).
IT16	**Intersection: Abey Road and Industrial Connector Road** Construction of a signalised T-intersection (interim standard).
IT17	**Intersection: Abey Road and Bundy Drive** Construction of signalised T-intersection (interim standard).
IT18	**Intersection: Ferris Road and Shakamaker Drive** Construction of signalised 4-way intersection (ultimate standard).
IT19	**Intersection: Mount Cottrell Road and Baxterpark Drive** Construction of signalised T-intersection (interim standard).
IT20	**Intersection: Mount Cottrell Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).
IT21	**Intersection: East West Arterial Road and Eastern North-South Connector Road** Construction of signalised 4-way intersection (interim standard).
IT22	**Intersection: East West Arterial Road and Central North-South Connector Road** Construction of signalised 4-way intersection (interim standard).
IT23	**Intersection: East West ArterialRoad and Western North-South Connector Road** Construction of signalised T-intersection (interim standard).
IT24	**Intersection: Exford Road and Elpis Road** Construction of signalised T-intersection (interim standard).
IT25	**Intersection: Mount Cottrell Road and Bridge Road** Construction of signalised T-intersection (interim standard).
IT26	**Intersection: Mount Cottrell Road and Alfred Road** Construction of signalised 4-way intersection (interim standard).
IT27	**Intersection: Ferris Road and Alfred Road** Construction of signalised 4-way intersection (interim standard).
IT28	**Intersection: Ferris Road and Southern Connector Road** Construction of signalised 4-way intersection (interim standard).
IT29	**Intersection: Ferris Road and Enterprise Street** Construction of signalised 4-way intersection (interim standard).
IT30	**Intersection: Paynes Road and Alfred Road** Construction of a signalised 4-way intersection (interim standard).
IT31	**Intersection: Paynes Road and East-West Connector Road 1** Construction of a signalised 4-way intersection (interim standard).
IT32	**Intersection: Paynes Road and East-West Connector Road 2** Construction of a signalised 3-way intersection (interim standard).
Bridge Projects	
BD01	**Abey Road Bridge** Construction of an arterial road bridge over the Toolern Creek.

DCP PROJECT NO	PROJECT DESCRIPTION
BD02	**Bridge Road Bridge** Construction of a connector road bridge over the Toolern Creek.
BD03	**East West Arterial Bridge** Construction of an arterial road bridge over the Toolern Creek.
BD04	**Shared Use Pedestrian Bridge 1: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD05	**Shared Use Pedestrian Bridge 2: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD06	**Shared Use Pedestrian Bridge 3: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD07	**Pedestrian Underpass 1: Melbourne Ballarat Railway** Construction of a pedestrian underpass.
BD08	**Pedestrian Underpass 2: Melbourne Ballarat Railway** Construction of a pedestrian underpass.
BD09	Deleted
BD10	**Pedestrian Underpass 3: Melbourne Ballarat Railway** Construction of a pedestrian underpass.
BD11	Deleted
BD12	Deleted
BD13	Deleted
BD14	**Shared Use Pedestrian Bridge 4: Toolern Creek** Construction of a shared use pedestrian bridge over the Toolern Creek.
BD15	**Ferris Road Rail Overpass** Rail-road grade separation at the intersection of Ferris Road and the Melbourne-Ballarat rail corridor.
BD16	**East Road Rail Overpass** Construction of a rail-road grade separation at the intersection of East Road and the Melbourne-Ballarat rail corridor (interim standard).
BD17	**Paynes Road Rail Overpass** Construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor (interim standard).
BD18	**Paynes Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Paynes Road level crossing will be closed upon completion of the construction of the Paynes Road Overpass (BD17).
BD19	**Mount Cottrell Road Freeway Interchange** Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only)
BD20	**Mount Cottrell Road Rail Overpass** Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).

DCP PROJECT NO	PROJECT DESCRIPTION
BD21	**Mount Cottrell Road Level Crossing Upgrade** Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard). Note: Mount Cottrell Road level crossing will be closed upon completion of the construction of the Mount Cottrell Road Overpass (BD20).
Community Infrastructure Projects	
AR01	**Weir Views North Sports Reserve** Construction of a sports reserve in Community Hub 1 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure
AR02	**Weir Views North Sports Reserve Pavilion** Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure
AR03	**Weir Views East Sports Reserve** Construction of a sports reserve incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ
AR04	**Weir Views East Sports Reserve Pavilion** Construction of a pavilion, including all building works, landscaping, and related infrastructure
AR05	**Weir Views South Sports Reserve** Construction of a sports reserve in Community Hub 2 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ
AR06	**Weir Views South Sports Reserve** Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure
AR07	**Strathtulloh Sports Reserve** Construction of a sports reserve in Community Hub 3 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ
AR08	**Strathtulloh Sports Reserve Pavilion** Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure
AR09	**Thornhill Park Sports Reserve** Construction of a sports reserve in Community Hub 4 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure
AR10	**Thornhill Park Sports Reserve Pavilion** Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure

DCP PROJECT NO	PROJECT DESCRIPTION
AR11	**Cobblebank East Sports Reserve** Construction of a sports reserve in Community Hub 5 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ
AR12	**Cobblebank East Sports Reserve Pavilion** Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure
AR13	**Cobblebank Central Sports Reserve** Construction of a sports reserve in Community Hub 7 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ
AR14	**Cobblebank Central Sports Reserve Pavilion** Construction of a pavilion in Community Hub 7, including all building works, landscaping and related infrastructure
AR15A	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ • Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure Area 2 Contribution (60%)
AR15B	**Bridge Road Sports Reserve** Construction of a sports reserve in Community Hub 6 incorporating: • Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure • Playground including play space, youth space, picnic facilities, and BBQ Area 3 Contribution (40%)
AR16	**Bridge Road Sports Reserve Pavilion** Construction of a pavilion in Community Hub 6, including all building works, landscaping, and related infrastructure
Trail Projects	
TR01	**Toolern Creek Regional Park Trail** Concrete Shared Path including pavement, drainage, and landscaping (3 metres wide, length 3,250 metres)

4.0 OTHER INFORMATION

4.1 ACRONYMS

AHD	Australian Height Datum
CBD	Central Business District
CHMP	Cultural Heritage Management Plan
CIL	Community Infrastructure Levy
CPTED	Crime Prevention Through Environmental Design
DCP	Development Contribution Plan
DET	Department of Education and Training
DIL	Development Infrastructure Levy
DoT	Department of Transport
DELWP	Department Environment, Land, Water and Planning
VPA	Victorian Planning Authority
Ha	Hectare
HO	Heritage Overlay
NDA	Net Developable Area
NDHa	Net Developable Hectare
NRHa	Net Residential Hectare
NVPP	Native Vegetation Precinct Plan
PIP	Public Infrastructure Plan
PPTN	Principal Public Transport Network
PSP	Precinct Structure Plan
P-6	State School Prep to Year 6
P-12	State School Prep to Year 12
Sq m	Square Metres
UGB	Urban Growth Boundary
UGZ	Urban Growth Zone
WSUD	Water Sensitive Urban Design
7-12	State School Year 7 to Year 12

4.2 GLOSSARY

ACTIVE OPEN SPACE

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

ACTIVITY CENTRE

Provide the focus for services, commercial and retail based employment 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 intensity of use. In the growth areas, these are referred to as metropolitan activity centres, major activity centres, neighbourhood activity centres and local centres. For further information refer to Plan Melbourne 2017-2050.

AFFORDABLE HOUSING

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

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

CO-LOCATION

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**

Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education 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 (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services, Ambulance Victoria Stations, mental health facilities); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

CONNECTOR STREET

A lower order street providing for low to moderate volumes and moderate speeds linking local streets to the arterial network. Managed by the relevant local council. (See Table C1 in Clause 56.06 - Access and Mobility Management). This Precinct Structure Plan provides a variation to the Connector Street, as defined in Table C1 in Clause 56.06 - Access and Mobility Management of the Melton Planning Scheme. Detailed cross-sections 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 hectare.

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

Land that is constrained for development purposes. Includes easements for power/transmission lines, sewers, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may 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 VicRoads.

FRONTAGE

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

Areas on the fringe of metropolitan Melbourne around major regional 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 Wyndham.

GROWTH CORRIDOR PLAN

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

HIGH DENSITY HOUSING

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

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 metres.

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.

METROPOLITAN ACTIVITY CENTRE

Higher-order centres with diverse employment options, services and housing stock, supported by good transport connections. For further information refer to *Plan Melbourne 2017-2050*.

MAJOR EMPLOYMENT AREA

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

MEDIUM DENSITY HOUSING

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

NATIVE VEGETATION

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

NATIVE VEGETATION PRECINCT PLAN

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 Clause 52.16 – Native Vegetation Precinct Plan.

NEIGHBOURHOOD ACTIVITY CENTRE

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 one or more metropolitan or major activity centres. For further information refer to *Plan Melbourne 2017-2050*.

NET DEVELOPABLE AREA

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 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 (i.e. Net Developable Hectare ("NDHa")).

NET RESIDENTIAL AREA

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

PASSIVE OPEN SPACE

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, revitalisation, contemplation and enjoying nature.

PRECINCT INFRASTRUCTURE PLAN

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..

PRECINCT STRUCTURE PLAN

A statutory document that describes how a precinct or series of sites 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.

PRINCIPAL PUBLIC TRANSPORT NETWORK

A high-quality public transport network that connects Metropolitan 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.

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 metropolitan activity centre

RAMSAR

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.

SENSITIVE USE

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

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.

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Other Information

SOCIAL HOUSING

Non-profit housing owned and managed for the primary purpose 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 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

Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition 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 future urban development.

WATER SENSITIVE URBAN DESIGN

A sustainable water management approach that aims to provide water quality treatment, flood management to reduce the pollution carried to our waterways and more sustainable urban landscapes. Key principles include minimising water resistant areas; recharging natural groundwater 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 temporary rainfall storage (retarding basins/wetlands) to reduce the load on drains and improve landscape viability.

*NOTE: ** The definition of community facilities is all inclusive. This definition does not define Community facilities for the purpose of development contribution calculations.*

4.3 SUPPORTING INFORMATION

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

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

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

Amended by C232 *Benchmark Infrastructure Report*, Victorian Planning Authority, 11 April 2019

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

Amended by C232 *Cobblebank Employment and Mixed Use Urban Design Framework*, Melton City Council, 2019

Amended by C232 *Cobblebank Metropolitan Activity Centre Urban Design Framework*, Melton City Council, 2019

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,

Healthy by Design: A planners' guide to environments for active living, National Heart Foundation of Australia, 2004

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

Amended by C232 *Plan Melbourne 2017-2050Melbourne 2030: Planning for Sustainable Growth*, State of VictoriaDepartment of Environment, Land, Water and Planning, October 20022017

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

Amended by C232 *Paynes Road Precinct Structure Plan*, Metropolitan Planning Authority, 2016

Planning for all of Melbourne: The Victorian Government Response to the Melbourne 2030 Audit, State of Victoria, 2008

Planning for Community Infrastructure in Growth Areas, Australian Social and Recreation Research Pty Ltd for Growth Area Councils, April 2008

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

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

Amended by C232 *Rockbank Development Contributions Plan*, Metropolitan Planning Authority, 2016

Amended by C232 *Rockbank Precinct Structure Plan*, Metropolitan Planning Authority, 2016

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, 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

Toolern Precinct Structure Plan Transport and Movement Study, Booz & Co, February 2008.

Amended by C232 *Toolern Precinct Structure Plan Review – Community Infrastructure Recommendations Report*, ASR Research, January 2021

Amended by C232 *Toolern Precinct Structure Plan Review –Heritage Overlay (Parklea) Review Recommendations Report*, Extent Heritage, April 2020

Amended by C232 *Toolern Precinct Structure Plan Review – Transport Projects Review Recommendations Report*, Cardno, March 2022

Transport Modelling Report, Growth Area Planning Toolern Precinct Plans, Veitch Lister Consulting, 30 September 2008.

Urban Development Program, Department of Planning and Community Development

Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999

VicRoads Access Management Policies, Version 1.02, VicRoads, May 2006

Victorian Greenhouse Strategy, Department of Natural Resources and Environment, 2002

Victorian Heritage Strategy, Heritage Victoria, 2000

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

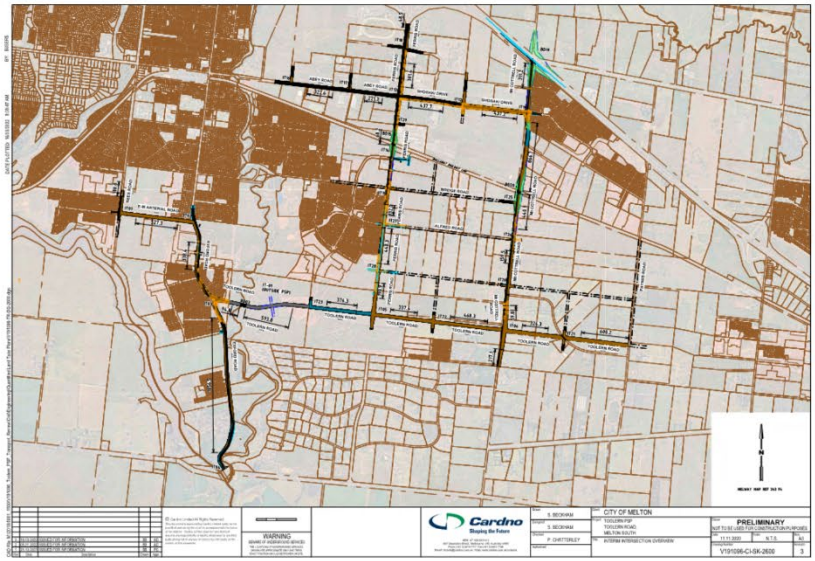
Amended by C232 *West Growth Corridor Plan*, Growth Areas Authority, 2012

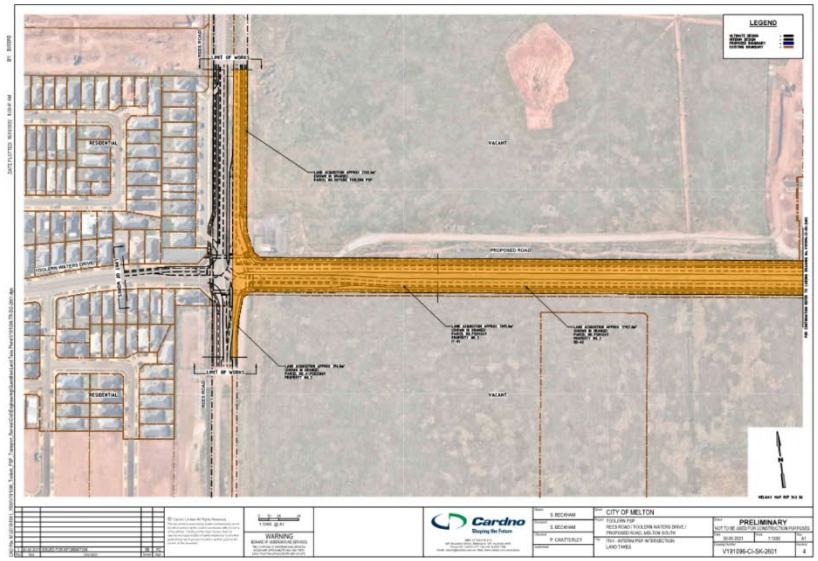
TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

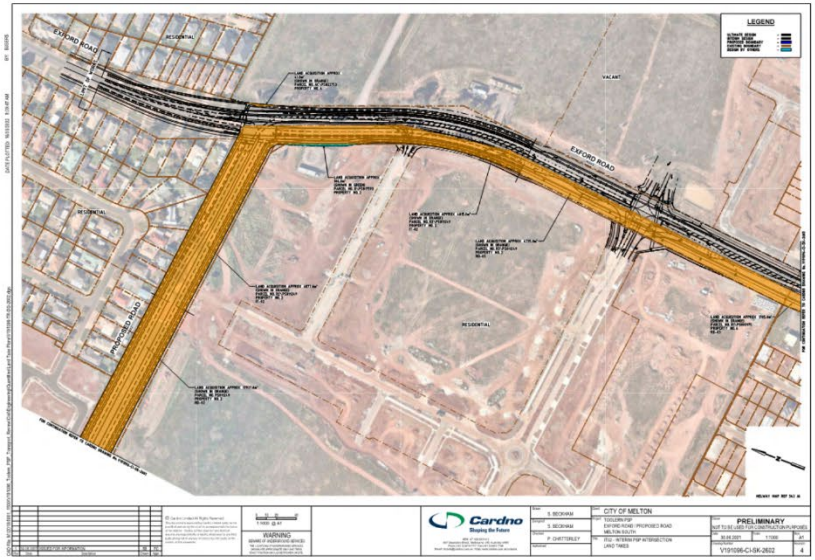
5.0 APPENDICES

Amended by C232

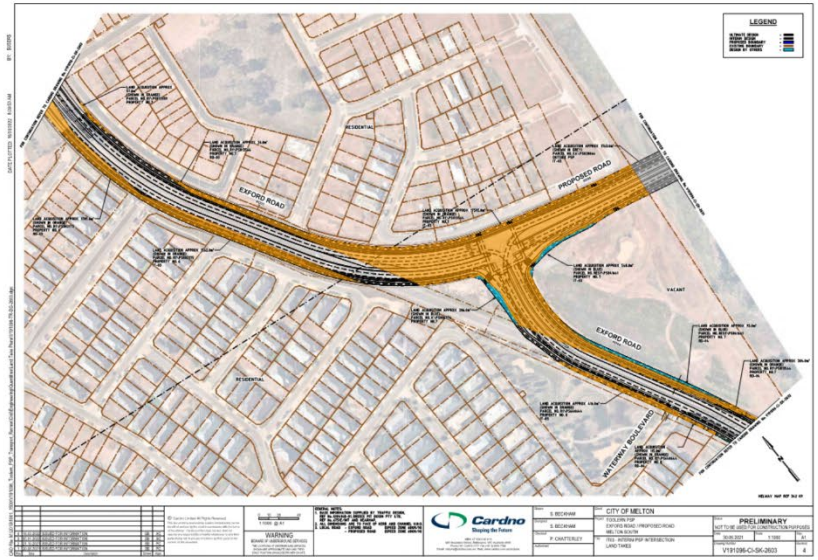
Appendix 1 - Functional Layout Plans

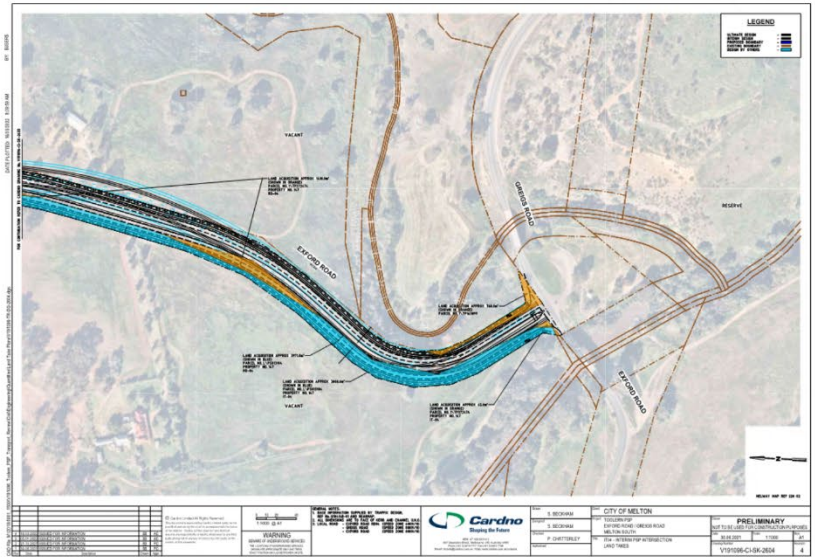


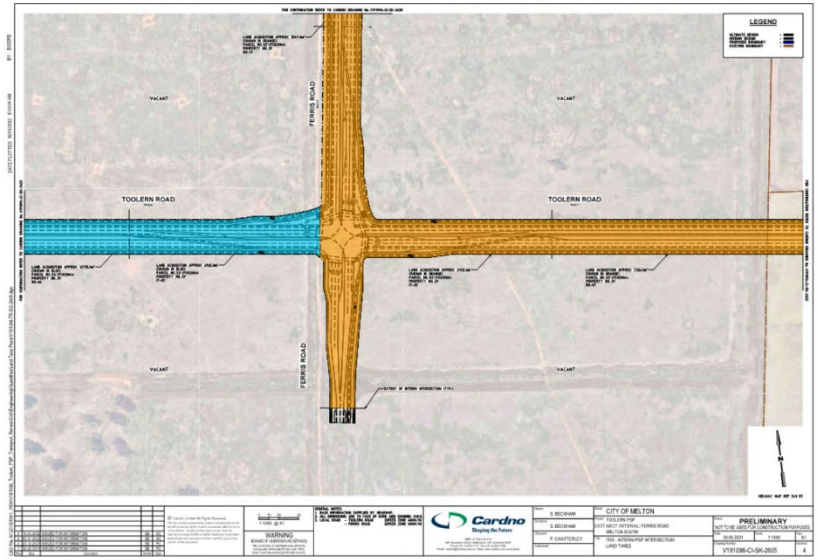


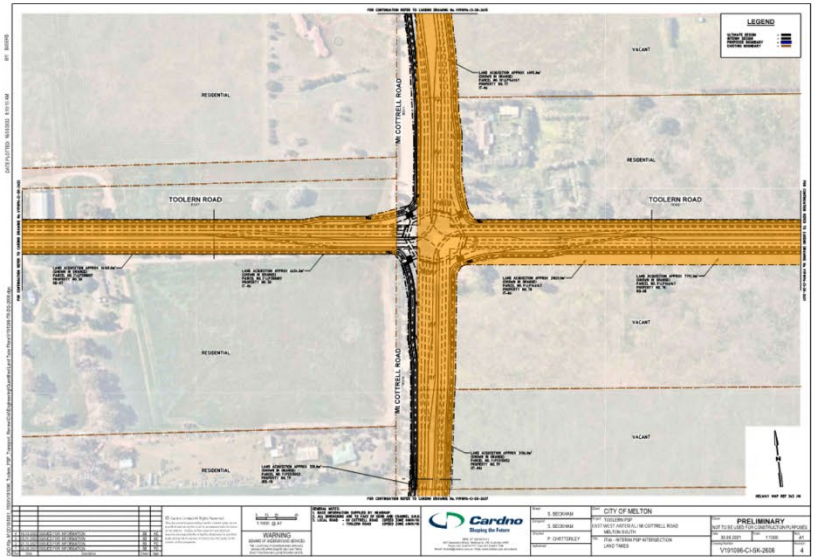


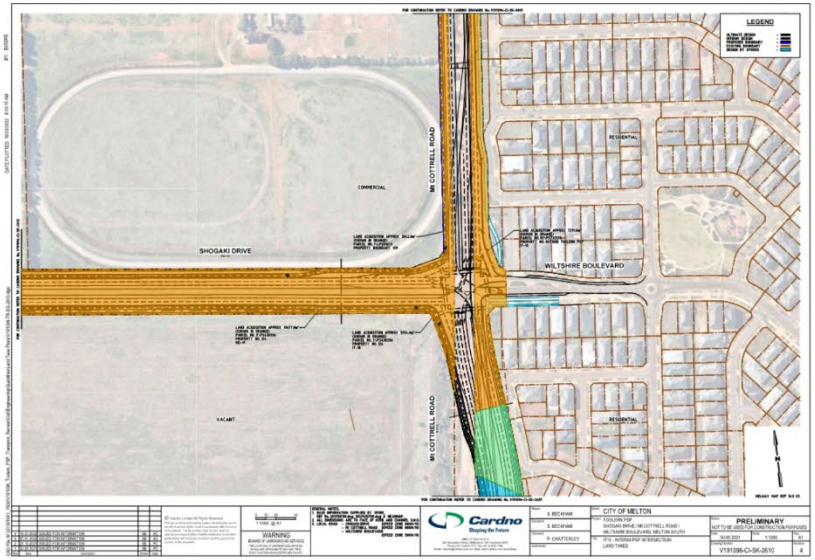
TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

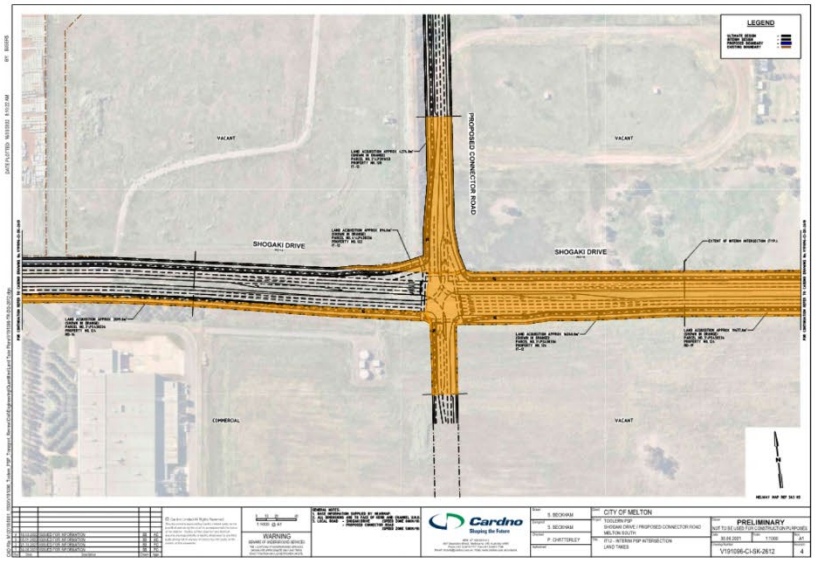



LEGEND
VACANT
EXFORD ROAD
GREIGS ROAD
RESERVE
Cardno
CITY OF MELTON
PRELIMINARY

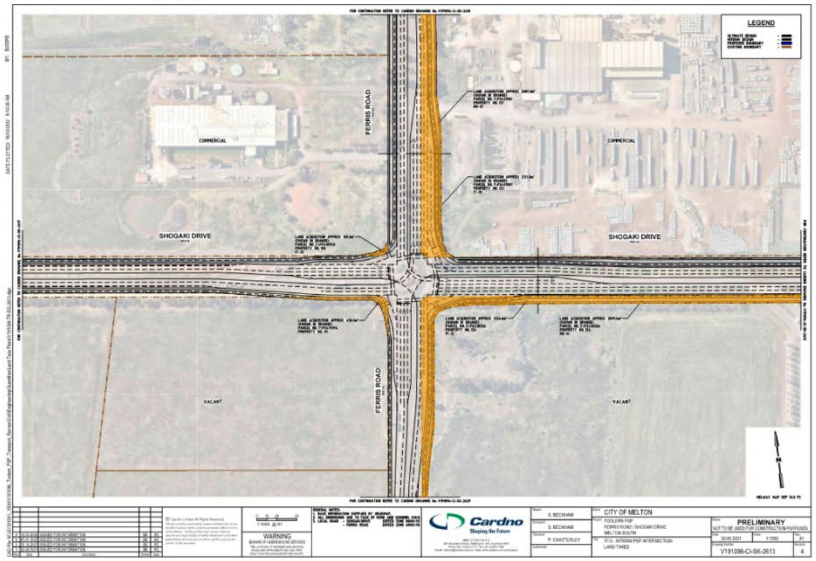

LEGEND
VACANT
FERRIS ROAD
TOOLERN ROAD
Cardno
CITY OF MELTON
PRELIMINARY

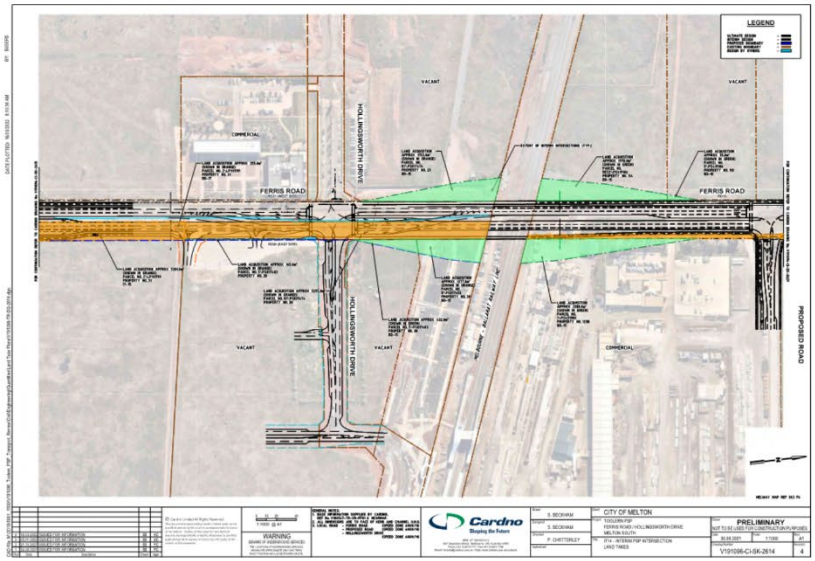

LEGEND
TOOLERN ROAD
TOOLERN ROAD
MT COTTRELL ROAD
MT COTTRELL ROAD
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
VACANT
VACANT
VACANT
Cardno
CITY OF MELTON
PRELIMINARY

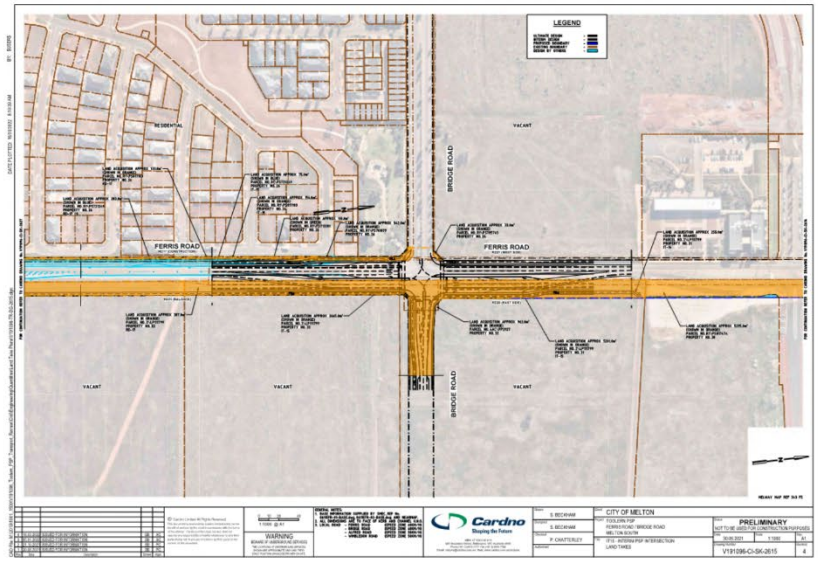

LEGEND
SHOGAKI DRIVE
WILTSHIRE BOULEVARD
MT COTTRELL ROAD
MT COTTRELL ROAD
COMMERCIAL
RESIDENTIAL
RESIDENTIAL
VACANT
Cardno
CITY OF MELTON
PRELIMINARY

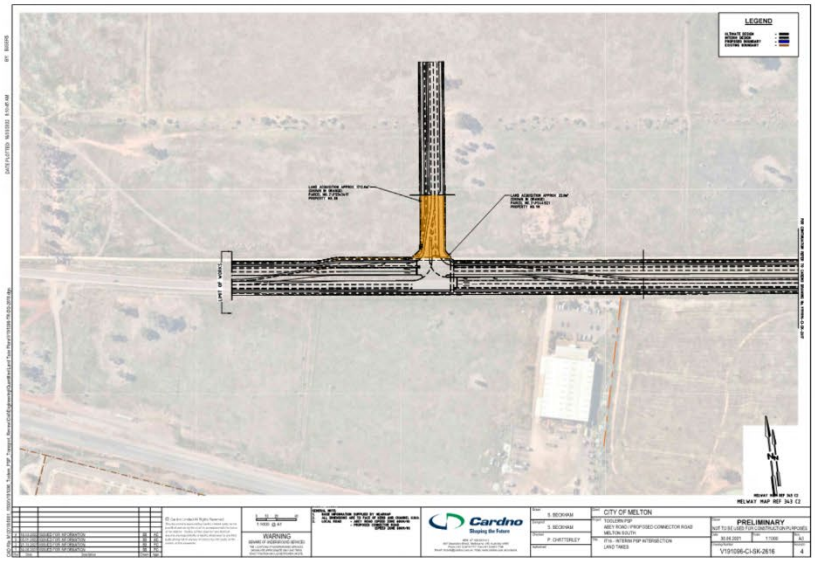


TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

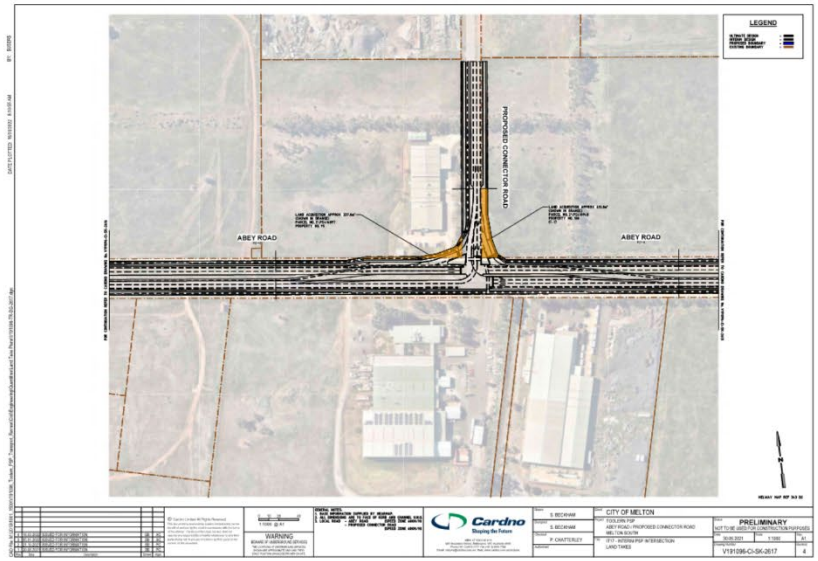


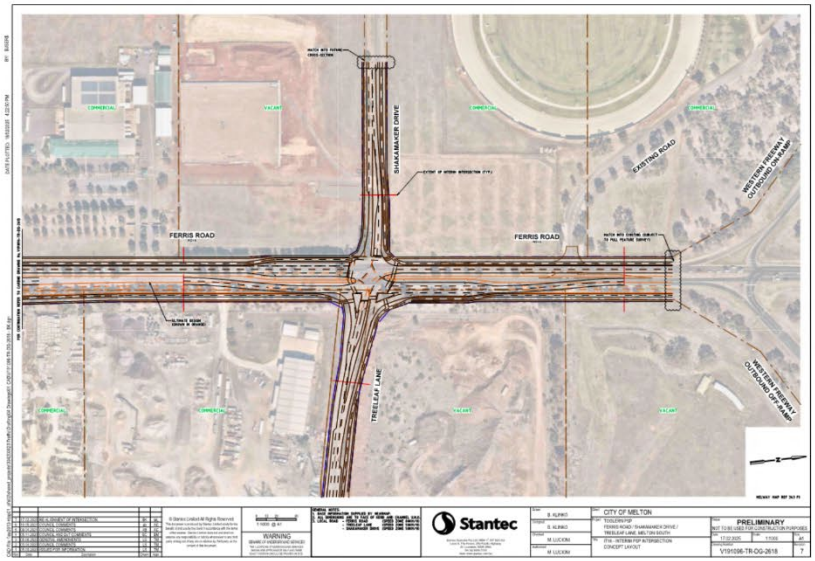

LEGEND
FERRIS ROAD
VACANT
COMMERCIAL
HOLLINGSWORTH DRIVE
PAHURAN ROAD
Cardno
CITY OF MELTON
PRELIMINARY

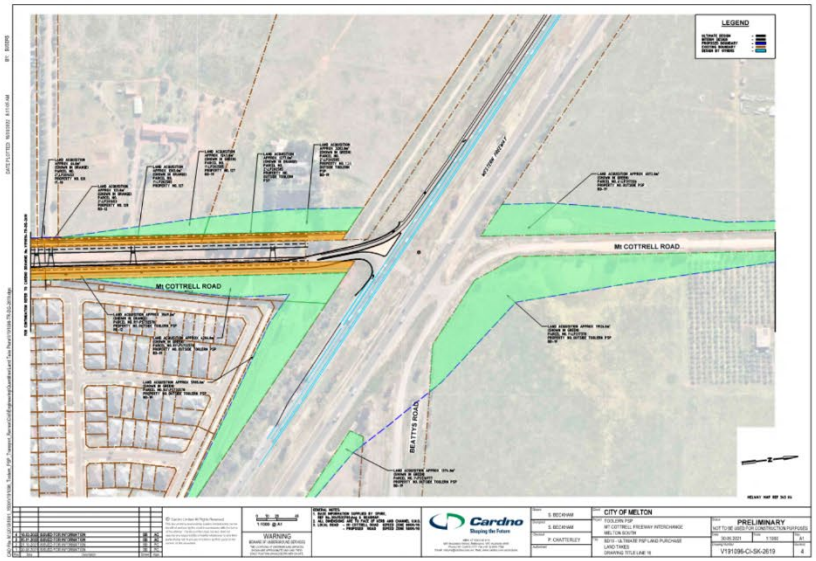

LEGEND
FERRIS ROAD
RESIDENTIAL
VACANT
BRIDGE ROAD
Cardno
CITY OF MELTON
PRELIMINARY

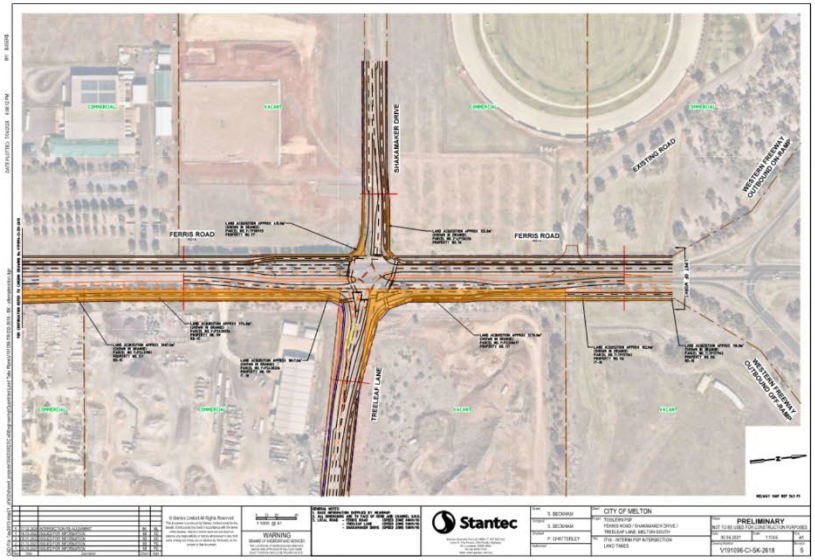


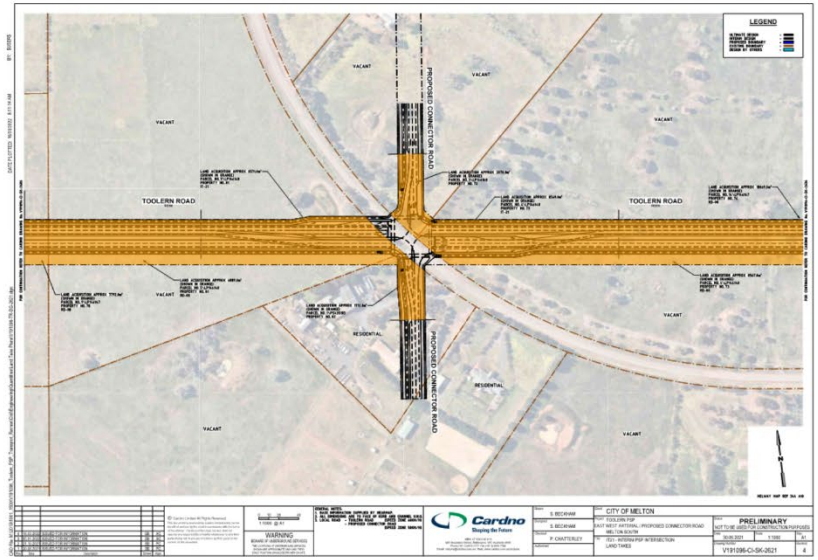
TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

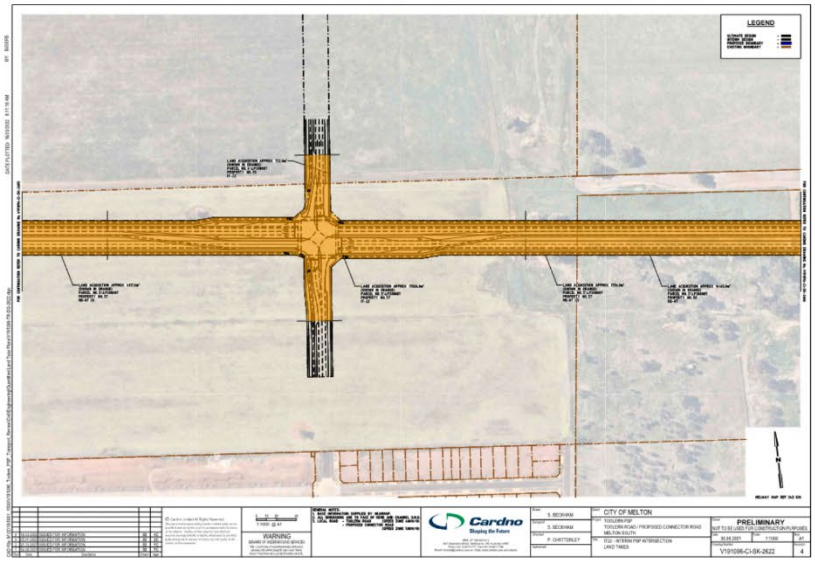



FERRIS ROAD
FERRIS ROAD
SHAKEMAKER DRIVE
TRELEAV LANE
EXISTING ROAD
WESTERN FREEWAY OUTBOUND ON RAMP
WESTERN FREEWAY OUTBOUND OFF RAMP
Stantec
CITY OF MELTON
PRELIMINARY

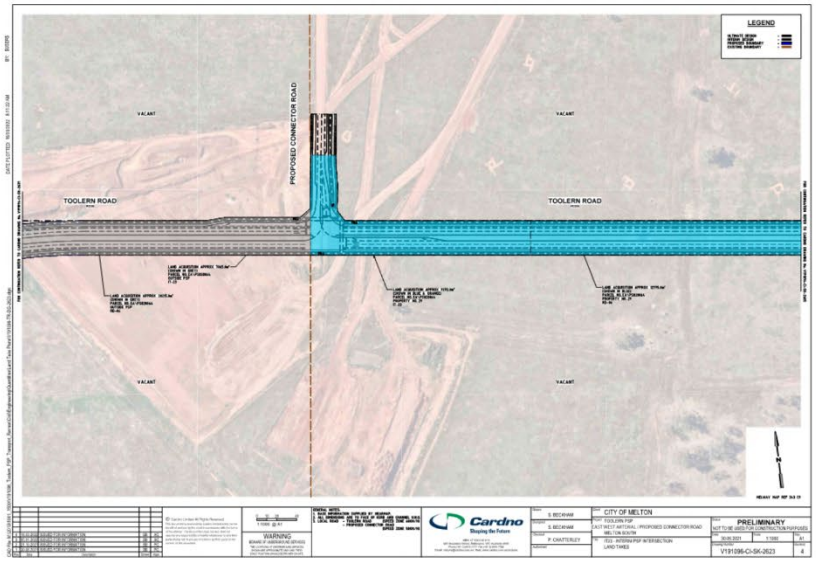

LEGEND
Mt COTTRELL ROAD
Mt COTTRELL ROAD
BEATTYS ROAD
WESTERN FREEWAY
Cardno
CITY OF MELTON
PRELIMINARY

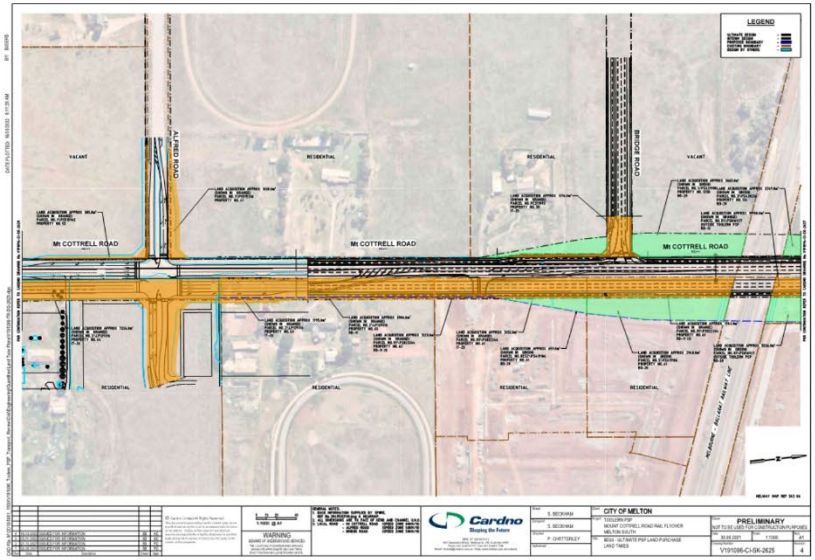

FERRIS ROAD
SHAKEMAKER DRIVE
TREELEAF LANE
EXISTING ROAD
WESTERN FREEWAY OUTBOUND ON RAMP
WESTERN FREEWAY OUTBOUND OFF RAMP
Stantec
CITY OF MELTON
PRELIMINARY

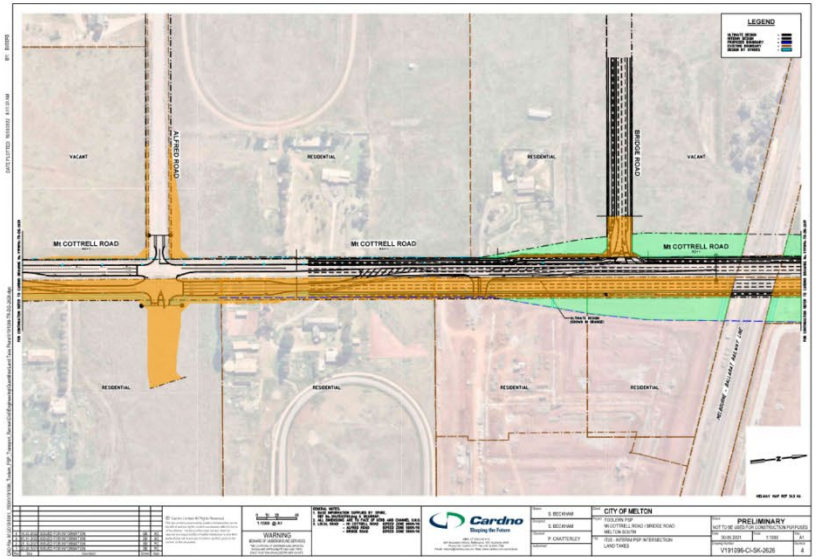

LEGEND
TOOLERN ROAD
PROPOSED CONNECTOR ROAD
VACANT
RESIDENTIAL
Cardno
CITY OF MELTON
PRELIMINARY

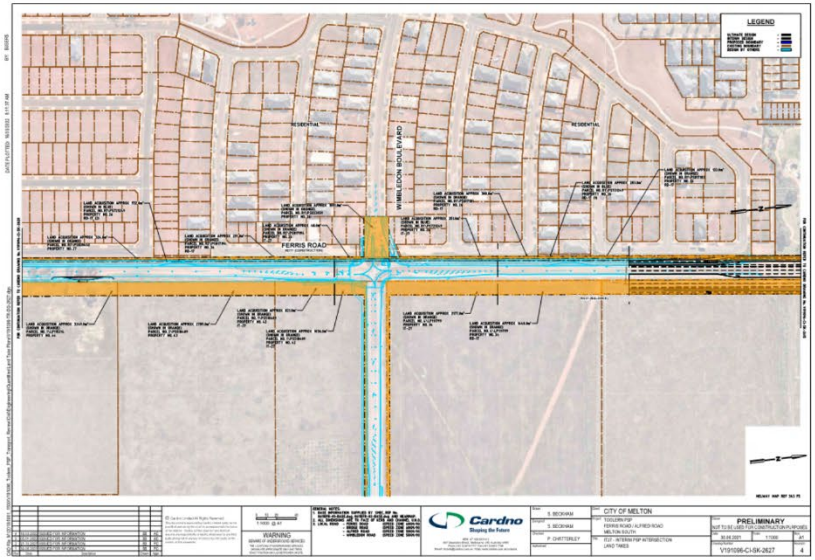


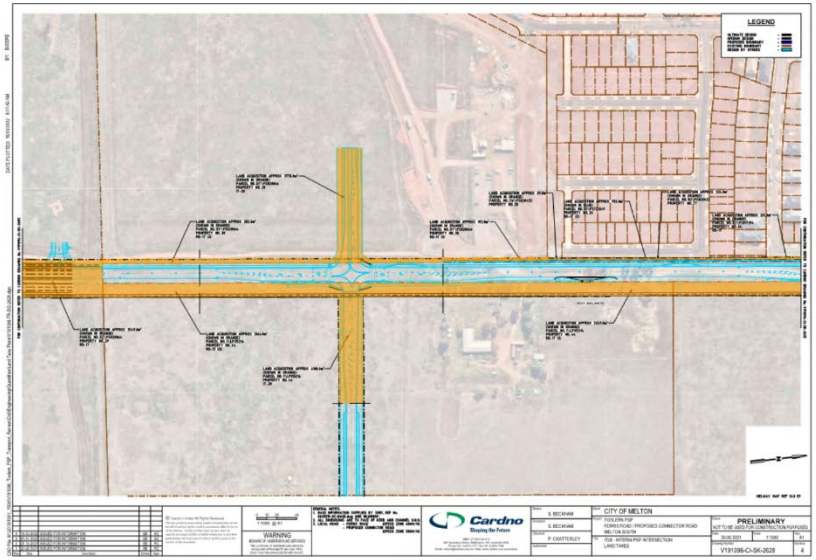
TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

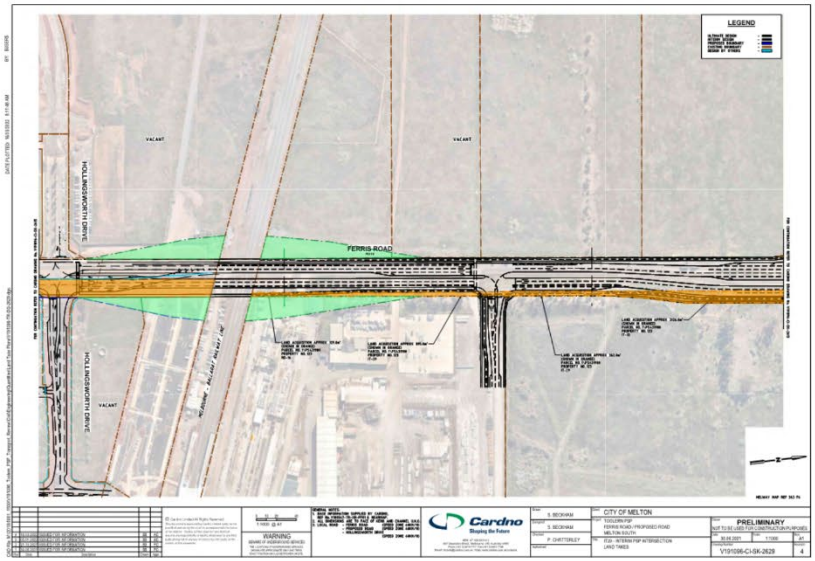


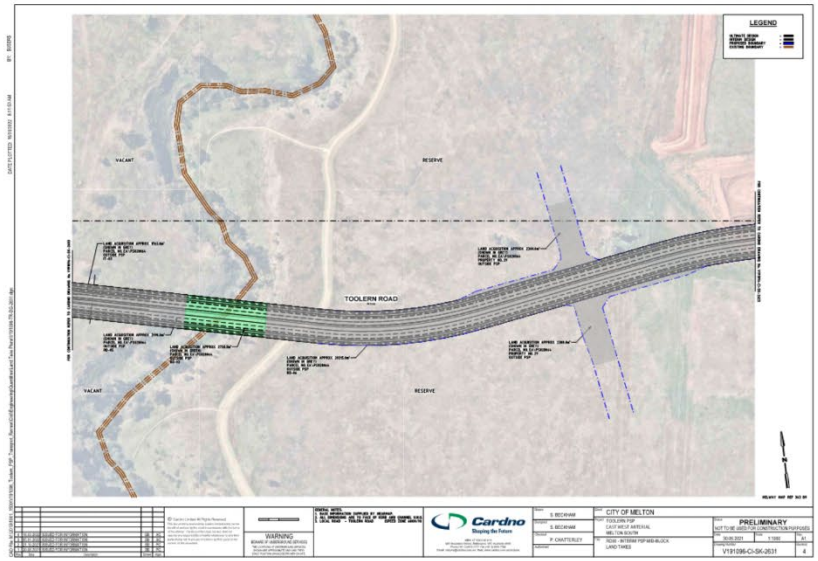

LEGEND
ALFRED ROAD
BRIDGE ROAD
Mt COTTRELL ROAD
VACANT
RESIDENTIAL
Cardno
CITY OF MELTON
PRELIMINARY

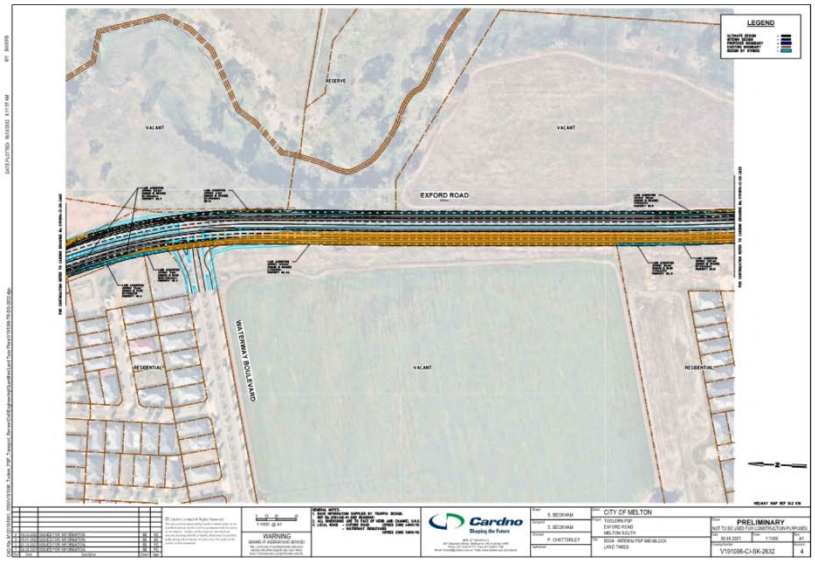

LEGEND
ALFRED ROAD
BRIDGE ROAD
Mt COTTRELL ROAD
VACANT
RESIDENTIAL
Cardno
CITY OF MELTON
PRELIMINARY

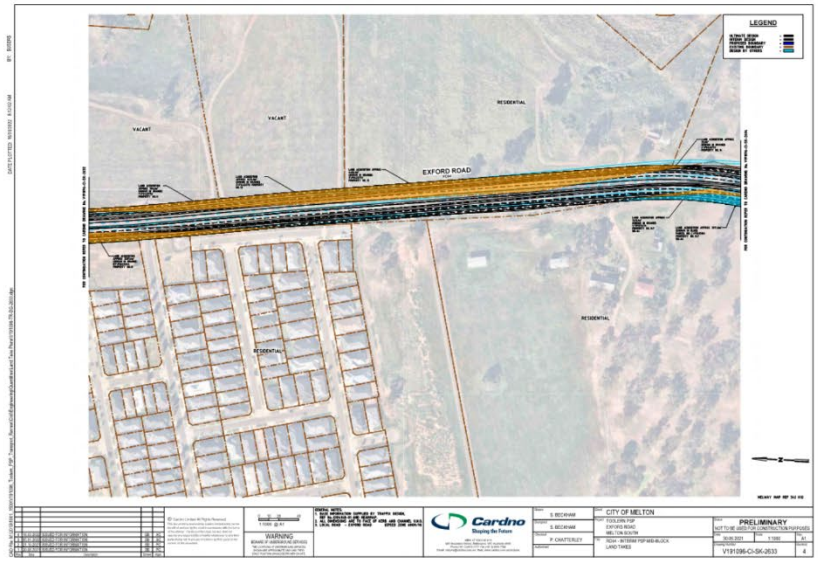

LEGEND
RESIDENTIAL
WIMBLEDON BOULEVARD
FERRIS ROAD
Cardno
CITY OF MELTON
PRELIMINARY

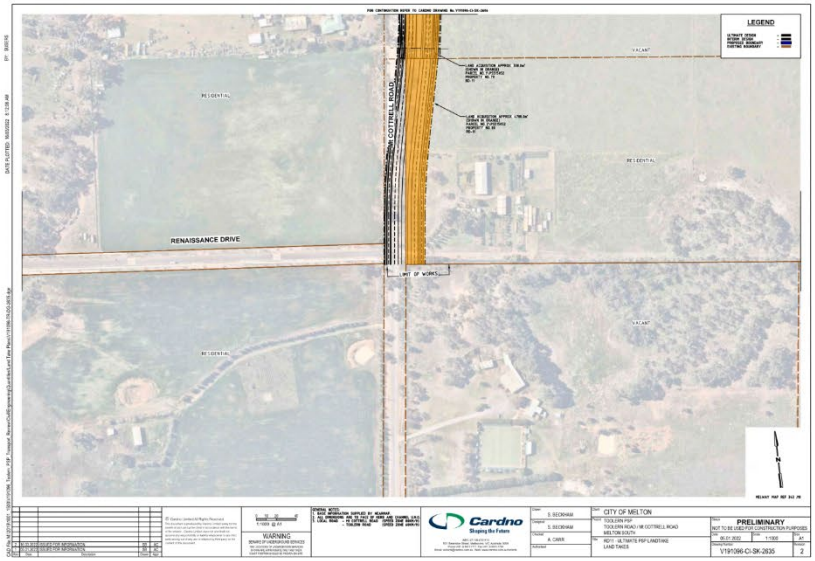

LEGEND
Cardno
CITY OF MELTON
PRELIMINARY


LEGEND
VACANT
FERRIS ROAD
HOLMESGLEN/NORTH HOLME
HOLMESGLEN/SOUTH HOLME
Cardno
CITY OF MELTON
PRELIMINARY

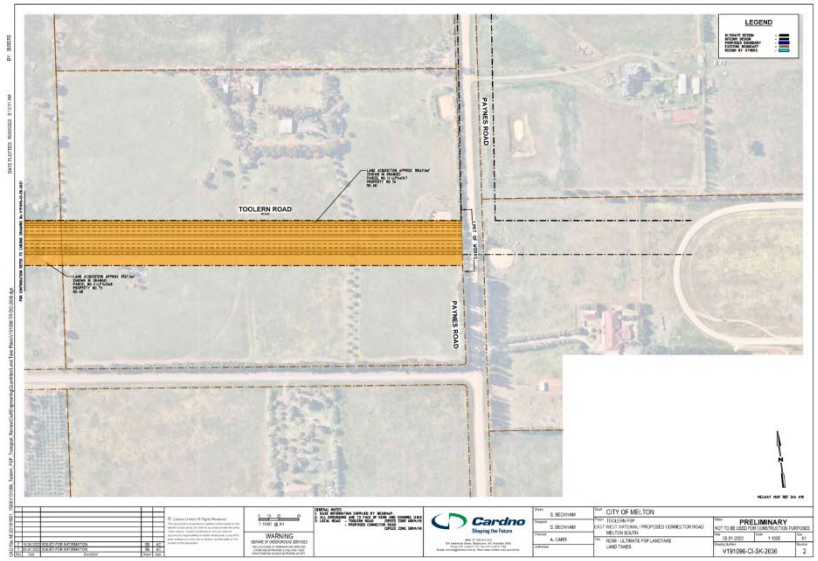

LEGEND
VACANT
RESERVE
TOOLERN ROAD
Cardno
CITY OF MELTON
PRELIMINARY

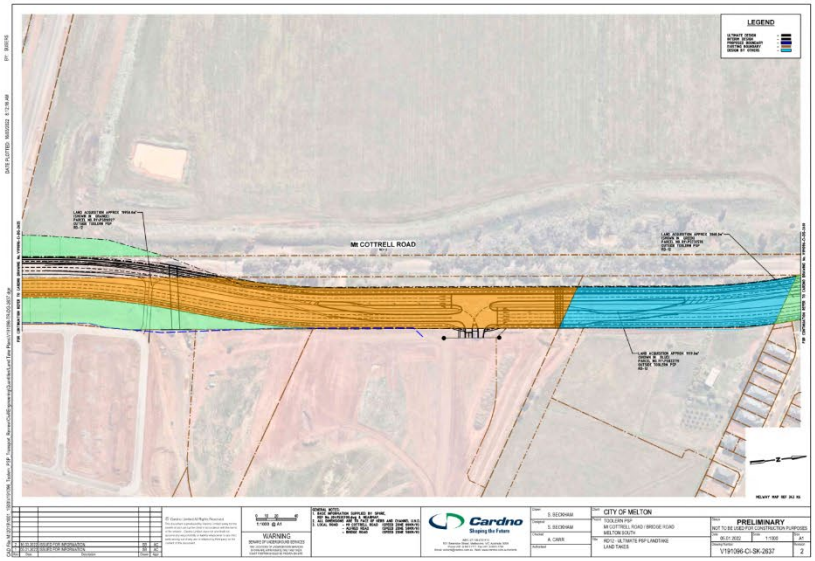

LEGEND
RESERVE
VACANT
EXFORD ROAD
WATERWAY BOULEVARD
RESIDENTIAL
Cardno
CITY OF MELTON
PRELIMINARY


LEGEND
VACANT
RESIDENTIAL
EXFORD ROAD
Cardno
CITY OF MELTON
PRELIMINARY



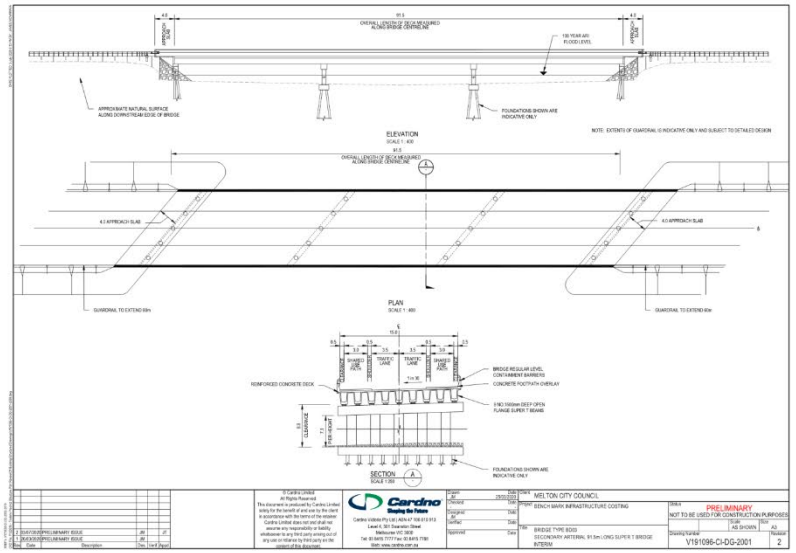
TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

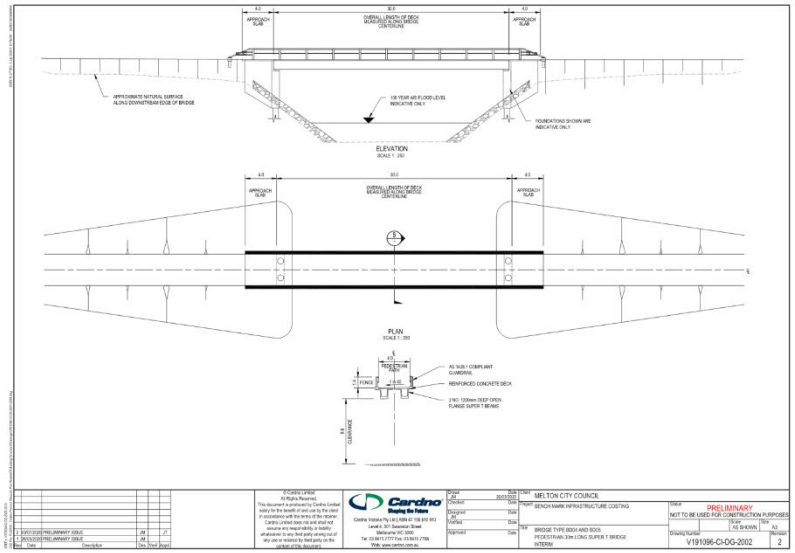


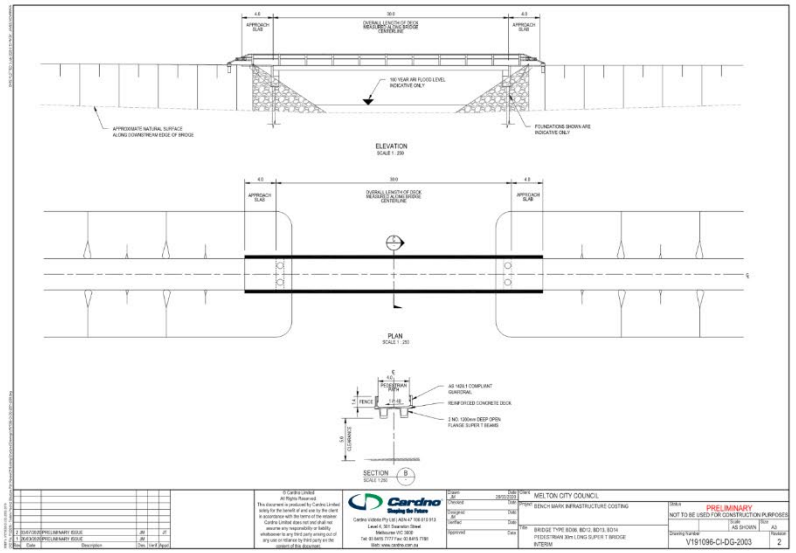


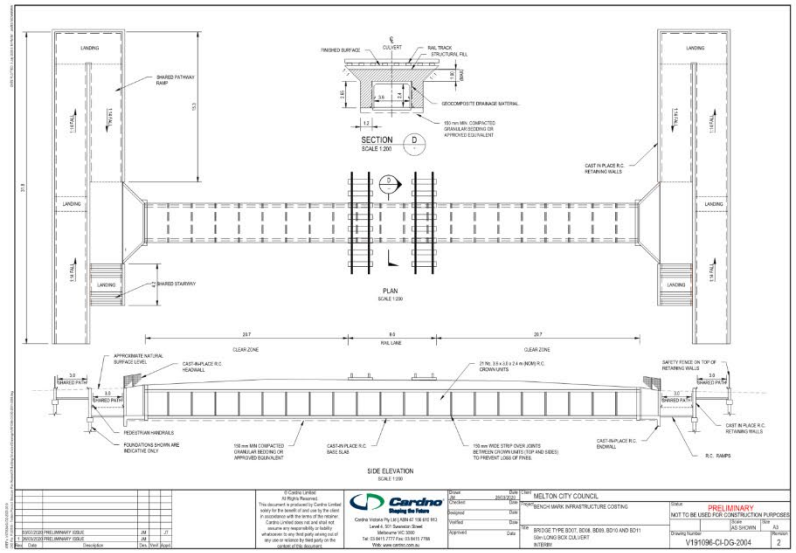
Amended by C232

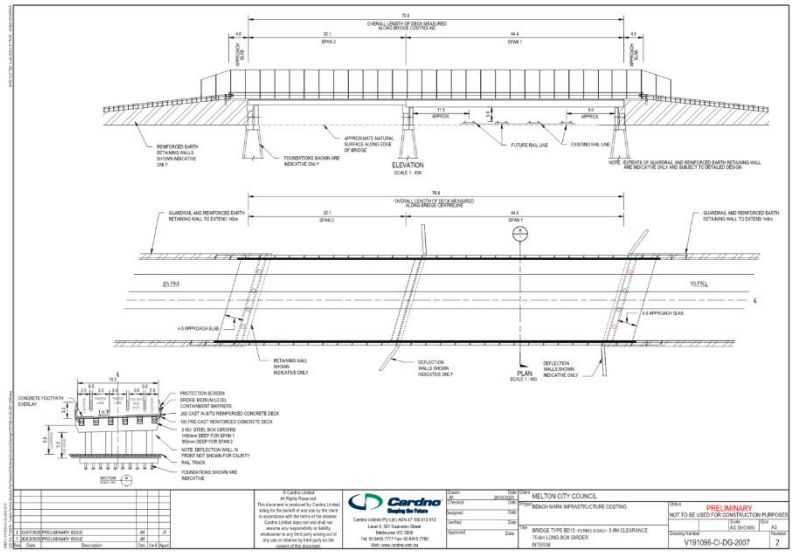
Appendix 2 - Bridge Designs

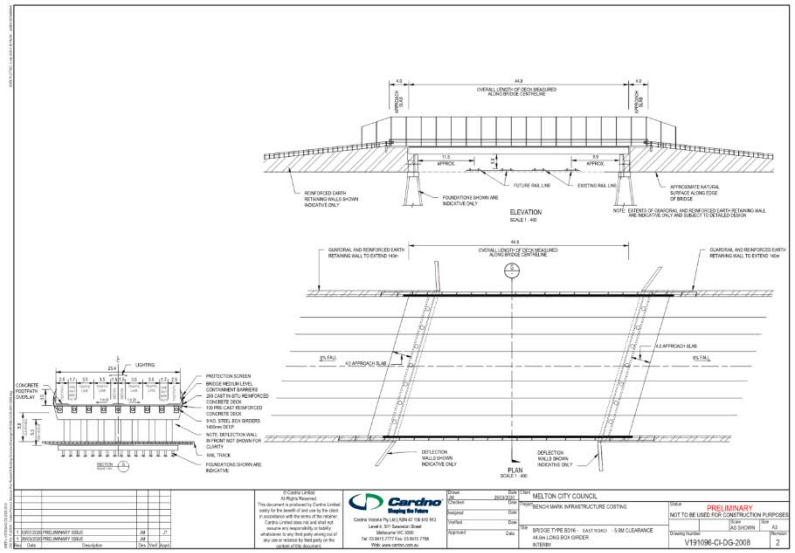



ELEVATION
PLAN
MELTON CITY COUNCIL
BENCH MARK INFRASTRUCTURE COSTING
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
V191096-CI-DG-2002


ELEVATION
PLAN
SECTION
MELTON CITY COUNCIL
BENCH MARK INFRASTRUCTURE COSTING
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
V191096-CI-DG-2003

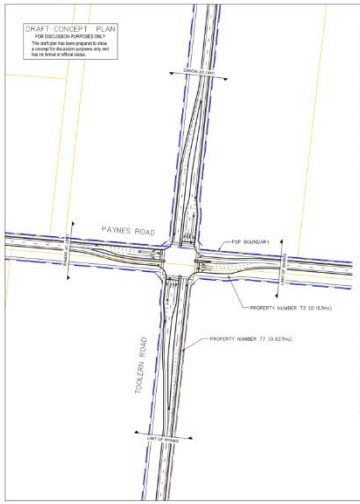

SECTION D
SCALE 1:200
PLAN
SCALE 1:200
SIDE ELEVATION
SCALE 1:200
MELTON CITY COUNCIL
BENCH MARK INFRASTRUCTURE COSTING
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
V191096-CI-DG-2004


ELEVATION
SCALE 1 : 400
PLAN
SCALE 1 : 400
MELTON CITY COUNCIL
BENCH MARK INFRASTRUCTURE COSTING
PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION PURPOSES
V191096-CI-DG-2007



Amended by C232

Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan



IT-30 Paynes Road/Toolern Road

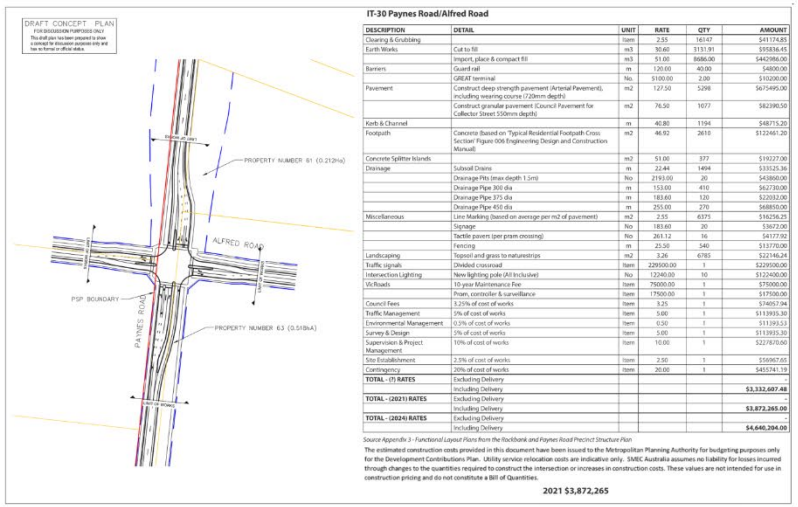
DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.55	24405	$62232.75
Earth Works	Cut to fill	m3	30.60	8818.56	$269847.94
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	12248	$1561620.00
Kerb & Channel		m	40.80	2411	$98368.80
Footpath	Concrete (based on Typical Residential Footpath Cross Section Figure 006 Engineering Design and Construction Manual)	m2	46.92	4362	$204665.04
Concrete Splitter Islands		m2	51.00	502	$25602.00
Drainage	Subsoil Drains	m	22.44	2856	$64088.64
	Drainage Pits (max depth 1.5m)	No	2193.00	34	$74562.00
	Drainage Pipe 300 dia	m	153.00	340	$52020.00
	Drainage Pipe 375 dia	m	183.60	180	$33048.00
	Drainage Pipe 450 dia	m	255.00	440	$112200.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	12248	$31232.40
	Signage	No	183.60	20	$3672.00
	Tactile pavers (per pram crossing)	No	261.12	16	$4177.92
	Fencing	m	25.50	920	$23460.00
Landscaping	Topsoil and grass to naturestrips	m2	3.26	7293	$23804.35
Traffic signals	Divided crossroad	Item	229500.00	1	$229500.00
Intersection Lighting	New lighting pole (All inclusive)	No	12240.00	15	$183600.00
Utilities	Underground electricity lines - trench	m	800.00	168	$134400.00
VicRoads	10 year Maintenance Fee	Item	75000.00	1	$75000.00
	Poles, controller & surveillance	Item	17500.00	1	$17500.00
Council Fees	3.25% of cost of works	Item	3.25	1	$106749.56
Vicroads Fees	1% of cost of works	Item	1.00	1	$32846.02
Traffic Management	3% of cost of works	Item	3.00	1	$104230.09
Environmental Management	0.5% of cost of works	Item	0.50	1	$16423.01
Survey & Design	3% of cost of works	Item	3.00	1	$104230.09
Supervision & Project Management	10% of cost of works	Item	10.00	1	$328460.18
Site Establishment	2.5% of cost of works	Item	2.50	1	$82115.05
Contingency	20% of cost of works	Item	20.00	1	$656920.37
TOTAL - (T) RATES	Excluding Delivery				-
	Including Delivery				**$4,836,376.21**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$5,619,775.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$6,734,277.21**

Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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

2021 $5,619,775

Intersection 07 (IT07)
Intersection: Exford Road and Paynes Road
Design and cost sheet from the Rockbank PSP
50% of the project cost apportioned to the Toolern PSP



IT-30 Paynes Road/Alfred Road

DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.35	16147	$41174.85
Earth Works	Cut to fill	m3	30.60	3133.91	$95836.45
	Import, place & compact fill	m3	51.00	8686.00	$442986.00
Barriers	Guard rail	m	120.00	40.00	$4800.00
	GREAT terminal	No.	5100.00	2.00	$10200.00
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	5298	$675495.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	m2	76.50	1077	$82390.50
Kerb & Channel		m	40.80	1194	$48715.20
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	m2	46.92	2618	$122861.20
Concrete Splitter Islands		m2	51.00	377	$19227.00
Drainage	Subsoil Drains	m	22.44	1494	$33525.36
	Drainage Pits (max depth 1.5m)	No	2193.00	20	$43860.00
	Drainage Pipe 300 dia	m	153.00	410	$62730.00
	Drainage Pipe 375 dia	m	183.60	120	$22032.00
	Drainage Pipe 450 dia	m	255.00	270	$68850.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	6375	$16256.25
	Signage	No	183.60	20	$3672.00
	Tactile pavers (per pram crossing)	No	263.12	16	$4177.92
	Fencing	m	25.50	540	$13770.00
Landscaping	Topsoil and grass to naturestrips	m2	3.26	6785	$22146.24
Traffic signals	Divided crossroad	Item	229500.00	1	$229500.00
Intersection Lighting	New lighting pole (All Inclusive)	No	12240.00	10	$122400.00
VicRoads	10-year Maintenance Fee	Item	75000.00	1	$75000.00
	Prom, controller & surveillance	Item	17500.00	1	$17500.00
Council Fees	3.25% of cost of works	Item	3.25	1	$74057.94
Traffic Management	5% of cost of works	Item	5.00	1	$113935.30
Environmental Management	0.5% of cost of works	Item	0.50	1	$11393.53
Survey & Design	5% of cost of works	Item	5.00	1	$113935.30
Supervision & Project Management	10% of cost of works	Item	10.00	1	$227870.60
Site Establishment	2.5% of cost of works	Item	2.50	1	$56967.65
Contingency	20% of cost of works	Item	20.00	1	$455741.19
TOTAL - (?) RATES	Excluding Delivery				-
	Including Delivery				**$3,332,607.48**
TOTAL - (2021) RATES	Excluding Delivery				
	Including Delivery				**$3,872,265.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$4,640,204.00**

Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

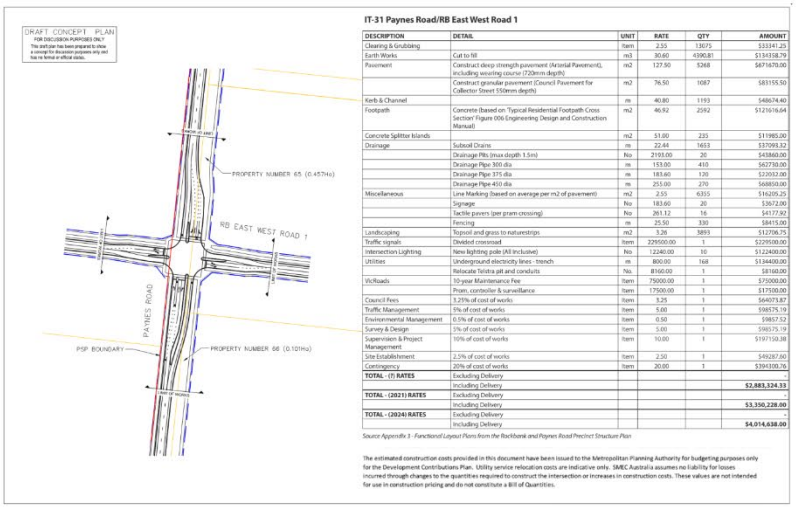
The estimated construction costs provided in this document have been issued to the Metropolitan Planning Authority for budgeting purposes only for the Development Contributions Plan. Utility service relocation costs are indicative only. SMEC Australia assumes no liability for losses incurred through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

2021 $3,872,265

NOT FOR CONSTRUCTION

SCALE 1:2000 20 0 20 40 60 80 100m

Intersection 30 (IT30)
Intersection: Paynes Road and Alfred Road
Design and cost sheet from the Rockbank PSP (IT12)
50% of the project cost apportioned to the Toolern PSP



IT-31 Paynes Road/RB East West Road 1

DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.35	13075	$30341.25
Earth Works	Cut to fill	m3	30.60	4390.81	$134358.79
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	5268	$671670.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	m2	76.50	1087	$83155.50
Kerb & Channel		m	40.80	1193	$48674.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	m2	46.92	2592	$121616.64
Concrete Splitter Islands		m2	51.00	233	$11985.00
Drainage	Subsoil Drains	m	22.44	1653	$37093.32
	Drainage Pits (max depth 1.5m)	No	2193.00	20	$43860.00
	Drainage Pipe 300 dia	m	153.00	410	$62730.00
	Drainage Pipe 375 dia	m	183.60	120	$22032.00
	Drainage Pipe 450 dia	m	255.00	270	$68850.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	6355	$16205.25
	Signage	No	183.60	20	$3672.00
	Tactile pavers (per pram crossing)	No	263.12	16	$4177.92
	Fencing	m	25.50	330	$8415.00
Landscaping	Topsoil and grass to naturestrips	m2	3.26	3893	$12706.75
Traffic signals	Divided crossroad	Item	229500.00	1	$229500.00
Intersection Lighting	New lighting pole (All Inclusive)	No	12240.00	10	$122400.00
Utilities	Underground electricity lines - trench	m	800.00	168	$134400.00
	Relocate Telstra pit and conduits	No.	8160.00	1	$8160.00
VicRoads	10-year Maintenance Fee	Item	75000.00	1	$75000.00
	Prom, controller & surveillance	Item	17500.00	1	$17500.00
Council Fees	3.25% of cost of works	Item	3.25	1	$64073.87
Traffic Management	5% of cost of works	Item	5.00	1	$98575.19
Environmental Management	0.5% of cost of works	Item	0.50	1	$9857.52
Survey & Design	5% of cost of works	Item	5.00	1	$98575.19
Supervision & Project Management	10% of cost of works	Item	10.00	1	$197150.38
Site Establishment	2.5% of cost of works	Item	2.50	1	$49287.60
Contingency	20% of cost of works	Item	20.00	1	$394300.76
TOTAL - (?) RATES	Excluding Delivery				-
	Including Delivery				**$2,883,324.33**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$3,350,228.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$4,014,638.00**

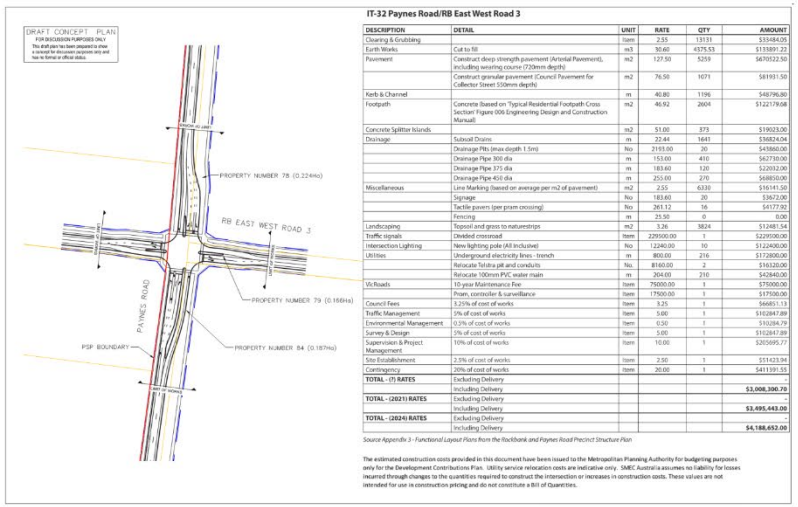
Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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

NOT FOR CONSTRUCTION

SCALE 1:2000 20 0 20 40 60 80 100m

Intersection 31 (IT31)
Intersection: Paynes Road and East West Connector Road 1
Design and cost sheet from the Rockbank PSP (IT31)
50% of the project cost apportioned to the Toolern PSP



IT-32 Paynes Road/RB East West Road 3

DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.55	13131	$33484.05
Earth Works	Cut to fill	m3	30.60	4375.53	$133891.22
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	5259	$670522.50
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	m2	76.50	1071	$81931.50
Kerb & Channel		m	40.80	1196	$48796.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	m2	46.92	2604	$122179.68
Concrete Splitter Islands		m2	51.00	373	$19023.00
Drainage	Subsoil Drains	m	22.44	1641	$36824.04
	Drainage Pits (max depth 1.5m)	No	2193.00	20	$43860.00
	Drainage Pipe 300 dia	m	153.00	410	$62730.00
	Drainage Pipe 375 dia	m	183.60	120	$22032.00
	Drainage Pipe 450 dia	m	255.00	270	$68850.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	6330	$16141.50
	Signage	No	183.60	20	$3672.00
	Tactile pavers (per pram crossing)	No	261.12	16	$4177.92
	Fencing	m	25.50	0	0.00
Landscaping	Topsoil and grass to naturestrips	m2	3.26	3824	$12481.54
Traffic signals	Divided crossroad	Item	229500.00	1	$229500.00
Intersection Lighting	New lighting pole (All Inclusive)	No	12240.00	10	$122400.00
Utilities	Underground electricity lines - trench	m	800.00	216	$172800.00
	Relocate Telstra pit and conduits	No.	8160.00	2	$16320.00
	Relocate 100mm PVC water main	m	204.00	210	$42840.00
Vic Roads	10-year Maintenance Fee	Item	76000.00	1	$76000.00
	Pram, controller & surveillance	Item	17500.00	1	$17500.00
Council Fees	3.25% of cost of works	Item	3.25	1	$66851.13
Traffic Management	5% of cost of works	Item	5.00	1	$102847.89
Environmental Management	0.3% of cost of works	Item	0.30	1	$10284.79
Survey & Design	5% of cost of works	Item	5.00	1	$102847.89
Supervision & Project Management	10% of cost of works	Item	10.00	1	$205695.77
Site Establishment	2.5% of cost of works	Item	2.50	1	$51423.94
Contingency	20% of cost of works	Item	20.00	1	$411391.55
TOTAL - (T) RATES	Excluding Delivery				-
	Including Delivery				**$3,008,300.70**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$3,495,443.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$4,188,652.00**

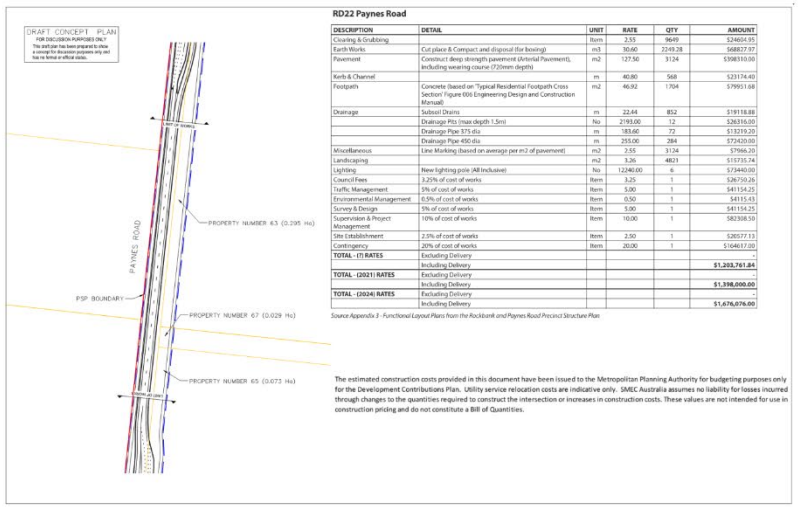
Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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

NOT FOR CONSTRUCTION

SCALE 1:2000 20 0 20 40 60 80 100m

Intersection 32 (IT32)
Intersection: Paynes Road and East West Connector Road 2
Design and cost sheet from the Rockbank PSP
25% of the project cost apportioned to the Toolern PSP



RD22 Paynes Road

DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.55	9649	$24604.95
Earth Works	Cut place & Compact and disposal (for boxing)	m3	30.60	2249.28	$68827.97
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	3124	$398310.00
Kerb & Channel		m	40.80	568	$23174.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	m2	46.92	1704	$79951.68
Drainage	Subsoil Drains	m	22.44	852	$19118.88
	Drainage Pits (max depth 1.5m)	No	2193.00	12	$26316.00
	Drainage Pipe 375 dia	m	183.60	72	$13219.20
	Drainage Pipe 450 dia	m	255.00	284	$72420.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	3124	$7966.20
Landscaping		m2	3.26	4821	$15715.74
Lighting	New lighting pole (All Inclusive)	No	12240.00	6	$73440.00
Council Fees	3.25% of cost of works	Item	3.25	1	$26710.26
Traffic Management	5% of cost of works	Item	5.00	1	$41154.25
Environmental Management	0.5% of cost of works	Item	0.50	1	$4115.43
Survey & Design	5% of cost of works	Item	5.00	1	$41154.25
Supervision & Project Management	10% of cost of works	Item	10.00	1	$82308.50
Site Establishment	2.5% of cost of works	Item	2.50	1	$20577.13
Contingency	20% of cost of works	Item	20.00	1	$164617.00
TOTAL - (T) RATES	Excluding Delivery				-
	Including Delivery				**$1,203,761.84**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$1,398,000.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$1,676,076.00**

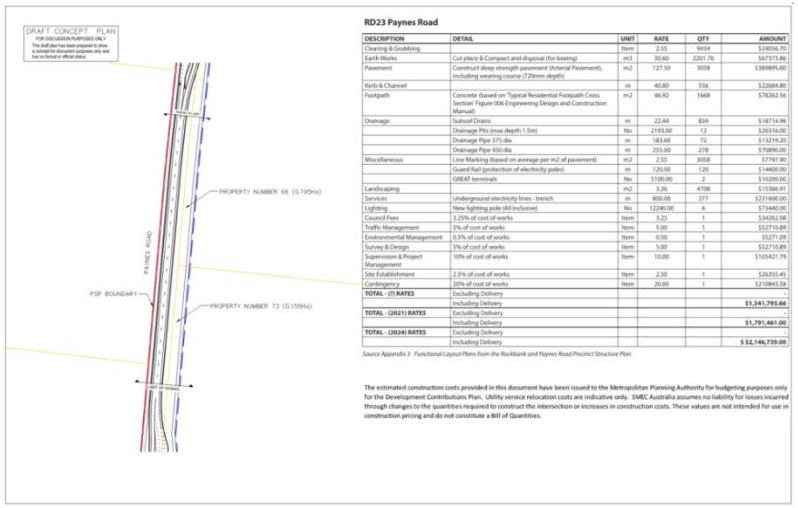
Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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

NOT FOR CONSTRUCTION

SCALE 1:2000 20 0 20 40 60 80 100m

Road 22 (RD22)
Paynes Road: Alfred Road (IT30) to East West Connector Road 1 (IT31)
Design and cost sheet from the Rockbank PSP (RD06)
50% of the project cost apportioned to the Toolern PSP



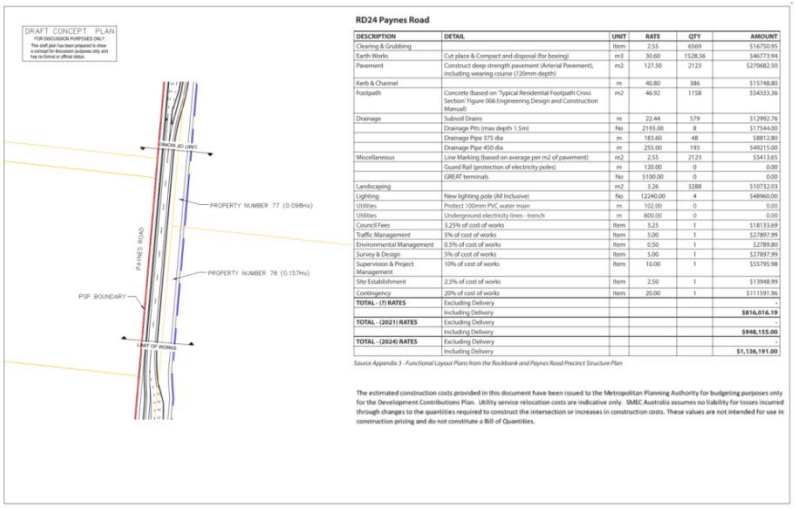
RD23 Paynes Road

DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.55	9434	$24056.70
Earth Works	Cut place & Compact and disposal (for boxing)	m3	30.60	2201.76	$67371.86
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	3058	$389895.00
Kerb & Channel		m	40.80	556	$22684.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	m2	46.92	1668	$78262.56
Drainage	Subsoil Drains	m	22.44	834	$18714.96
	Drainage Pits (max depth 1.5m)	No	2193.00	12	$26316.00
	Drainage Pipe 375 dia	m	183.60	72	$13219.20
	Drainage Pipe 450 dia	m	255.00	278	$70890.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	3058	$7797.90
	Guard Rail (protection of electricity poles)	m	120.00	120	$14400.00
	GREAT terminals	No	5100.00	2	$10200.00
Landscaping		m2	3.26	4708	$15366.91
Services	Underground electricity lines - trench	m	800.00	277	$221600.00
Lighting	New lighting pole (All Inclusive)	No	12240.00	6	$73440.00
Council Fees	3.25% of cost of works	Item	3.25	1	$34262.08
Traffic Management	5% of cost of works	Item	5.00	1	$52710.89
Environmental Management	0.5% of cost of works	Item	0.50	1	$5271.09
Survey & Design	5% of cost of works	Item	5.00	1	$52710.89
Supervision & Project Management	10% of cost of works	Item	10.00	1	$105421.79
Site Establishment	2.5% of cost of works	Item	2.50	1	$26355.45
Contingency	20% of cost of works	Item	20.00	1	$210843.58
TOTAL - (7) RATES	Excluding Delivery				-
	Including Delivery				**$1,541,793.66**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$1,791,461.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$ 52,146,739.00**

Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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

Road 23 (RD23)
Paynes Road: East West Connector Road 1 (IT31) to Exford Road (IT07)
Design and cost sheet from the Rockbank PSP (RD07)
50% of the project cost apportioned to the Toolern PSP



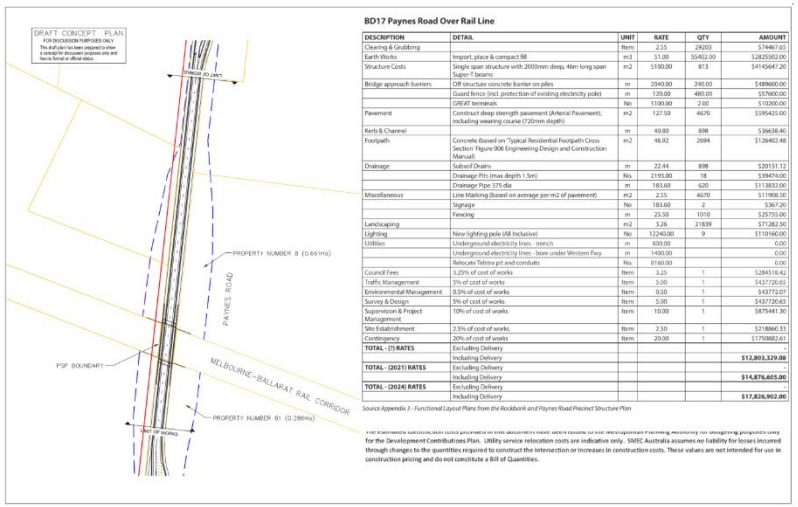
RD24 Paynes Road

DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.55	6569	$16750.95
Earth Works	Cut place & Compact and disposal (for boxing)	m3	30.60	1528.56	$46771.94
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	2123	$270682.50
Kerb & Channel		m	40.80	386	$15748.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	m2	46.92	1158	$54333.36
Drainage	Subsoil Drains	m	22.44	579	$12992.76
	Drainage Pits (max depth 1.5m)	No	2193.00	8	$17544.00
	Drainage Pipe 375 dia	m	183.60	48	$8812.80
	Drainage Pipe 450 dia	m	255.00	193	$49215.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	2123	$5411.65
	Guard Rail (protection of electricity poles)	m	120.00	0	0.00
	GREAT terminals	No	5100.00	0	0.00
Landscaping		m2	3.26	3288	$10732.03
Lighting	New lighting pole (All Inclusive)	No	12240.00	4	$48960.00
Utilities	Protect 100mm PVC water main	m	102.00	0	0.00
Utilities	Underground electricity lines - trench	m	800.00	0	0.00
Council Fees	3.25% of cost of works	Item	3.25	1	$18133.69
Traffic Management	5% of cost of works	Item	5.00	1	$27897.99
Environmental Management	0.5% of cost of works	Item	0.50	1	$2789.80
Survey & Design	5% of cost of works	Item	5.00	1	$27897.99
Supervision & Project Management	10% of cost of works	Item	10.00	1	$55795.98
Site Establishment	2.5% of cost of works	Item	2.50	1	$13948.99
Contingency	20% of cost of works	Item	20.00	1	$111591.96
TOTAL - (7) RATES	Excluding Delivery				-
	Including Delivery				**$816,016.19**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$948,155.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$1,136,191.00**

Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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

Road 24 (RD24)
Paynes Road: Exford Road (IT07) to East West Connector Road 2 (IT32)
Design and cost sheet from the Rockbank PSP (RD06)
50% of the project cost apportioned to the Toolern PSP



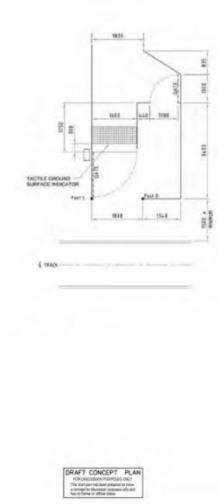
BD17 Paynes Road Over Rail Line

DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Clearing & Grubbing		Item	2.55	29203	$74467.65
Earth Works	Import, place & compact fill	m3	51.00	55402.00	$2825502.00
Structure Costs	Single span structure with 2000mm deep, 46m long span Super-T beams	m2	5100.00	813	$4145647.20
Bridge approach barriers	Off structure concrete barrier on piles	m	2040.00	240.00	$489600.00
	Guard fence (incl. protection of existing electricity pole)	m	120.00	480.00	$57600.00
	GREAT terminals	No	5100.00	2.00	$10200.00
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	m2	127.50	4670	$595425.00
Kerb & Channel		m	40.80	898	$36638.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 806 Engineering Design and Construction Manual)	m2	46.92	2694	$126402.48
Drainage	Subsoil Drains	m	22.44	898	$20151.12
	Drainage Pits (max depth 1.5m)	No.	2193.00	18	$39474.00
	Drainage Pipe 375 dia	m	183.60	620	$113832.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	m2	2.55	4670	$11908.50
	Signage	No	183.60	2	$367.20
	Fencing	m	25.50	1010	$25755.00
Landscaping		m2	3.26	21839	$71282.50
Lighting	New lighting pole (All Inclusive)	No	12240.00	9	$110160.00
Utilities	Underground electricity lines - trench	m	800.00		0.00
	Underground electricity lines - bore under Western Fwy	m	1400.00		0.00
	Relocate Telstra pit and conduits	No.	8160.00		0.00
Council Fees	3.25% of cost of works	Item	3.25	1	$28451.82
Traffic Management	5% of cost of works	Item	5.00	1	$43772.65
Environmental Management	0.5% of cost of works	Item	0.50	1	$4377.27
Survey & Design	5% of cost of works	Item	5.00	1	$43772.65
Supervision & Project Management	10% of cost of works	Item	10.00	1	$87544.30
Site Establishment	2.5% of cost of works	Item	2.50	1	$218860.33
Contingency	20% of cost of works	Item	20.00	1	$175088.261
TOTAL - (?) RATES	Excluding Delivery				-
	Including Delivery				**$12,803,329.08**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$14,876,605.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$17,826,902.00**

Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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

Bridge 17 (BD17)
Paynes Road Rail Overpass
Design and cost sheet from the Rockbank PSP (BR04)
25% of the project cost apportioned to the Toolern PSP



BD18 Level crossing upgrade - Automatic pedestrian gates

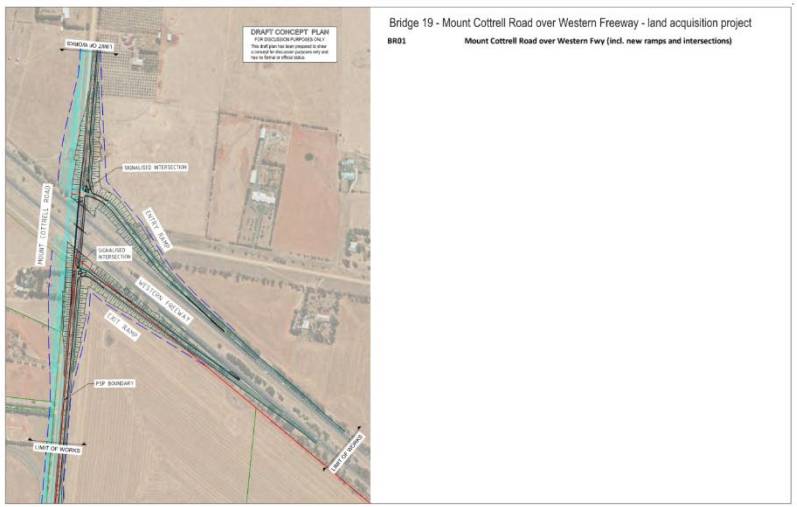
DESCRIPTION	DETAIL	UNIT	RATE	QTY	AMOUNT
Site Access		Item	5100.00	1	$5100.00
Decommissioning of existing crossing		Item	28000.00	1	$28000.00
Removal of existing crossing		Item	19000.00	1	$19000.00
Crossing Construction/ Materials		Item	210000.00	1	$210000.00
Testing and Commissioning		Item	37500.00	1	$37500.00
Council Fees	3.25% of cost of works	Item	3.25	1	$9737.00
Vicroads Fees	1% of cost of works	Item	1.00	1	$2996.00
VicTrack Fees	1% of cost of works	Item	97475.00	1	$97475.00
Traffic Management	5% of cost of works	Item	5.00	1	$14988.00
Environmental Management	0.5% of cost of works	Item	0.50	1	$1498.80
Survey & Design	5% of cost of works	Item	109000.00	1	$109000.00
Supervision & Project Management	10% of cost of works	Item	10.00	1	$29960.00
Site Establishment	2.5% of cost of works	Item	2.50	1	$7490.00
Contingency	20% of cost of works	Item	10.00	1	$29960.00
TOTAL - (?) RATES	Excluding Delivery				-
	Including Delivery				**$602,696.00**
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				**$628,070.00**
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				**$752,627.00**

Source Appendix 3 - Functional Layout Plans from the Rockbank and Paynes Road Precinct Structure Plan

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



Bridge 18 (BD18)
Paynes Road Level Crossing Upgrade
Design and cost sheet from the Rockbank PSP (BR06)
25% of the project cost apportioned to the Toolern PSP



Bridge 19 - Mount Cottrell Road over Western Freeway - land acquisition project

BR01 **Mount Cottrell Road over Western Fwy (incl. new ramps and intersections)**

NOT FOR CONSTRUCTION

SCALE 1:4000 400 0 400 800 1200 1600 2000m

SMEC

Bridge 19 (BD19)
Mount Cottrell Road Freeway Interchange
Land acquisition project
Design and cost sheet from the Paynes Road PSP (BR01)



Bridge 20 - Mount Cottrell Road over the Melbourne - Ballarat Rail Line - Land Acquisition Project

BR02 **Mount Cottrell Road over rail line**

NOT FOR CONSTRUCTION

SCALE 1:2500 25 0 25 50 75 100 125m

SMEC

Bridge 20 (BD20)
Mount Cottrell Road Rail Overpass
Land acquisition project
Design and cost sheet from the Paynes Road PSP (BR02)

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Amended by C232

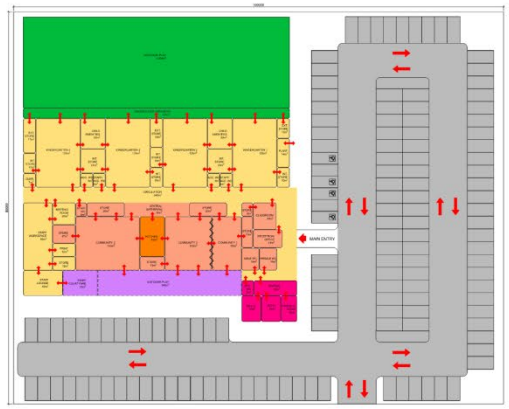
Appendix 4 - Community Centre Concept Designs



AREA SCHEDULE	
KINDERGARTEN	1,117m²
MCH	76m²
COMMUNITY	266m²
COMMERCIAL KITCHEN	21m²
TOTAL FLOOR AREA	1,480m²
OUTDOOR PLAY	1,112m²
COMMUNITY OUTDOOR AREAS	116m²
CARPARKING (No.)	86 (incl. 3 ACC.)
CARPARKING (AREA)	2,503m²
FUTURE EXPANSION	1,344m²

OPTION 1
LEVEL 1 COMMUNITY CENTRE
1:200 @A1

ASR RESEARCH
TOOLERN PSP REVIEW
PRELIMINARY SPATIAL ANALYSIS DIAGRAM



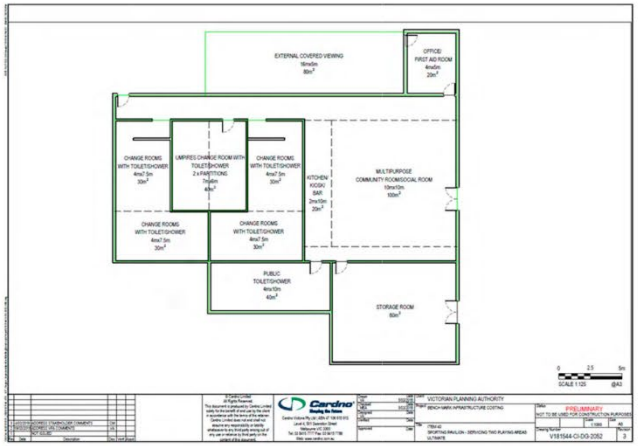
AREA SCHEDULE	
KINDERGARTEN	1,151m²
MCH	76m²
COMMUNITY	511m²
COMMERCIAL KITCHEN	40m²
TOTAL FLOOR AREA	1,791m²
OUTDOOR PLAY	1,112m²
COMMUNITY OUTDOOR AREAS	163m²
CARPARKING (No.)	137 (incl. 4 ACC.)
CARPARKING (AREA)	3,834m²

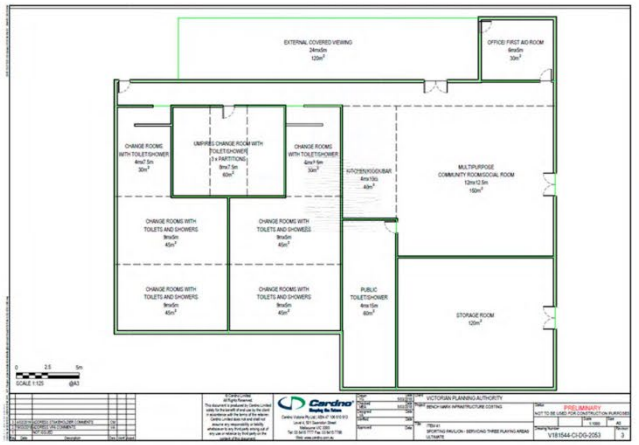
OPTION 2
LEVEL 2 COMMUNITY CENTRE
1:200 @A1

ASR RESEARCH
TOOLERN PSP REVIEW
PRELIMINARY SPATIAL ANALYSIS DIAGRAM

Amended by C232

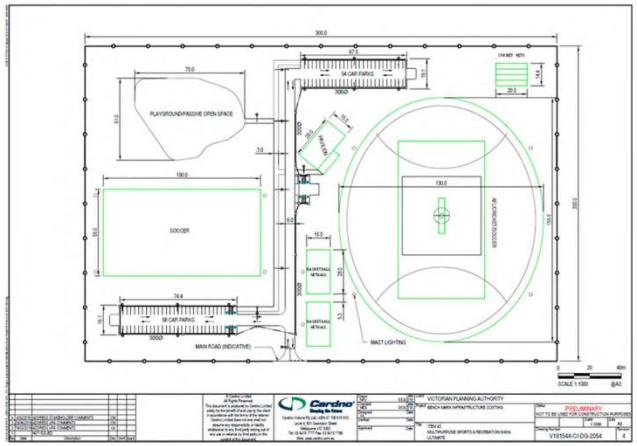
Appendix 5 - Pavilion Concept Designs

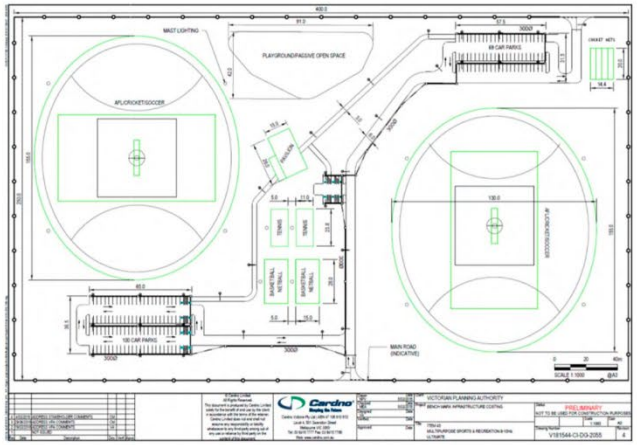




Amended by C232

Appendix 6 - Sporting Reserve Concept Designs





Amended by C232

Appendix 7 - Detailed Cost Sheets

ACTIVE RECREATION

Description: Sporting & Recreation Facilities (8-10 Ha) - Weir Views North Sports Reserve
Civil Component Number: AR-01

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Playing Fields	Football Field	2	No	805074.24	1610148.48	860162.38	1720324.76
	Cricket Pitch	2	No	24049.84	48099.68	28173.45	56346.90
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	0	No	526687.50	0.00	597198.85	0.00
	Netball Court	2	No	83143.13	166286.26	98676.30	196152.60
	Tennis Court	2	No	62422.84	120845.88	72602.00	142204.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21415.84	42831.68	24493.23	48986.46
	Lighting Soccer	0	No	73003.05	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
Landscaping	Landscaping Construction	38000	m2	20.28	770640.00	26.19	995220.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.29	49020.00
	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
Car Parking	Pavement	5465	m2	94.73	517699.45	109.24	596996.60
	Kerb and Channel	510	m	55.04	28070.40	60.11	30656.10
	Drainage Pipes	560	m	177.69	99494.40	192.51	107805.60
	Drainage Pits	28	No	2611.95	73134.60	2802.77	78477.56
	Car Park Lighting	4190	m2	15.13	63394.70	17.31	72528.90
	Linemarking/ Signage	5465	m2/pavement	3.26	17815.90	4.07	22242.55
Site Works	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
	Footpaths and paved areas	875	m2	63.65	55693.75	71.96	62965.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285007.93	285007.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.18	75629.18	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.53	231657.53	286561.25	286561.25
	Communications	1	Item	46504.09	46504.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	2	Item	689.27	1378.54	740.17	1480.34
	Interchange shelter	10	Item	8443.67	84436.70	9944.59	99445.90
	Fencing	1300	m	91.87	119431.00	106.27	138151.00
	Signage	20	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	0	m	40441.04	0.00	43757.35	0.00
	Irrigation Football	2	Item	72462.96	144925.92	82552.35	164104.70
Other	Access Road	1980	m2	217.50	430650.00	225.71	446905.80
	Playground	1	m2	413857.14	413857.14	464304.86	464304.86
	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
Delivery	Council Fees	1	%	3.25	210299.96	3.25	241655.44
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.36	2.00	148711.04
	Environmental Management	1	%	0.50	32353.84	0.50	37177.76
	Survey/Design	1	%	5.00	323538.39	5.00	371777.60
	Supervision & Project management	1	%	9.00	582369.11	9.00	669199.68
	Site Establishment	1	%	2.50	161769.20	2.50	185888.80
	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1115332.79
TOTAL - (2019) RATES	Excluding Delivery				6,470,768		7,431,553
	Including Delivery				9,018,544		10,354,096
TOTAL - (2021) RATES	Including Delivery				9,590,038		11,020,402
TOTAL - (2024) RATES	Including Delivery				11,491,914		13,205,943

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting Pavilion - Weir Views North Sports Reserve
Civil Component Number: AR-02

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Building	Site Preparation	721	m2	3.68	2653.28	5.18	3734.78
	Change Rooms with Toilets and Showers X 6	120	m2	2408.05	288966.00	2445.18	293421.60
	Umpire Change Rooms with Toilets	40	m2	2519.24	100769.60	2594.83	103793.20
	Storage Rooms	80	m2	2414.15	193132.00	2406.11	192488.80
	Multipurpose Room/ Social Room	100	m2	2365.43	236543.00	2330.09	233009.00
	Office/ First Aid Room	20	m2	2351.62	47032.40	2360.28	47205.60
	Canteen and Kitchen	20	m2	2514.88	50297.60	2524.88	50497.60
	Public Toilet	40	m2	1238.63	49545.20	1581.83	63273.20
Canopy & Veranda	Canopy and Veranda	80	m2	761.83	60946.40	690000	69000.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gate/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	33986.22	3.30	34607.26
	Sewer	1	%	2.03	20906.68	2.03	21448.65
	Water	1	%	1.98	20391.73	1.98	20920.36
	Gas	1	%	0.88	9062.99	0.88	9297.94
	Fire Protection	1	%	0.66	6797.24	0.66	6973.45
	Light & Power	1	%	2.38	24511.27	2.38	25146.69
	Communication	1	%	0.50	5149.43	0.50	5282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37397.46	3.25	38366.93
	Authority Fees	1	%	1.00	11506.91	1.00	11805.21
	Traffic Management	1	%	2.00	23013.82	2.00	23610.42
	Environmental Management	1	%	0.50	5753.46	0.50	5902.61
	Survey/Design	1	%	5.00	57534.55	5.00	59026.05
	Supervision & Project management	1	%	9.00	103562.19	9.00	106246.89
	Site Establishment	1	%	2.50	28767.28	2.50	29513.03
	Environmentally sustainable design	1	%	2.00	23013.82	2.00	23610.42
	Contingency	1	%	15.00	172603.66	15.00	177078.16
TOTAL - (2019) RATES	Excluding Delivery				1,190,681		1,180,521
	Including Delivery				1,713,934		1,703,483
TOTAL - (2021) RATES	Including Delivery				1,717,714		1,762,413
TOTAL - (2024) RATES	Including Delivery				2,058,367		2,111,931

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting & Recreation Facilities (5-6 Ha) - Weir Views East Sports Reserve
Civil Component Number: AR-03

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Playing Fields	Football Field	1	No	805074.24	805074.24	860162.38	860162.38
	Cricket Pitch	1	No	24049.94	24049.94	28173.45	28173.45
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	1	No	526667.50	526667.50	597198.85	597198.85
	Netball Court	2	No	83143.13	166286.26	98876.30	196152.60
	Tennis Court	0	No	65422.94	0.00	72602.00	0.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	0	No	21413.84	0.00	24493.23	0.00
	Lighting Soccer	1	No	73003.05	73003.05	97409.90	97409.90
	Lighting Football	1	No	163494.28	163494.28	201714.52	201714.52
Landscaping	Landscaping Construction	28000	m2	20.28	567840.00	26.19	733320.00
	Landscaping Establishment (12wk)	28000	m2	1.12	31360.00	1.29	36120.00
	Landscape maintenance-1 year/2 summers	28000	m2	2.90	81200.00	2.94	82320.00
Car Parking	Pavement	2740	m2	94.73	259560.20	109.24	299317.60
	Kerb and Channel	440	m	55.04	24217.60	60.11	26448.40
	Drainage Pipes	500	m	177.49	88745.00	192.51	96255.00
	Drainage Pits	22	No	2611.95	57462.90	2802.77	61660.94
	Car Park Lighting	2572	m2	15.13	38914.36	17.31	44521.32
	Linemarking/ Signage	2740	m2/pavement	3.26	8932.40	4.07	11151.80
Site Works	Site Preparation	66000	m2	3.68	220800.00	4.71	282600.00
	Footpaths and paved areas	750	m2	63.65	47737.50	71.96	53970.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285007.93	285007.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.33	231657.33	286561.25	286561.25
	Communications	1	Item	46034.09	46034.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	1	Item	689.27	689.27	740.17	740.17
	Interchange shelter	10	Item	8445.67	84434.70	99445.90	994459.00
	Fencing	1000	m	91.87	91870.00	106.27	106270.00
	Signage	10	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	1	Item	40441.04	40441.04	43757.35	43757.35
	Irrigation Football	1	Item	72462.96	72462.96	82052.35	82052.35
Other	Access Road	1350	m2	217.50	293625.00	225.71	304708.50
	Playground	1	No	415857.14	415857.14	464304.86	464304.86
	Tree Planting	30	No	200.00	6000.00	230.00	6900.00
Delivery	Council Fees	1	%	3.25	162012.89	3.25	187183.67
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	99700.24	2.00	115191.18
	Environmental Management	1	%	0.50	24925.06	0.50	28797.80
	Survey/Design	1	%	5.00	249250.60	5.00	287977.96
	Supervision & Project management	1	%	9.00	448651.08	9.00	518360.33
	Site Establishment	1	%	2.50	124625.30	2.50	143988.98
	Environmentally sustainable design	1	%	2.00	86839.01	2.00	115191.18
	Contingency	1	%	15.00	747751.80	15.00	863933.88
TOTAL - (2019) RATES	Excluding Delivery				4,985,012		5,759,359
	Including Delivery				6,841,629		8,035,196
TOTAL - (2021) RATES	Including Delivery				7,388,086		8,536,422
TOTAL - (2024) RATES	Including Delivery				8,853,275		10,229,347

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting Pavilion - Weir Views East Sports Reserve
Civil Component Number: AR-04

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Building	Site Preparation	721	m2	3.68	2653.28	5.18	3734.78
	Change Rooms with Toilets and Showers X 6	120	m2	2408.05	288966.00	2445.18	293421.60
	Umpire Change Rooms with Toilets	40	m2	2519.24	100769.60	2594.83	103793.20
	Storage Rooms	80	m2	2414.15	193132.00	2406.11	192488.80
	Multipurpose Room/ Social Room	100	m2	2365.43	236543.00	2330.09	233009.00
	Office/ First Aid Room	20	m2	2351.62	47032.40	2360.28	47205.60
	Canteen and Kitchen	20	m2	2514.88	50297.60	2524.88	50497.60
	Public Toilet	40	m2	1238.63	49545.20	1581.83	63273.20
Canopy & Veranda	Canopy and Veranda	80	m2	761.83	60946.40	690000	69000.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gate/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	33986.22	3.30	34007.26
	Sewer	1	%	2.03	20966.68	2.03	21448.65
	Water	1	%	1.98	20391.73	1.98	20920.36
	Gas	1	%	0.88	9062.99	0.88	9297.94
	Fire Protection	1	%	0.66	6797.24	0.66	6975.45
	Light & Power	1	%	2.38	24511.27	2.38	25146.69
	Communication	1	%	0.50	5149.43	0.50	5282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37397.46	3.25	38366.93
	Authority Fees	1	%	1.00	11506.91	1.00	11805.21
	Traffic Management	1	%	2.00	23013.82	2.00	23610.42
	Environmental Management	1	%	0.50	5753.46	0.50	5902.61
	Survey/Design	1	%	5.00	57534.55	5.00	59026.05
	Supervision & Project management	1	%	9.00	103562.19	9.00	106246.89
	Site Establishment	1	%	2.50	28767.28	2.50	29513.03
	Environmentally sustainable design	1	%	2.00	23013.82	2.00	23610.42
	Contingency	1	%	15.00	172603.66	15.00	177078.16
TOTAL - (2019) RATES	Excluding Delivery				1,190,681		1,180,521
	Including Delivery				1,413,944		1,353,481
TOTAL - (2021) RATES	Including Delivery				1,717,714		1,762,413
TOTAL - (2024) RATES	Including Delivery				2,058,367		2,111,931

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting & Recreation Facilities (8-10 Ha) - Weir View South Sports Reserve
Civil Component Number: AR-05

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Playing Fields	Football Field	2	No	805074.24	1610148.48	860162.38	1720324.76
	Cricket Pitch	2	No	24049.94	48099.88	28173.45	56346.90
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	0	No	526667.50	0.00	597198.85	0.00
	Netball Court	2	No	83143.13	166286.26	98076.30	196152.60
	Tennis Court	2	No	65422.94	130845.88	72602.00	145204.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21415.84	42831.68	24493.23	48986.46
	Lighting Soccer	0	No	73003.05	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
Landscaping	Landscaping Construction	38000	m2	20.28	770640.00	26.19	995220.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.26	49020.00
	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
Car Parking	Pavement	5465	m2	94.73	517699.45	109.24	596996.60
	Kerb and Channel	510	m	55.04	28070.40	60.11	30656.10
	Drainage Pipes	560	m	177.49	99394.40	192.31	107800.60
	Drainage Pits	28	No	2611.95	73134.60	2802.77	78477.56
	Car Park Lighting	4190	m2	15.13	63394.70	17.31	72528.90
	Linemarking/ Signage	5465	m2/pavement	3.26	17815.90	4.07	22242.55
Site Works	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
	Footpaths and paved areas	875	m2	63.65	55693.75	71.96	62965.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285507.93	285507.93
	Sewer	1	Item	52065.67	52065.67	62444.00	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.53	231657.53	286561.25	286561.25
	Communications	1	Item	46504.09	46504.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	2	Item	689.27	1378.54	740.17	1480.34
	Interchange shelter	10	Item	8443.47	84434.70	9944.39	99443.90
	Fencing	1300	m	91.87	119431.00	106.27	138151.00
	Signage	20	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	0	m	40441.04	0.00	43757.35	0.00
	Irrigation Football	2	Item	72462.96	144925.92	82052.35	164104.70
Other	Access Road	1980	m2	217.50	430650.00	225.71	446905.80
	Playground	1	m2	415857.14	415857.14	464304.86	464304.86
	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
Delivery	Council Fees	1	%	3.25	210299.96	3.25	241655.44
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.36	2.00	148711.04
	Environmental Management	1	%	0.50	32353.84	0.50	37177.76
	Survey/Design	1	%	5.00	323538.39	5.00	371777.60
	Supervision & Project management	1	%	9.00	582369.11	9.00	669199.68
	Site Establishment	1	%	2.50	161769.20	2.50	185888.80
	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1113332.79
TOTAL - (2019) RATES	Excluding Delivery				6,470,768		7,435,552
	Including Delivery				9,010,544		10,254,496
TOTAL - (2021) RATES	Including Delivery				9,590,038		11,020,402
TOTAL - (2024) RATES	Including Delivery				11,491,914		13,265,943

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting Pavilion - Weir Views South Sports Reserve
Civil Component Number: AR-06

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Building	Site Preparation	721	m2	3.68	2653.28	5.18	3734.78
	Change Rooms with Toilets and Showers X 6	120	m2	2408.05	288966.00	2445.18	293421.60
	Umpire Change Rooms with Toilets	40	m2	2519.24	100769.60	2594.83	103793.20
	Storage Rooms	80	m2	2414.15	193132.00	2406.11	192488.80
	Multipurpose Room/ Social Room	100	m2	2365.43	236543.00	2330.09	233009.00
	Office/ First Aid Room	20	m2	2351.62	47032.40	2360.28	47205.60
	Canteen and Kitchen	20	m2	2514.88	50297.60	2524.88	50497.60
	Public Toilet	40	m2	1238.63	49545.20	1585.83	63433.20
Canopy & Veranda	Canopy and Veranda	80	m2	761.83	60946.40	690000.00	69000.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gates/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	13986.22	3.30	34867.28
	Sewer	1	%	2.03	20966.68	2.03	21448.65
	Water	1	%	1.98	20391.73	1.98	20920.86
	Gas	1	%	0.88	9062.99	0.88	9297.94
	Fire Protection	1	%	0.66	6797.24	0.66	6973.45
	Light & Power	1	%	2.38	24511.27	2.38	25146.69
	Communication	1	%	0.50	5149.43	0.50	5282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37397.46	3.25	38366.93
	Authority Fees	1	%	1.00	11506.91	1.00	11805.21
	Traffic Management	1	%	2.00	23013.82	2.00	23610.42
	Environmental Management	1	%	0.50	5753.46	0.50	5902.61
	Survey/Design	1	%	5.00	57534.55	5.00	59026.05
	Supervision & Project management	1	%	9.00	103562.19	9.00	106246.89
	Site Establishment	1	%	2.50	28767.28	2.50	29513.03
	Environmentally sustainable design	1	%	2.00	23013.82	2.00	23610.42
	Contingency	1	%	15.00	172603.66	15.00	177078.16
TOTAL - (2019) RATES	Excluding Delivery				1,150,681		1,180,321
	Including Delivery				1,613,844		1,655,681
TOTAL - (2021) RATES	Including Delivery				1,717,714		1,762,413
TOTAL - (2024) RATES	Including Delivery				2,056,367		2,111,931

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting & Recreation Facilities (8-10 Ha) - Strathtulloh Sports Reserve
Civil Component Number: AR-07

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Playing Fields	Football Field	2	No	805074.24	1610148.48	860162.38	1720324.76
	Cricket Pitch	2	No	24049.94	48099.88	28173.45	56346.90
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	0	No	526667.00	0.00	597198.85	0.00
	Netball Court	2	No	83143.13	166286.26	98876.30	196152.60
	Tennis Court	2	No	65422.94	130845.88	72602.00	145204.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21413.84	42831.68	24993.23	49986.46
	Lighting Soccer	0	No	73003.05	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
Landscaping	Landscaping Construction	38000	m2	20.28	770640.00	26.19	995220.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.29	49020.80
	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
Car Parking	Pavement	5465	m2	94.73	517699.45	109.24	596996.60
	Kerb and Channel	510	m	55.04	28070.40	60.11	30656.10
	Drainage Pipes	560	m	177.49	99394.40	192.51	107805.60
	Drainage Pits	28	No	2611.95	73134.60	2802.77	78477.56
	Car Park Lighting	4190	m2	15.13	63394.70	17.31	72528.90
	Linemarking/ Signage	5465	m2/pavement	3.26	17815.90	4.07	22242.55
Site Works	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
	Footpaths and paved areas	875	m2	63.65	55693.75	71.96	62965.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285007.93	285007.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.33	231657.33	286561.25	286561.25
	Communications	1	Item	46034.09	46034.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	2	Item	689.27	1378.54	740.17	1480.34
	Interchange shelter	10	Item	8445.67	84434.70	9944.59	99445.90
	Fencing	1300	m	91.87	119431.00	106.27	138151.00
	Signage	20	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	0	m	40441.04	0.00	43757.35	0.00
	Irrigation Football	2	Item	72462.96	144925.92	82052.35	164104.70
Other	Access Road	1980	m2	217.50	430650.00	225.71	446905.80
	Playground	1	m2	415857.14	415857.14	464304.86	464304.86
	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
Delivery	Council Fees	1	%	3.25	2102999.96	3.25	2416033.44
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.39	2.00	148711.04
	Environmental Management	1	%	0.50	32353.84	0.50	37177.76
	Survey/Design	1	%	5.00	323538.39	5.00	371777.60
	Supervision & Project management	1	%	9.00	582369.11	9.00	669199.68
	Site Establishment	1	%	2.50	161769.20	2.50	185888.80
	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1115332.79
TOTAL - (2019) RATES	Excluding Delivery				6,470,768		7,435,552
	Including Delivery				9,019,349		10,354,096
TOTAL - (2021) RATES	Including Delivery				9,590,038		11,020,402
TOTAL - (2024) RATES	Including Delivery				11,491,914		13,205,945

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting Pavilion - Strathtulloh Sports Reserve (2 Pavilions required)
Civil Component Number: AR-08

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Building	Site Preparation	721	m2	3.68	2653.28	5.18	3734.78
	Change Rooms with Toilets and Showers X 6	120	m2	2408.05	288966.00	2445.18	293421.60
	Umpire Change Rooms with Toilets	40	m2	2519.24	100769.60	2594.83	103793.20
	Storage Rooms	80	m2	2414.15	193132.00	2406.11	192488.80
	Multipurpose Room/ Social Room	100	m2	2365.43	236543.00	2330.09	233009.00
	Office/ First Aid Room	20	m2	2351.62	47032.40	2360.28	47205.60
	Canteen and Kitchen	20	m2	2514.88	50297.60	2524.88	50497.60
	Public Toilet	40	m2	1238.63	49545.20	1581.83	63273.20
Canopy & Veranda	Canopy and Veranda	80	m2	761.83	60946.40	690000	69000.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gate/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	33986.22	3.30	34007.26
	Sewer	1	%	2.03	20966.68	2.03	21448.65
	Water	1	%	1.98	20391.73	1.98	20920.36
	Gas	1	%	0.88	9062.99	0.88	9297.94
	Fire Protection	1	%	0.66	6797.24	0.66	6973.45
	Light & Power	1	%	2.38	24511.27	2.38	25146.69
	Communication	1	%	0.50	5149.43	0.50	5282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37397.46	3.25	38366.93
	Authority Fees	1	%	1.00	11506.91	1.00	11805.21
	Traffic Management	1	%	2.00	23013.82	2.00	23610.42
	Environmental Management	1	%	0.50	5753.46	0.50	5902.61
	Survey/Design	1	%	5.00	57534.55	5.00	59026.05
	Supervision & Project management	1	%	9.00	103562.19	9.00	106246.89
	Site Establishment	1	%	2.50	28767.28	2.50	29513.03
	Environmentally sustainable design	1	%	2.00	23013.82	2.00	23610.42
	Contingency	1	%	15.00	172603.66	15.00	177078.16
TOTAL - (2019) RATES	Excluding Delivery				1,190,681		1,180,521
	Including Delivery				3,413,434		3,454,885
TOTAL - (2021) RATES	Including Delivery				3,433,428		3,524,826
TOTAL - (2024) RATES	Including Delivery				4,116,735		4,223,862

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting & Recreation Facilities (8-10 Ha) - Thornhill Park Sports Reserve
Civil Component Number: AR-09

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Playing Fields	Football Field	2	No	805074.24	1610148.48	860162.38	1720324.76
	Cricket Pitch	2	No	24049.94	48099.88	28173.45	56346.90
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	0	No	526667.00	0.00	597198.85	0.00
	Netball Court	2	No	83143.13	166286.26	98876.30	196152.60
	Tennis Court	2	No	65422.94	130845.88	72602.00	145204.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21413.84	42831.68	24493.23	48986.46
	Lighting Soccer	0	No	73003.05	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
Landscaping	Landscaping Construction	38000	m2	20.28	770640.00	26.19	995220.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.29	49020.80
	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
Car Parking	Pavement	5465	m2	94.73	517699.45	109.24	596996.60
	Kerb and Channel	510	m	55.04	28070.40	60.11	30656.10
	Drainage Pipes	560	m	177.49	99394.40	192.51	107805.60
	Drainage Pits	28	No	2611.95	73134.60	2802.77	78477.56
	Car Park Lighting	4190	m2	15.13	63394.70	17.31	72528.90
	Linemarking/ Signage	5465	m2/pavement	3.26	17815.90	4.07	22242.55
Site Works	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
	Footpaths and paved areas	875	m2	63.65	55693.75	71.96	62965.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285007.93	285007.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.33	231657.33	286561.25	286561.25
	Communications	1	Item	46034.09	46034.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	2	Item	689.27	1378.54	740.17	1480.34
	Interchange shelter	10	Item	8445.67	84434.70	9944.59	99445.90
	Fencing	1300	m	91.87	119431.00	106.27	138151.00
	Signage	20	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	0	m	40441.04	0.00	43757.35	0.00
	Irrigation Football	2	Item	72462.96	144925.92	82052.35	164104.70
Other	Access Road	1980	m2	217.50	430650.00	225.71	446905.80
	Playground	1	m2	415857.14	415857.14	464304.86	464304.86
	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
Delivery	Council Fees	1	%	3.25	210299.96	3.25	241603.44
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.36	2.00	148711.04
	Environmental Management	1	%	0.50	32353.84	0.50	37177.76
	Survey/Design	1	%	5.00	323538.39	5.00	371777.60
	Supervision & Project management	1	%	9.00	582369.11	9.00	669199.68
	Site Establishment	1	%	2.50	161769.20	2.50	185888.80
	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1115332.79
TOTAL - (2019) RATES	Excluding Delivery				6,470,768		7,435,552
	Including Delivery				9,019,349		10,354,096
TOTAL - (2021) RATES	Including Delivery				9,590,038		11,020,402
TOTAL - (2024) RATES	Including Delivery				11,491,914		13,205,945

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting Pavilion - Strathtulloh Sports Reserve (2 Pavilions required)
Civil Component Number: AR-10

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Building	Site Preparation	721	m2	3.68	2653.28	5.18	3734.78
	Change Rooms with Toilets and Showers X 6	120	m2	2408.05	288966.00	2445.18	293421.60
	Umpire Change Rooms with Toilets	40	m2	2519.24	100769.60	2594.83	103793.20
	Storage Rooms	80	m2	2414.15	193132.00	2406.11	192488.80
	Multipurpose Room/ Social Room	100	m2	2365.43	236543.00	2330.09	233009.00
	Office/ First Aid Room	20	m2	2351.62	47032.40	2360.28	47205.60
	Canteen and Kitchen	20	m2	2514.88	50297.60	2524.88	50497.60
	Public Toilet	40	m2	1238.63	49545.20	1581.83	63273.20
Canopy & Veranda	Canopy and Veranda	80	m2	761.83	60946.40	690000	69000.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gate/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	33986.22	3.30	34007.26
	Sewer	1	%	2.03	20966.68	2.03	21448.65
	Water	1	%	1.98	20391.73	1.98	20920.36
	Gas	1	%	0.88	9062.99	0.88	9297.94
	Fire Protection	1	%	0.66	6797.24	0.66	6975.45
	Light & Power	1	%	2.38	24511.27	2.38	25146.69
	Communication	1	%	0.50	5149.43	0.50	5282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37397.46	3.25	38366.93
	Authority Fees	1	%	1.00	11506.91	1.00	11805.21
	Traffic Management	1	%	2.00	23013.82	2.00	23610.42
	Environmental Management	1	%	0.50	5753.46	0.50	5902.61
	Survey/Design	1	%	5.00	57534.55	5.00	59026.05
	Supervision & Project management	1	%	9.00	103562.19	9.00	106246.89
	Site Establishment	1	%	2.50	28767.28	2.50	29513.03
	Environmentally sustainable design	1	%	2.00	23013.82	2.00	23610.42
	Contingency	1	%	15.00	172603.66	15.00	177078.16
TOTAL - (2019) RATES	Excluding Delivery				1,190,681		1,180,521
	Including Delivery				1,413,944		1,352,481
TOTAL - (2021) RATES	Including Delivery				1,717,714		1,762,413
TOTAL - (2024) RATES	Including Delivery				2,058,367		2,111,931

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting & Recreation Facilities (8-10 Ha) - Thornhill Park Sports Reserve
Civil Component Number: AR-11

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Playing Fields	Football Field	1	No	805074.24	805074.24	860162.38	860162.38
	Cricket Pitch	1	No	24049.94	24049.94	28173.45	28173.45
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	1	No	526667.50	526667.50	597198.85	597198.85
	Netball Court	2	No	83143.13	166286.26	98876.30	196152.60
	Tennis Court	0	No	65422.94	0.00	72602.00	0.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	0	No	21413.84	0.00	24493.23	0.00
	Lighting Soccer	1	No	73003.05	73003.05	97409.90	97409.90
	Lighting Football	1	No	163494.28	163494.28	201714.52	201714.52
Landscaping	Landscaping Construction	28000	m2	20.28	567840.00	26.19	733320.00
	Landscaping Establishment (12wk)	28000	m2	1.12	31360.00	1.29	36120.00
	Landscape maintenance-1 year/2 summers	28000	m2	2.90	81200.00	2.94	82320.00
Car Parking	Pavement	2740	m2	94.73	259560.20	109.24	299317.60
	Kerb and Channel	440	m	55.04	24217.60	60.11	26448.40
	Drainage Pipes	500	m	177.49	88745.00	192.51	96255.00
	Drainage Pits	22	No	2611.95	57462.90	2802.77	61660.94
	Car Park Lighting	2572	m2	15.13	38914.36	17.31	44521.32
	Linemarking/ Signage	2740	m2/pavement	3.26	8932.40	4.07	11151.80
Site Works	Site Preparation	66000	m2	3.68	220800.00	4.71	282600.00
	Footpaths and paved areas	750	m2	63.65	47737.50	71.96	53970.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285007.93	285007.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.33	231657.33	286561.25	286561.25
	Communications	1	Item	46034.09	46034.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	1	Item	689.27	689.27	740.17	740.17
	Interchange shelter	10	Item	8445.67	84434.70	99445.90	994459.00
	Fencing	1000	m	91.87	91870.00	106.27	106270.00
	Signage	10	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	1	Item	40441.04	40441.04	43757.35	43757.35
	Irrigation Football	1	Item	72462.96	72462.96	82052.35	82052.35
Other	Access Road	1350	m2	217.50	293625.00	225.71	304708.50
	Playground	1	No	415857.14	415857.14	464304.86	464304.86
	Tree Planting	30	No	200.00	6000.00	230.00	6900.00
Delivery	Council Fees	1	%	3.25	162012.89	3.25	187183.67
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	99700.24	2.00	115191.18
	Environmental Management	1	%	0.50	24925.06	0.50	28797.80
	Survey/Design	1	%	5.00	249250.60	5.00	287977.96
	Supervision & Project management	1	%	9.00	448651.08	9.00	518360.33
	Site Establishment	1	%	2.50	124625.30	2.50	143988.98
	Environmentally sustainable design	1	%	2.00	86839.01	2.00	115191.18
	Contingency	1	%	15.00	747751.80	15.00	863933.88
TOTAL - (2019) RATES	Excluding Delivery				4,985,012		5,759,359
	Including Delivery				6,941,629		8,020,196
TOTAL - (2021) RATES	Including Delivery				7,380,086		8,536,422
TOTAL - (2024) RATES	Including Delivery				8,853,275		10,229,547

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting Pavilion - Cobblebank East Sports Reserve
Civil Component Number: AR-12

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Building	Site Preparation	721	m2	3.68	2653.28	5.18	3734.78
	Change Rooms with Toilets and Showers X 6	120	m2	2408.05	288966.00	2445.18	293421.60
	Umpire Change Rooms with Toilets	40	m2	2519.24	100769.60	2594.83	103793.20
	Storage Rooms	80	m2	2414.15	193132.00	2406.11	192488.80
	Multipurpose Room/ Social Room	100	m2	2365.43	236543.00	2330.09	233009.00
	Office/ First Aid Room	20	m2	2351.62	47032.40	2360.28	47205.60
	Canteen and Kitchen	20	m2	2514.88	50297.60	2524.88	50497.60
	Public Toilet	40	m2	1238.63	49545.20	1581.83	63273.20
Canopy & Veranda	Canopy and Veranda	80	m2	761.83	60946.40	690000	690000
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gate/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	33986.22	3.30	34007.26
	Sewer	1	%	2.03	20966.68	2.03	21448.65
	Water	1	%	1.98	20391.73	1.98	20920.36
	Gas	1	%	0.88	9062.99	0.88	9297.94
	Fire Protection	1	%	0.66	6797.24	0.66	6975.45
	Light & Power	1	%	2.38	24511.27	2.38	25146.69
	Communication	1	%	0.50	5149.43	0.50	5282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37397.46	3.25	38366.93
	Authority Fees	1	%	1.00	11506.91	1.00	11805.21
	Traffic Management	1	%	2.00	23013.82	2.00	23610.42
	Environmental Management	1	%	0.50	5753.46	0.50	5902.61
	Survey/Design	1	%	5.00	57534.55	5.00	59026.05
	Supervision & Project management	1	%	9.00	103562.19	9.00	106246.89
	Site Establishment	1	%	2.50	28767.28	2.50	29513.03
	Environmentally sustainable design	1	%	2.00	23013.82	2.00	23610.42
	Contingency	1	%	15.00	172603.66	15.00	177078.16
TOTAL - (2019) RATES	Excluding Delivery				1,190,681		1,180,521
	Including Delivery				1,413,944		1,353,481
TOTAL - (2021) RATES	Including Delivery				1,717,714		1,762,413
TOTAL - (2024) RATES	Including Delivery				2,058,367		2,111,931

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting & Recreation Facilities (8-10 Ha) - Cobblebank Central Sports Reserve
Civil Component Number: AR-13

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Playing Fields	Football Field	2	No	805074.24	1610148.48	860162.38	1720324.76
	Cricket Pitch	2	No	24049.94	48099.88	28173.45	56346.90
	Cricket Nets	1	No	49791.30	49791.30	57497.73	57497.73
	Soccer Field	0	No	526667.00	0.00	597198.85	0.00
	Netball Court	2	No	83143.13	166286.26	98876.30	196152.60
	Tennis Court	2	No	65422.94	130845.88	72602.00	145204.00
Lighting	Lighting Netball Court	2	No	22802.95	45605.90	24396.01	48792.02
	Lighting Tennis	2	No	21413.84	42831.68	24493.23	48986.46
	Lighting Soccer	0	No	73003.05	0.00	97409.90	0.00
	Lighting Football	2	No	163494.28	326988.56	201714.52	403429.04
Landscaping	Landscaping Construction	38000	m2	20.28	770640.00	26.19	995220.00
	Landscaping Establishment (12wk)	38000	m2	1.12	42560.00	1.29	49020.80
	Landscape maintenance-1 year/2 summers	38000	m2	2.90	110200.00	2.94	111720.00
Car Parking	Pavement	5465	m2	94.73	517699.45	109.24	596996.60
	Kerb and Channel	510	m	55.04	28070.40	60.11	30656.10
	Drainage Pipes	560	m	177.49	99394.40	192.51	107805.60
	Drainage Pits	28	No	2611.95	73134.60	2802.77	78477.56
	Car Park Lighting	4190	m2	15.13	63394.70	17.31	72528.90
	Linemarking/ Signage	5465	m2/pavement	3.26	17815.90	4.07	22242.55
Site Works	Site Preparation	100000	m2	3.68	368000.00	4.71	471000.00
	Footpaths and paved areas	875	m2	63.65	55693.75	71.96	62965.00
Services	Stormwater Drainage	1	Item	251068.39	251068.39	285007.93	285007.93
	Sewer	1	Item	52065.67	52065.67	62444.50	62444.50
	Water	1	Item	75629.58	75629.58	88426.00	88426.00
	Gas	1	Item	16727.49	16727.49	20125.23	20125.23
	Light & power	1	Item	231657.33	231657.33	286561.25	286561.25
	Communications	1	Item	46034.09	46034.09	65834.30	65834.30
	Fire	1	Item	25236.69	25236.69	27694.32	27694.32
Miscellaneous	Gates	2	Item	689.27	1378.54	740.17	1480.34
	Interchange shelter	10	Item	8445.67	84434.70	9944.59	99445.90
	Fencing	1300	m	91.87	119431.00	106.27	138131.00
	Signage	20	No	0.00	0.00	0.00	0.00
Irrigation	Irrigation Soccer	0	m	40441.04	0.00	43757.35	0.00
	Irrigation Football	2	Item	72462.96	144925.92	82052.35	164104.70
Other	Access Road	1980	m2	217.50	430650.00	225.71	446953.80
	Playground	1	m2	415857.14	415857.14	464304.86	464304.86
	Tree Planting	40	No	200.00	8000.00	230.00	9200.00
Delivery	Council Fees	1	%	3.25	2102999.96	3.25	2416033.44
	Authority Fees	1	%	0.00	0.00	0.00	0.00
	Traffic Management	1	%	2.00	129415.36	2.00	148711.04
	Environmental Management	1	%	0.50	32353.84	0.50	37177.76
	Survey/Design	1	%	5.00	323538.39	5.00	371777.60
	Supervision & Project management	1	%	9.00	582369.11	9.00	669199.68
	Site Establishment	1	%	2.50	161769.20	2.50	185888.80
	Environmentally sustainable design	1	%	2.00	101418.39	2.00	148711.04
	Contingency	1	%	15.00	970615.18	15.00	1115332.79
TOTAL - (2019) RATES	Excluding Delivery				6,470,768		7,435,552
	Including Delivery				9,019,344		10,354,096
TOTAL - (2021) RATES	Including Delivery				9,590,038		11,020,402
TOTAL - (2024) RATES	Including Delivery				11,491,914		13,205,965

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Sporting Pavilion - Cobblebank Central Sports Reserve
Civil Component Number: AR-14

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Building	Site Preparation	721	m2	3.68	2653.28	5.18	3734.78
	Change Rooms with Toilets and Showers X 6	120	m2	2408.05	288966.00	2445.18	293421.60
	Umpire Change Rooms with Toilets	40	m2	2519.24	100769.60	2594.83	103793.20
	Storage Rooms	80	m2	2414.15	193132.00	2406.11	192488.80
	Multipurpose Room/ Social Room	100	m2	2365.43	236543.00	2330.09	233009.00
	Office/ First Aid Room	20	m2	2351.62	47032.40	2360.28	47205.60
	Canteen and Kitchen	20	m2	2514.88	50297.60	2524.88	50497.60
	Public Toilet	40	m2	1238.63	49545.20	1581.83	63273.20
Canopy & Veranda	Canopy and Veranda	80	m2	761.83	60946.40	690000	69000.00
Site Works	Concrete Paths	0	m2	0.00	0.00	0.00	0.00
	Lighting	0	m2	0.00	0.00	0.00	0.00
	Gate/entrances	0	m2	0.00	0.00	0.00	0.00
	Other-Miscellaneous	0	m2	0.00	0.00	0.00	0.00
Services	Stormwater	1	%	3.30	33986.22	3.30	34007.26
	Sewer	1	%	2.03	20966.68	2.03	21448.65
	Water	1	%	1.98	20391.73	1.98	20920.36
	Gas	1	%	0.88	9062.99	0.88	9297.94
	Fire Protection	1	%	0.66	6797.24	0.66	6973.45
	Light & Power	1	%	2.38	24511.27	2.38	25146.69
	Communication	1	%	0.50	5149.43	0.50	5282.92
Miscellaneous	Sub-standard site conditions	0	% of area	0.00	0.00	0.00	0.00
Delivery	Council Fees	1	%	3.25	37397.46	3.25	38366.93
	Authority Fees	1	%	1.00	11506.91	1.00	11805.21
	Traffic Management	1	%	2.00	23013.82	2.00	23610.42
	Environmental Management	1	%	0.50	5753.46	0.50	5902.61
	Survey/Design	1	%	5.00	57534.55	5.00	59026.05
	Supervision & Project management	1	%	9.00	103562.19	9.00	106246.89
	Site Establishment	1	%	2.50	28767.28	2.50	29513.03
	Environmentally sustainable design	1	%	2.00	23013.82	2.00	23610.42
	Contingency	1	%	15.00	172603.66	15.00	177078.16
TOTAL - (2019) RATES	Excluding Delivery				1,190,681		1,180,521
	Including Delivery				1,653,944		1,703,483
TOTAL - (2021) RATES	Including Delivery				1,717,714		1,762,413
TOTAL - (2024) RATES	Including Delivery				2,058,367		2,111,931

Source – Benchmark Infrastructure Report, VPA, April 2019

Description: Bridge Road Sports Reserve
Construction of a sports reserve in Community Hub 6
Area 2 Contribution (60%)
DCP Project No.: AR-15A
Status of Project: Constructed

GROUP	AMOUNT
Construction Cost - (2011) rates	$1,716,288
Construction Cost – (2021) rates	$2,296,580
Construction Cost – (2024) rates	$2,752,032

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Bridge Road Sports Reserve
Construction of a sports reserve in Community Hub 6
Area 3 Contribution (40%)
DCP Project No.: AR-15B
Status of Project: Constructed

GROUP	AMOUNT
Construction Cost - (2011) rates	$1,140,192
Construction Cost – (2021) rates	$1,531,053
Construction Cost – (2024) rates	$1,854,668

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Bridge Road Sports Reserve
Construction of a pavilion in Community Hub 6
Area 2 Contribution (60%)
DCP Project No.: AR-16
Status of Project: Constructed

GROUP	AMOUNT
Construction Cost - (2011) rates	$1,200,000
Construction Cost – (2021) rates	$1,611,363
Construction Cost – (2024) rates	$1,930,926

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

BRIDGES

Description: Abey Road Bridge
DCP Project No.: BD-01
Status of Project: Constructed

GROUP	AMOUNT
Construction Cost - (2011) rates	$3,675,000
Construction Cost – (2021) rates	$4,934,800
Construction Cost – (2024) rates	$5,913,459

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Bridge Road Bridge
DCP Project No.: BD-02
Status of Project: Constructed

GROUP	AMOUNT
Construction Cost - (2011) rates	$5,243,000
Construction Cost – (2021) rates	$7,040,315
Construction Cost – (2024) rates	$8,436,535

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: East West Arterial Bridge
DCP Project No.: BD-03

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Earthworks	Site Preparation	1	m2	132968.20	132968.20	239342.76	239342.76
	Earthworks	1	m3	3034648.65	3034648.65	3307767.03	3307767.03
On-Structure Works	Retaining Walls, abutments, footings	1	No	1155200.03	1155200.00	1255534.91	1255534.91
	Bridge Deck	1	No	1676607.73	1676607.73	2749637.68	2749637.68
	Guard Rails/Balustrade	183	m	350.03	64050.00	450.64	82467.83
	Transition Slab	2	No	76932.05	153864.10	88471.86	176943.72
	Overall Super T Cost	1493	m2	789.24	1178333.46	931.30	1390433.44
	Guard Rails/ Balustrade	256	m	350.00	89600.00	420.04	107529.58
Off Structure	GREAT Terminal	4	No	8767.42	35069.68	13875.66	55502.64
	Off structure barrier	0	Item	0.00	0.00	0.00	0.00
Other	Kerb and Channel	151	m	100.00	15100.00	112.58	17000.16
	Bridge Lighting	4	No	20000.00	80000.00	23000.00	92000.01
	Regulatory Signage	1	Item	10000.03	10000.00	11500.00	11500.00
	Drainage Pits	4	No	3500.03	14000.00	3940.43	15761.74
	Drainage - Sub-soil Drainage	50	m	350.03	17500.00	395.50	19775.00
	Landscaping	143	m2	60.00	8700.00	65.45	9490.59
Delivery	Council Fees	1	%	3.25	247833.36	3.25	309747.33
	VicRoads Fees	1	%	1.00	76256.42	1.00	95306.87
	Traffic Management	1	%	5.00	381282.09	5.00	476534.35
	Environmental Management	1	%	0.50	38128.21	0.50	47653.44
	Survey & Design	1	%	5.00	381282.09	5.00	476534.35
	Supervision & Project management	1	%	9.00	686907.76	9.00	857761.84
	Site Establishment	1	%	2.50	190641.05	2.50	238267.18
	Contingency	1	%	20.00	1525128.36	20.00	1906137.42
TOTAL - (2019) RATES	Excluding Delivery				7,625,642		9,530,687
	Including Delivery				11,152,591		13,938,430
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				12,156,226		15,193,107
TOTAL - (2024) RATES	Excluding Delivery						
	Including Delivery				14,567,023		18,206,172

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Shared Use Pedestrian Bridge 1: Toolern Creek
Civil Component Number: BD-04

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Earthworks	Site Preparation	1	m2	18564.00	18564.00	33415.20	33415.20
	Earthworks	1	m3	243150.00	243150.00	265033.50	265033.50
On-Structure Works	Retaining Walls, abutments, footings	1	No	206600.00	206600.00	232598.20	232598.20
	Bridge Deck	1	No	79628.00	79628.00	130351.56	130351.56
	Guard Rails/Balustrade	60	m	350.00	21000.00	450.64	27038.63
	Transition Slab	2	No	11000.00	22000.00	12650.00	25300.00
	Overall Super T Cost	169	m2	345.00	58305.00	407.10	68799.90
	Pedestrian Guard Rails/ Balustrade	0	m	0.00	0.00	0.00	0.00
Off Structure	GREAT Terminal	0	No	0.00	0.00	0.00	0.00
	Off structure barrier	0	Item	0.00	0.00	0.00	0.00
Other	Edge Kerbs	90	m	100.00	9000.00	112.58	10132.54
	Bridge Lighting	2	No	10000.00	20000.00	11900.00	23000.00
	Regulatory Signage	1	Item	5000.00	5000.00	5750.00	5750.00
	Drainage Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage - Sub-soil Drainage	50	m	350.00	17500.00	395.50	19775.00
	Landscaping	224	m2	60.00	13440.00	65.45	14661.33
Delivery	Council Fees	1	%	3.25	23666.08	3.25	28327.57
	VicRoads Fees	1	%	1.00	7281.87	1.00	8716.18
	Traffic Management	1	%	5.00	36409.35	5.00	43580.88
	Environmental Management	1	%	0.50	3640.94	0.50	4358.09
	Survey & Design	1	%	5.00	36409.35	5.00	43580.88
	Supervision & Project management	1	%	9.00	65536.83	9.00	78445.58
	Site Establishment	1	%	2.50	18204.68	2.50	21790.44
	Contingency	1	%	20.00	145637.40	20.00	174323.52
TOTAL - (2019) RATES	Excluding Delivery				728,187		871,618
	Including Delivery				1,064,973		1,274,741
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				1,160,821		1,389,467
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				1,391,032		1,665,023

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Shared Use Pedestrian Bridge 2: Toolern Creek
Civil Component Number: BD-05

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Earthworks	Site Preparation	1	m2	18564.00	18564.00	33415.20	33415.20
	Earthworks	1	m3	243150.00	243150.00	265033.50	265033.50
On-Structure Works	Retaining Walls, abutments, footings	1	No	206600.00	206600.00	232598.20	232598.20
	Bridge Deck	1	No	79628.00	79628.00	130351.56	130351.56
	Guard Rails/Balustrade	60	m	350.00	21000.00	450.64	27038.63
	Transition Slab	2	No	11000.00	22000.00	12650.00	25300.00
	Overall Super T Cost	169	m2	345.00	58305.00	407.10	68799.90
	Pedestrian Guard Rails/ Balustrade	0	m	0.00	0.00	0.00	0.00
Off Structure	GREAT Terminal	0	No	0.00	0.00	0.00	0.00
	Off structure barrier	0	Item	0.00	0.00	0.00	0.00
Other	Edge Kerbs	90	m	100.00	9000.00	112.58	10132.54
	Bridge Lighting	2	No	10000.00	20000.00	11900.00	23000.00
	Regulatory Signage	1	Item	5000.00	5000.00	5750.00	5750.00
	Drainage Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage - Sub-soil Drainage	50	m	350.00	17500.00	395.50	19775.00
	Landscaping	224	m2	60.00	13440.00	65.45	14661.33
Delivery	Council Fees	1	%	3.25	23666.08	3.25	28327.57
	VicRoads Fees	1	%	1.00	7281.87	1.00	8716.18
	Traffic Management	1	%	5.00	36409.35	5.00	43580.88
	Environmental Management	1	%	0.50	3640.94	0.50	4358.09
	Survey & Design	1	%	5.00	36409.35	5.00	43580.88
	Supervision & Project management	1	%	9.00	65536.83	9.00	78445.58
	Site Establishment	1	%	2.50	18204.68	2.50	21790.44
	Contingency	1	%	20.00	145637.40	20.00	174323.52
TOTAL - (2019) RATES	Excluding Delivery				728,187		871,618
	Including Delivery				1,064,973		1,274,741
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				1,160,821		1,389,467
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				1,391,032		1,665,023

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Shared Use Pedestrian Bridge 3: Toolern Creek
Civil Component Number: BD-06

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Earthworks	Site Preparation	1	m2	18564.00	18564.00	33395.02	33395.02
	Earthworks	1	m3	535200.00	535200.00	583833.11	583833.11
	Retaining Walls, abutments, footings	1	No	106500.00	106500.00	119901.78	119901.78
On-Structure Works	Bridge Deck	1	No	79628.00	79628.00	130351.56	130351.56
	Guard Rails/Balustrade	60	m	350.00	21000.00	450.64	27038.63
	Transition Slab	2	No	11000.00	22000.00	12650.00	25300.00
	Overall Super T Cost	169	m2	345.00	58305.00	407.10	68799.90
Off Structure	Pedestrian Guard Rails/ Balustrade	0	m	0.00	0.00	0.00	0.00
	GREAT Terminal	0	No	0.00	0.00	0.00	0.00
	Off structure barrier	0	Item	0.00	0.00	0.00	0.00
Other	Edge Kerbs	90	m	100.00	9000.00	112.58	10132.54
	Bridge Lighting	2	No	10000.00	20000.00	11500.00	23000.00
	Regulatory Signage	1	Item	5000.00	5000.00	5750.00	5750.00
	Drainage Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage - Sub-soil Drainage	50	m	350.00	17500.00	394.04	19702.17
	Landscaping	674	m2	60.00	40440.00	65.45	44114.90
Delivery	Council Fees	1	%	3.25	30781.95	3.25	35980.21
	VicRoads Fees	1	%	1.00	9471.37	1.00	11070.83
	Traffic Management	1	%	5.00	47356.85	5.00	55354.17
	Environmental Management	1	%	0.50	4735.69	0.50	5535.42
	Survey & Design	1	%	5.00	47356.85	5.00	55354.17
	Supervision & Project management	1	%	9.00	85242.33	9.00	99637.50
	Site Establishment	1	%	2.50	23678.43	2.59	27677.08
	Contingency	1	%	20.00	189427.40	20.00	221416.67
TOTAL - (2019) RATES	Excluding Delivery				947,137		1,107,081
	Including Delivery				1,385,188		1,619,109
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				1,509,855		1,764,829
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				1,809,286		2,114,826

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Pedestrian Underpass 1: Melbourne Ballarat Railway
Civil Component Number: BD-07

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Site works & Earthworks	Site Preparation		%	2.00	39865.92	3.60	81966.77
	Earthworks - cut	2,185	m3	50.00	109250.00	54.54	119177.85
	Earthworks - cut assumed e/o in rock say 40%	874	m3	100.00	87400.00	109.09	95342.28
	Structural fill	818	m3	120.00	98160.00	130.90	107060.07
Concrete Works	Geocomposite drainage material to crown units	484	m2	75.00	36300.00	86.25	41745.00
	300mm thick RC slab	202	m2	350.00	70700.00	402.50	81305.01
	150mm min compacted granular bedding	323	m2	25.00	8075.00	28.75	9286.25
	Pedestrian culvert - 3.6 x 3.0 x 2.4m RC crown units (21 no.)	816	m2	1200.00	978776.00	1380.00	1126192.56
	200mm thick RC endwall	75	m2	350.00	26250.00	394.04	29553.26
	380mm thick RC slab to endwall area (inlet and outlet)	24	m2	500.00	12000.00	575.00	13800.00
	750mm deep x 300mm wide edge beam to endwall area	13	m2	500.00	6375.00	562.92	7177.22
	150mm thick RC shared path ramps and landing slab	369	m2	200.00	73800.00	230.00	84870.01
	250mm thick x 1.2m high retaining wall including foundation	77	m2	350.00	26950.00	394.04	30341.34
	250mm thick x 2.6m high retaining wall including foundation	71	m2	400.00	28400.00	450.34	31973.81
	250mm thick x 2.8m high retaining wall including foundation	77	m2	400.00	30800.00	450.34	34675.82
	300mm thick x 3m high retaining wall including foundation	171	m2	550.00	94050.00	619.21	105885.10
	Concrete stairs including landing	6	m/rise	9000.00	54000.00	10350.00	62100.01
Drainage	Drainage – Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage - Sub-soil Drainage	129	m	350.00	45010.00	394.04	50673.98
	Drainage – underpass	100	m	75.00	7500.00	84.44	8443.79
Other	Culvert Lighting	50	m	1250.00	62500.00	1437.50	71875.01
	Ramp/stair Lighting	2	No	10000.00	20000.00	11500.00	23000.00
	Regulatory Signage	1	Item	500.00	500.00	575.00	575.00
	Safety fence (1.2m high) on top of retaining wall	65	m	300.00	19500.00	337.75	21953.85
Delivery	Pedestrian handrails	308	m	250.00	77000.00	321.89	99141.66
	Tactile Pavers (Hazard Only)	1	Item	5000.00	5000.00	5750.00	5750.00
	Council Fees		%	3.25	66077.76	3.25	76706.41
	VicRoads Fees		%	1.00	20331.62	1.00	23601.97
	Traffic Management		%	5.00	101658.10	5.00	118009.87
	Environmental Management		%	0.50	10165.81	0.50	11800.99
	Survey & Design		%	5.00	101658.10	5.00	118009.87
	Supervision & Project management		%	9.00	182984.57	9.00	212417.76
TOTAL - (2019) RATES	Site Establishment				2,033,161.02		2,360,197.32
	Contingency (Bridge projects)				2,973,499.31		3,451,768.58
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				3,241,114.00		3,762,450.00
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				3,883,884.76		4,508,611.00

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Pedestrian Underpass 2: Melbourne Ballarat Railway
Civil Component Number: BD-08

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Site works & Earthworks	Site Preparation		%	2.00	39865.92	3.60	81966.77
	Earthworks - cut	2,185	m3	50.00	109250.00	54.54	119177.85
	Earthworks - cut assumed e/o in rock say 40%	874	m3	100.00	87400.00	109.09	95342.28
	Structural fill	818	m3	120.00	98160.00	130.90	107080.07
Concrete Works	Geocomposite drainage material to crown units	484	m2	75.00	36300.00	86.25	41745.00
	300mm thick RC slab	202	m2	350.00	70700.00	402.50	81305.01
	150mm min compacted granular bedding	323	m2	25.00	8075.00	28.75	9286.25
	Pedestrian culvert - 3.6 x 3.0 x 2.4m RC crown units (21 no.)	816	m2	1200.00	979776.00	1386.00	1126742.50
	200mm thick RC endwall	75	m2	350.00	26250.00	394.04	29553.26
	380mm thick RC slab to endwall area (inlet and outlet)	24	m2	500.00	12000.00	575.00	13800.00
	750mm deep x 300mm wide edge beam to endwall area	13	m2	500.00	6375.00	562.92	7177.22
	150mm thick RC shared path ramps and landing slab	369	m2	200.00	73800.00	230.00	84870.01
	250mm thick x 1.2m high retaining wall including foundation	77	m2	350.00	26950.00	394.04	30341.34
	250mm thick x 2.6m high retaining wall including foundation	71	m2	400.00	28400.00	450.34	31973.81
	250mm thick x 2.8m high retaining wall including foundation	77	m2	400.00	30800.00	450.34	34675.82
	300mm thick x 3m high retaining wall including foundation	171	m2	550.00	94050.00	619.21	105885.10
	Concrete stairs including landing	6	m/rise	9000.00	54000.00	10350.00	62100.01
Drainage	Drainage – Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage – Sub-soil Drainage	129	m	350.00	45010.00	394.04	50673.98
	Drainage – underpass	100	m	75.00	7500.00	84.44	8443.79
Other	Culvert Lighting	50	m	1250.00	62500.00	1437.50	71875.01
	Ramp/stair Lighting	2	No	10000.00	20000.00	11500.00	23000.00
	Regulatory Signage	1	Item	500.00	500.00	575.00	575.00
	Safety fence (1.2m high) on top of retaining wall	65	m	300.00	19500.00	337.75	21953.85
	Pedestrian handrails	308	m	250.00	77000.00	321.89	99141.66
Delivery	Tactile Pavers (Hazard Only)	1	Item	5000.00	5000.00	5750.00	5750.00
	Council Fees		%	3.25	66077.76	3.25	76706.41
	VicRoads Fees		%	1.00	20331.62	1.00	23601.97
	Traffic Management		%	5.00	101658.10	5.00	118009.87
	Environmental Management		%	0.50	10165.81	0.50	11800.99
	Survey & Design		%	5.00	101658.10	5.00	118009.87
	Supervision & Project management		%	9.00	182984.57	9.00	212417.76
TOTAL - (2019) RATES	Site Establishment				2,033,161.92		2,360,197.32
	Contingency (bridge projects)				2,973,499.31		3,451,788.58
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				3,241,114.00		3,762,450.00
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				3,883,884.76		4,508,611.00

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Bridge: Railway Pedestrian Underpass
DCP Project No.: BD-09
Status of Project: Project deleted – replaced by the East Road Rail Overpass (BD16)

Description: Pedestrian Underpass 4: Melbourne Ballarat Railway
Civil Component Number: BD-10

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Site works & Earthworks	Site Preparation		%	2.00	39865.92	3.60	81966.77
	Earthworks - cut	2,185	m3	50.00	109250.00	54.54	119177.85
	Earthworks - cut assumed e/o in rock say 40%	874	m3	100.00	87400.00	109.09	95342.28
	Structural fill	818	m3	120.00	98160.00	130.90	107080.07
Concrete Works	Geocomposite drainage material to crown units	484	m2	75.00	36300.00	86.25	41745.00
	300mm thick RC slab	202	m2	350.00	70700.00	402.50	81305.01
	150mm min compacted granular bedding	323	m2	25.00	8075.00	28.75	9286.25
	Pedestrian culvert - 3.6 x 3.0 x 2.4m RC crown units (21 no.)	816	m2	1200.00	979776.00	1380.00	1126742.50
	200mm thick RC endwall	75	m2	350.00	26250.00	394.04	29553.26
	380mm thick RC slab to endwall area (inlet and outlet)	24	m2	500.00	12000.00	575.00	13800.00
	750mm deep x 300mm wide edge beam to endwall area	13	m2	500.00	6375.00	562.92	7177.22
	150mm thick RC shared path ramps and landing slab	369	m2	200.00	73800.00	230.00	84870.01
	250mm thick x 1.2m high retaining wall including foundation	77	m2	350.00	26950.00	394.04	30341.34
	250mm thick x 2.6m high retaining wall including foundation	71	m2	400.00	28400.00	450.34	31973.81
	250mm thick x 2.8m high retaining wall including foundation	77	m2	400.00	30800.00	450.34	34675.82
	300mm thick x 3m high retaining wall including foundation	171	m2	550.00	94050.00	619.21	105885.10
	Concrete stairs including landing	6	m/rise	9000.00	54000.00	10350.00	62100.01
Drainage	Drainage – Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage – Sub-soil Drainage	129	m	350.00	45010.00	394.04	50673.98
	Drainage – underpass	100	m	75.00	7500.00	84.44	8443.79
Street Lighting	Culvert Lighting	50	m	1250.00	62500.00	1437.50	71875.01
	Ramp/stair Lighting	2	No	10000.00	20000.00	11500.00	23000.00
Other	Regulatory Signage	1	Item	500.00	500.00	575.00	575.00
	Safety fence (1.2m high) on top of retaining wall	65	m	300.00	19500.00	337.75	21953.85
	Pedestrian handrails	308	m	250.00	77000.00	321.89	99141.66
	Tactile Pavers (Hazard Only)	1	Item	5000.00	5000.00	5750.00	5750.00
Delivery	Council Fees		%	3.25	66077.76	3.25	76706.41
	VicRoads Fees		%	1.00	20331.62	1.00	23601.97
	Traffic Management		%	5.00	101658.10	5.00	118009.87
	Environmental Management		%	0.50	10165.81	0.50	11800.99
	Survey & Design		%	5.00	101658.10	5.00	118009.87
	Supervision & Project management		%	9.00	182984.57	9.00	212417.76
	Site Establishment		%	2.50	50829.05	2.50	59004.93
	Contingency (bridge projects)		%	20.00	406632.38	20.00	472039.47
TOTAL - (2019) RATES	Site Establishment				2,033,161.92		2,360,197.32
	Contingency (bridge projects)				2,973,499.31		3,451,788.58
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				3,241,114.00		3,762,450.00
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				3,883,884.76		4,508,611.00

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Railway Pedestrian Underpass
DCP Project No.: BD-11
Status of Project: Project deleted – located at the future Thornhill Park Railway Station site. This will be delivered as part of the station development

Description: Toolern Creek Pedestrian Underpass
DCP Project No.: BD-12
Status of Project: Project deleted – an adequate number of bridges are identified over the Toolern Creek

Description: Toolern Creek Pedestrian Underpass
DCP Project No.: BD-13
Status of Project: Project deleted – an adequate number of bridges are identified over the Toolern Creek

Description: Shared Use Pedestrian Bridge 4: Toolern Creek
Civil Component Number: BD-14

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Earthworks	Site Preparation	1	m2	18564.00	18564.00	33395.02	33395.02
	Earthworks	1	m3	535200.00	535200.00	583835.11	583835.11
On-Structure Works	Retaining Walls, abutments, footings	1	No	106500.00	106500.00	119901.78	119901.78
	Bridge Deck	1	No	79628.00	79628.00	130353.56	130353.56
	Guard Rails/Balustrade	60	m	350.00	21000.00	450.64	27038.63
	Transition Slab	2	No	11000.00	22000.00	12650.00	25300.00
	Overall Super T Cost	169	m2	345.00	58305.00	407.10	68799.90
Off Structure	Pedestrian Guard Rails/ Balustrade	0	m	0.00	0.00	0.00	0.00
	GREAT Terminal	0	No	0.00	0.00	0.00	0.00
	Off structure barrier	0	Item	0.00	0.00	0.00	0.00
Other	Edge/Kerbs	90	m	100.00	9000.00	112.58	10132.54
	Bridge Lighting	2	No	10000.00	20000.00	11500.00	23000.00
	Regulatory Signage	1	Item	5000.00	5000.00	5750.00	5750.00
	Drainage Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage - Sub-soil Drainage	50	m	350.00	17500.00	394.04	19702.17
	Landscaping	674	m2	60.00	40440.00	65.45	44114.90
Delivery	Council Fees	1	%	3.25	30781.95	3.25	35980.21
	VicRoads Fees	1	%	1.00	9471.37	1.00	11070.83
	Traffic Management	1	%	5.00	47356.85	5.00	55354.17
	Environmental Management	1	%	0.50	4735.69	0.50	5535.42
	Survey & Design	1	%	5.00	47356.85	5.00	55354.17
	Supervision & Project management	1	%	9.00	85242.33	9.00	99637.50
	Site Establishment	1	%	2.50	23678.43	2.50	27677.08
	Contingency	1	%	20.00	189427.40	20.00	221416.67
TOTAL - (2019) RATES	Excluding Delivery				947,127		1,107,083
	Including Delivery				1,385,188		1,619,109
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				1,509,855		1,764,829
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				1,809,280		2,114,826

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Ferris Road Rail Overpass
Civil Component Number: BD-15

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Earthworks	Site Preparation	1	m2	148032.00	148032.00	266296.70	266296.70
	Earthworks	1	m3	3378446.00	3378446.00	3685448.23	3685448.23
On-Structure Works	Retaining Walls, abutments, footings	1	No	1177925.00	1177925.00	1326153.12	1326153.12
	Bridge Deck	1	No	1697762.00	1697762.00	2779222.42	2779222.42
	Guard Rails/Balustrade	90	m	350.00	31500.00	450.64	40557.95
	Transition Slab	2	No	102307.50	204615.00	117653.64	235307.27
	Overall Super T Cost	1174	m2	430.82	505780.00	508.78	597303.53
	Guard Rails/ Balustrade	544	m	350.00	190400.00	420.04	228500.33
Off Structure	GREAT Terminal	4	No	8767.42	35069.68	13875.66	55502.64
	Off structure barrier	0	Item	0.00	0.00	0.00	0.00
Other	Kerb and Channel	325	m	100.00	32500.00	112.58	36589.75
	Bridge Lighting	3	No	20000.00	60000.00	23000.00	69000.01
	Regulatory Signage	1	Item	10000.00	10000.00	11500.00	11500.00
	Drainage Pits	6	No	3500.00	21000.00	3940.43	23642.60
	Drainage - Sub-soil Drainage	150	m	350.00	52500.00	394.04	59106.51
	Landscaping	653	m2	60.00	39180.00	65.45	42740.40
Delivery	Council Fees	1	%	3.25	246502.97	3.25	307349.30
	VicRoads Fees	1	%	1.00	75847.07	1.00	94569.01
	Traffic Management	1	%	5.00	379235.33	5.00	472845.07
	Environmental Management	1	%	0.50	37923.53	0.50	47284.51
	Survey & Design	1	%	5.00	379235.33	5.00	472845.07
	Supervision & Project management	1	%	9.00	682623.60	9.00	851121.13
	Site Establishment	1	%	2.50	189617.67	2.50	236422.54
	Contingency	1	%	20.00	1516941.34	20.00	1891380.30
TOTAL - (2019) RATES	Excluding Delivery				7,584,707		9,456,901
	Including Delivery				11,092,634		13,830,718
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				12,090,971		15,071,483
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				0		0

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: East Road Rail Overpass
Civil Component Number: BD-16

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Earthworks	Site Preparation	1	m2	122447.00	122447.00	220271.51	220271.51
	Earthworks	1	m3	2794530.00	2794530.00	3046037.70	3046037.70
On-Structure Works	Retaining Walls, abutments, footings	1	No	1257425.00	1257425.00	1415657.26	1415657.26
	Bridge Deck	1	No	1543945.00	1543945.00	2527448.07	2527448.07
	Guard Rails/Balustrade	154	m	350.00	53900.00	450.64	69399.16
	Transition Slab	2	No	84625.26	169250.52	97319.05	194638.10
	Overall Super T Cost	1325	m2	430.82	570836.59	508.37	673590.25
Off Structure	Guard Rails/ Balustrade	544	m	350.00	190400.00	420.04	228500.35
	GREAT Terminal	4	No	8767.42	35069.68	13875.66	55502.64
	Off structure barrier	0	Item	0.00	0.00	0.00	0.00
Other	Kerb and Channel	357	m	100.00	35706.00	112.58	40192.43
	Bridge Lighting	4	No	20000.00	80000.00	23000.00	92000.01
	Regulatory Signage	1	Item	10000.00	10000.00	11500.00	11500.00
	Drainage Pits	4	No	3500.00	14000.00	3940.43	15761.74
	Drainage - Sub-soil Drainage	113	m	350.00	39550.00	394.04	44526.91
	Landscaping	653	m2	60.00	39180.00	65.45	42740.40
Delivery	Council Fees	1	%	3.25	226077.60	3.25	282027.41
	VicRoads Fees	1	%	1.00	69562.34	1.00	86777.67
	Traffic Management	1	%	5.00	347811.69	5.00	433888.33
	Environmental Management	1	%	0.50	34781.17	0.50	43388.83
	Survey & Design	1	%	5.00	347811.69	5.00	433888.33
	Supervision & Project management	1	%	9.00	626061.03	9.00	780998.99
	Site Establishment	1	%	2.50	173905.84	2.59	216944.16
	Contingency	1	%	20.00	1391246.74	20.00	1735553.30
TOTAL - (2019) RATES	Excluding Delivery				6,956,234		8,677,767
	Including Delivery				10,173,492		12,691,234
TOTAL - (2021) RATES	Excluding Delivery				-		-
	Including Delivery				11,089,106		13,833,445
TOTAL - (2024) RATES	Excluding Delivery				-		-
	Including Delivery				13,288,274		16,576,864

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Paynes Road Rail Overpass (BD04B in the Rockbank DCP)
Civil Component Number: BD-17

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		29203	Item	2.55	74467.65
Earth Works	Import, place & compact fill	55462	m3	51.00	2825502.00
Structure costs	Single span structure with 2000mm deep, 46m long span Super-T beams	813	m2	5100.00	4145647.20
	Off structure concrete barrier on piles	240	m	2040.00	489600.00
Bridge approach barriers	Guard fence (incl. protection of existing electricity pole)	480	m	120.00	57600.00
	GREAT terminals	2	No	5100.00	10200.00
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	4670	m2	127.50	595425.00
Kerb & Channel		898	m	40.80	36638.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	2694	m2	46.92	126402.48
	Subsoil Drains	898	m	22.44	20151.12
Drainage	Drainage Pits (max depth 1.5m)	18	No	2193.00	39474.00
	Drainage Pipe 375 dia	620	m	183.60	113832.00
	Line Marking (based on average per m2 of pavement)	4670	m2	2.55	11908.50
Miscellaneous	Signage	2	No	183.60	367.20
	Fencing	1010	m	25.50	25755.00
Landscaping		21839	m2	3.26	71282.50
Lighting	New lighting pole (All inclusive)	9	No	12240.00	110160.00
Utilities	Underground electricity lines - trench	151	m	800.00	120800.00
	Underground electricity lines - bore under Western Freeway	40	m	1400.00	56000.00
	Relocate Telstra pit and conduits	4	No	8160.00	32640.00
Council Fees	3.25% of cost of works	1	Item	3.25	284518.42
Traffic Management	5% of cost of works	1	Item	5.00	437720.65
Environmental Management	0.5% of cost of works	1	Item	0.50	43772.07
Survey & Design	5% of cost of works	1	Item	5.00	437720.65
Supervision & Project Management	10% of cost of works	1	Item	10.00	875441.30
Site Establishment	2.5% of cost of works	1	Item	2.50	218860.33
Contingency	20% of cost of works	1	Item	20.00	1750882.61
TOTAL - (2019) RATES	Excluding Delivery				8,754,413.05
	Including Delivery				12,803,329.08
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				14,876,605.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				17,826,902.00

Source – Rockbank Development Contributions Plan, VPA, August 2016

Description: Paynes Road Level Crossing Upgrade
Civil Component Number: BD-18

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Site Access		1	Item	5100.00	5100.00
Decommissioning of existing crossing		1	Item	28000.00	28000.00
Removal of existing crossing		1	Item	19000.00	19000.00
Crossing Construction/Materials		1	Item	210000.00	210000.00
Testing and Commissioning		1	Item	37500.00	37500.00
Council Fees	3.25% of cost of works	1	Item	3.25	9737.00
VicRoads Fees	1% of cost of works	1	Item	1.00	2996.00
VicTrack Fees	1% of cost of works	1	Item	97475.00	97475.00
Traffic Management	5% of cost of works	1	Item	5.00	14980.00
Environmental Management	0.5% of cost of works	1	Item	0.50	1498.00
Survey & Design		1	Item	109000.00	109000.00
Supervision & Project Management	10% of cost of works	1	Item	10.00	29960.00
Site Establishment	2.5% of cost of works	1	Item	2.50	7490.00
Contingency	20% of cost of works	1	Item	20.00	29960.00
TOTAL - (2019) RATES	Excluding Delivery				299,603.00
	Including Delivery				402,696.00
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				628,070.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				752,627.00

Source – Rockbank Development Contributions Plan, VPA, August 2016

Description: Mount Cottrell Road over Western Freeway
DCP Project No.: BD-19
Status of Project: Land purchase project only

Description: Mount Cottrell Road over the Melbourne – Ballarat Rail Line
DCP Project No.: BD-20
Status of Project: Land purchase project only

Description: Mt Cottrell Road Level Crossing Upgrade
DCP Project No.: BD-21
Status of Project: Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).
Note: Mount Cottrell Road level crossing will be closed upon completion of the construction of the Mount Cottrell Road Rail Flyover (BR02).

Cost Date	July 2020
Current Cost	$525,000
Internal Apportionment	25%
Cost to Paynes Road DCP	$131,250
Demand units (Ha)	145.04
Levy (Jul-20)	$904.92
Levy (Jul-21) Including Delivery	$534,196

Source – Paynes Road Development Contributions Plan, Urban Enterprise, December 2020

COMMUNITY CENTRES

Description: Cobblebank Higher Order Civic Facility
DCP Project No.: CI-01
Status of Project: Land identification project

Description: Cobblebank Indoor Recreation Centre
DCP Project No.: CI-02
Status of Project: Land identification project

Description: Weir Views North Community Centre
Civil Component Number: CI-03 & CI-04

GROUP	SUB ITEM	QTY	UNIT	RATE (P90)	AMOUNT P(90)
Building	Kindergarten Room	1117	m2	2758.00	3080688.55
	Small Commercial Kitchen	21	m2	3268.05	68629.00
	Maternal and Child Health	76	m2	2698.90	205116.23
	Multipurpose Community Spaces	266	m2	2565.68	682470.56
Car Parking	Pavement	2503	m2	111.31	278617.96
	Kerb and Channel	370	m	65.22	24132.14
	Drainage Pipes	159	m	211.66	33654.58
	Drainage Pits	7	Item	2997.23	20980.59
	Linemarking / Signage	2503	Item	4.49	11234.17
	Car Park Lighting	2503	m2 of carpark	19.29	48277.99
Outdoor Play	Kindergarten Outdoor Playspaces	1112	m2	640.66	712411.30
Site Works	Site Preparation	8000	m2	5.47	43726.59
	Paths	210	m2	85.49	17934.74
	Landscaping	500	m2	31.33	15666.94
	Boundary Fencing	125	m	121.44	15179.49
	Gates	1	Item	743.23	743.23
Services	Stormwater	1	%	3.30	173562.31
	Sewer	1	%	2.03	106767.12
	Water	1	%	1.98	104137.39
	Gas	1	%	0.88	46281.28
	Fire and Protection	1	%	0.66	34712.46
	Light and Power	1	%	2.38	125175.24
	Communication	1	%	0.50	26297.32
Delivery	Council Fees	1	%	3.25	170982.97
	Authority Fees	1	%	1.00	58763.99
	Traffic Management	1	%	2.00	117527.98
	Environmental Management	1	%	0.50	29382.00
	Survey/Design Feed	1	%	5.00	293819.96
	Supervison & Project management	1	%	9.00	528875.92
	Site Establishment	1	%	2.50	146909.98
	Environmentally sustainable design	1	%	2.00	148711.04
	Contingency	1	%	15.00	881459.87
TOTAL - (2020) RATES	Excluding Delivery				5,876,199
	Including Delivery				8,341,656
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				8,736,149
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				10,468,684

Source – Toolern Precinct Structure Plan Review – Community Infrastructure Recommendations Report, ASR Research, January 2021

Description: Project deleted
DCP Project No.: CI-05
Status of Project: Project deleted

Description: Weir Views South Community Centre
Civil Component Number: CI-06 & CI-07

GROUP	SUB ITEM	QTY	UNIT	RATE (P90)	AMOUNT P(90)
Building	Kindergarten Room	1151	m2	2758.00	3174460.57
	Small Commercial Kitchen	40	m2	3268.05	130721.91
	Maternal and Child Health	89	m2	2698.90	240201.90
	Multipurpose Community Spaces	511	m2	2565.68	1311061.87
Car Parking	Pavement	3634	m2	111.31	404513.65
	Kerb and Channel	550	m	65.22	35872.10
	Drainage Pipes	195	m	211.66	41274.49
	Drainage Pits	7	Item	2997.23	20980.59
	Linemarking / Signage	3634	Item	4.49	16310.42
	Car Park Lighting	3634	m2 of carpark	19.29	70092.78
Outdoor Play	Kindergarten Outdoor Playspaces	1112	m2	640.66	712411.30
Site Works	Site Preparation	8006	m2	5.47	43726.39
	Paths	202	m2	85.40	17251.51
	Landscaping	500	m2	31.33	15666.94
	Boundary Fencing	130	m	121.44	15786.67
	Gates	1	Item	743.23	743.23
Services	Stormwater	1	%	3.30	206285.52
	Sewer	1	%	2.03	126896.85
	Water	1	%	1.98	123771.31
	Gas	1	%	0.88	55009.47
	Fire and Protection	1	%	0.66	41257.10
	Light and Power	1	%	2.38	148775.62
	Communication	1	%	0.50	31255.38
Delivery	Council Fees	1	%	3.25	226990.65
	Authority Fees	1	%	1.00	69843.28
	Traffic Management	1	%	2.00	139686.56
	Environmental Management	1	%	0.50	34921.64
	Survey/Design Feed	1	%	5.00	349216.39
	Supervision & Project management	1	%	9.00	628589.50
	Site Establishment	1	%	2.50	174608.19
	Environmentally sustainable design	1	%	2.00	139686.56
	Contingency	1	%	15.00	1047649.17
TOTAL - (2020) RATES	Excluding Delivery				6,984,328
	Including Delivery				8,795,020
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				10,383,251
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				12,442,436

Source – Toolern Precinct Structure Plan Review – Community Infrastructure Recommendations Report, ASR Research, January 2021

Description: Project deleted
DCP Project No.: CI-08
Status of Project: Project deleted

Description: Strathtulloh Community Centre
Civil Component Number: CI-09 & CI-10

GROUP	SUB ITEM	QTY	UNIT	RATE (P90)	AMOUNT P(90)
Building	Kindergarten Room	1117	m2	2758.00	3080688.50
	Small Commercial Kitchen	21	m2	3268.05	68629.00
	Maternal and Child Health	76	m2	2698.90	205116.23
	Multipurpose Community Spaces	266	m2	2565.68	682470.56
Car Parking	Pavement	2503	m2	111.31	278617.96
	Kerb and Channel	370	m	65.22	24132.14
	Drainage Pipes	159	m	211.66	33654.58
	Drainage Pits	7	Item	2997.23	20980.59
	Linemarking / Signage	2503	Item	4.49	11234.17
	Car Park Lighting	2503	m2 of carpark	19.29	48277.99
Outdoor Play	Kindergarten Outdoor Playspaces	1112	m2	640.66	712411.30
Site Works	Site Preparation	8000	m2	5.47	43726.59
	Paths	210	m2	85.40	17934.74
	Landscaping	500	m2	31.33	15666.94
	Boundary Fencing	125	m	121.44	15179.49
	Gates	1	Item	743.23	743.23
Services	Stormwater	1	%	3.30	173562.31
	Sewer	1	%	2.03	106767.12
	Water	1	%	1.98	104137.39
	Gas	1	%	0.88	46283.28
	Fire and Protection	1	%	0.66	34712.46
	Light and Power	1	%	2.38	125175.24
	Communication	1	%	0.50	26297.32
Delivery	Council Fees	1	%	3.25	190982.97
	Authority Fees	1	%	1.00	58763.99
	Traffic Management	1	%	2.00	117527.98
	Environmental Management	1	%	0.50	29382.00
	Survey/Design Feed	1	%	5.00	293819.96
	Supervision & Project management	1	%	9.00	528875.92
	Site Establishment	1	%	2.50	146909.98
	Environmentally sustainable design	1	%	2.00	140711.04
	Contingency	1	%	15.00	881459.87
TOTAL - (2020) RATES	Excluding Delivery				5,876,199
	Including Delivery				8,241,650
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				8,736,149
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				10,468,684

Source – Toolern Precinct Structure Plan Review – Community Infrastructure Recommendations Report, ASR Research, January 2021

Description: Project deleted
DCP Project No.: CI-11
Status of Project: Project deleted

Description: Thornhill Park Community Centre
Civil Component Number: CI-12 & CI-13

GROUP	SUB ITEM	QTY	UNIT	RATE (P90)	AMOUNT P(90)
Building	Kindergarten Room	1117	m2	2758.00	3080988.50
	Small Commercial Kitchen	21	m2	3268.05	68629.00
	Maternal and Child Health	76	m2	2698.90	205116.23
	Multipurpose Community Spaces	266	m2	2565.68	682470.56
Car Parking	Pavement	2503	m2	111.31	278617.96
	Kerb and Channel	370	m	65.22	24132.14
	Drainage Pipes	159	m	211.66	33654.58
	Drainage Pits	7	Item	2997.23	20980.59
	Linemarking / Signage	2503	Item	4.49	11234.17
	Car Park Lighting	2503	m2 of carpark	19.29	48277.99
Outdoor Play	Kindergarten Outdoor Playspaces	1112	m2	640.66	712411.30
Site Works	Site Preparation	8000	m2	5.47	43726.39
	Paths	210	m2	85.40	17934.74
	Landscaping	500	m2	31.33	15666.94
	Boundary Fencing	125	m	121.44	15179.49
	Gates	1	Item	743.25	743.25
Services	Stormwater	1	%	3.30	173562.31
	Sewer	1	%	2.03	106767.12
	Water	1	%	1.98	104137.39
	Gas	1	%	0.88	46283.28
	Fire and Protection	1	%	0.66	34712.46
	Light and Power	1	%	2.38	125179.24
	Communication	1	%	0.50	26297.32
Delivery	Council Fees	1	%	3.25	190982.97
	Authority Fees	1	%	1.00	58763.99
	Traffic Management	1	%	2.00	117527.98
	Environmental Management	1	%	0.50	29382.00
	Survey/Design Feed	1	%	5.00	293819.96
	Supervision & Project management	1	%	9.00	528875.92
	Site Establishment	1	%	2.50	146909.98
	Environmentally sustainable design	1	%	2.00	148711.04
	Contingency	1	%	15.00	881459.87
TOTAL - (2020) RATES	Excluding Delivery				5,876,330
	Including Delivery				8,241,633
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				8,736,149
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				10,468,684

Source – Toolern Precinct Structure Plan Review – Community Infrastructure Recommendations Report, ASR Research, January 2021

Description: Project deleted
DCP Project No.: CI-14
Status of Project: Project deleted

Description: Cobblebank East Community Centre
Civil Component Number: CI-15 & CI-16

GROUP	SUB ITEM	QTY	UNIT	RATE (P90)	AMOUNT P(90)
Building	Kindergarten Room	1151	m2	2758.00	3174460.57
	Small Commercial Kitchen	40	m2	3268.05	130721.91
	Maternal and Child Health	89	m2	2698.90	240201.90
	Multipurpose Community Spaces	511	m2	2565.68	1311061.87
Car Parking	Pavement	3634	m2	111.31	404513.65
	Kerb and Channel	550	m	65.22	35872.10
	Drainage Pipes	195	m	211.66	41274.49
	Drainage Pits	7	Item	2997.23	20980.59
	Linemarking / Signage	3634	Item	4.49	16310.42
	Car Park Lighting	3634	m2 of carpark	19.29	70092.78
Outdoor Play	Kindergarten Outdoor Playspaces	1112	m2	640.66	712411.30
Site Works	Site Preparation	8000	m2	5.47	43726.39
	Paths	202	m2	85.40	17251.51
	Landscaping	500	m2	31.33	15666.94
	Boundary Fencing	130	m	121.44	15786.67
	Gates	1	Item	743.25	743.25
Services	Stormwater	1	%	3.30	206285.52
	Sewer	1	%	2.03	126896.85
	Water	1	%	1.98	123771.31
	Gas	1	%	0.88	55009.47
	Fire and Protection	1	%	0.66	41257.10
	Light and Power	1	%	2.38	148775.62
	Communication	1	%	0.50	31253.38
Delivery	Council Fees	1	%	3.25	226990.65
	Authority Fees	1	%	1.00	69843.28
	Traffic Management	1	%	2.00	139686.56
	Environmental Management	1	%	0.50	34921.64
	Survey/Design Feed	1	%	5.00	349216.39
	Supervision & Project management	1	%	9.00	628589.50
	Site Establishment	1	%	2.50	174608.19
	Environmentally sustainable design	1	%	2.00	139686.56
	Contingency	1	%	15.00	1047649.17
TOTAL - (2020) RATES	Excluding Delivery				6,984,328
	Including Delivery				9,793,520
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				10,383,251
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				12,442,436

Source – Toolern Precinct Structure Plan Review – Community Infrastructure Recommendations Report, ASR Research, January 2021

Description: Project deleted
DCP Project No.: CI17
Status of Project: Project deleted

Description: Bridge Road Community Centre
Early Childhood Components
Area 2 Contribution (60%)
DCP Project No.: CI-18A
Status of Project: Constructed

Construction Cost - (2011) rates	$955,875
Construction Cost – (2021) rates	$1,283,552

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Bridge Road Community Centre
Early Childhood Components
Area 3 Contribution (40%)
DCP Project No.: CI-18B
Status of Project: Constructed

Construction Cost - (2011) rates	$475,375
Construction Cost – (2021) rates	$638,335

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Bridge Road Community Centre
Childcare Components
Area 2 Contribution (60%)
DCP Project No.: CI-19A
Status of Project: Constructed

Construction Cost - (2011) rates	$1,297,688
Construction Cost – (2021) rates	$1,742,539

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Bridge Road Community Centre
Childcare Components
Area 3 Contribution (40%)
DCP Project No.: CI-19B
Status of Project: Constructed

Construction Cost - (2011) rates	$865,125
Construction Cost – (2021) rates	$1,161,692

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Bridge Road Community Centre
Community Room Components
DCP Project No.: CI-20
Status of Project: Constructed

Construction Cost - (2011) rates	$1,441,875
Construction Cost – (2021) rates	$1,936,154

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

INTERSECTIONS

Description: Intersection: Rees Road and East West Arterial
Civil Component Number: IT-01

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	17422	m2	3.68	64112.96	4.96	86413.12
	Earthworks	4136	m3	34.07	140913.52	40.52	167590.72
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	6512	m2	127.01	827089.12	133.78	871175.36
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1303	m2	14.22	18528.66	16.16	21056.48
	Pavement Rehab	2106	m2	51.58	108627.48	59.32	124927.92
	Pavement Removal	416	m2	140.03	58240.30	161.00	66976.00
Concrete Works	Kerb and Channel	1842	m	54.81	100960.02	60.90	112177.80
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	2488	m2	63.51	158012.88	73.65	183191.44
	Traffic Island	293	m2	77.60	22736.80	84.07	24632.51
Drainage	Drainage Pipe 300mm CR BRibed	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR BRibed	400	m	298.10	103640.00	282.96	113184.00
	Drainage Pipe 450mm CR BRibed	269	m	299.43	80546.67	334.33	89934.77
	Drainage Pipe 525mm CR BRibed	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	14	No.	2565.39	35915.46	2806.10	39285.40
	Drainage – Sub-soil drainage	759	m	33.88	25714.92	43.40	32940.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	60	No.	303.34	18200.40	363.01	21780.60
	Landscaping	5709	m2	21.61	123371.49	25.16	143638.44
	Topsoil Seeding	5709	m2	7.21	41161.89	8.44	48183.96
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Line marking	9040	m2 of Pavement	3.11	28114.40	4.09	36973.60
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of hscape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other	Rock excavation	159	m3	100.00	15900.00	115.00	18285.00
	Telecom/power relocation allowance	48	m	1300.00	62400.00	1495.00	71760.00	
	Water/gas relocation allowance	46	m	300.00	13800.00	345.00	15870.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
Delivery	Council Fees	1	%	3.25	90107.25	3.25	102007.88
	VicRoads Fees	1	%	1.00	27725.31	1.00	31382.04
	Traffic Management	1	%	5.00	138626.54	5.00	156935.20
	Environmental Management	1	%	0.59	13862.65	0.50	15693.52
	Surveying and Design	1	%	5.00	138626.54	5.00	156935.20
	Supervision and Project management	1	%	9.00	249527.77	9.00	282483.37
	Site Establishment	1	%	2.50	69313.27	2.50	78467.60
	Contingency	1	%	15.00	415879.62	15.00	470805.61
TOTAL - (2018) RATES	Excluding Delivery				2,772,531		3,135,704
	Including Delivery				3,916,200		4,433,420
TOTAL - (2021) RATES	Excluding Delivery				3,022,059		3,421,188
	Including Delivery				4,268,658		4,832,428
TOTAL - (2024) RATES	Excluding Delivery				2,985,613		3,379,931
	Including Delivery				4,217,181		4,774,152

Description: Intersection: East West Arterial and Exford Road
Civil Component Number: IT-02

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	20039	m2	3.68	73743.52	4.96	99393.44
	Earthworks	4224	m3	34.07	143911.68	40.52	171156.48
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	6651	m2	127.01	844743.51	133.78	889770.78
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1331	m2	14.22	18926.82	16.16	21508.96
	Pavement Rehab	3891	m2	51.58	200697.78	59.32	230814.12
	Pavement Removal	490	m2	140.00	68600.00	161.00	78890.00
Concrete Works	Kerb and Channel	2036	m	54.81	111593.16	60.90	123992.40
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	2588	m2	63.51	164363.88	73.63	190554.44
	Traffic Island	186	m2	77.60	14433.60	84.07	15637.02
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	591	m	259.10	153128.10	282.96	167229.36
	Drainage Pipe 450mm CR Bfilled	400	m	299.43	119772.00	334.33	133732.00
	Drainage Pipe 525mm CR Bfilled	84	m	403.86	33924.24	448.03	37634.52
	Drainage - pits	23	No.	2565.39	59003.97	2806.10	64543.30
	Drainage – Sub-soil drainage	2036	m	33.88	68975.68	43.40	88362.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	30	No.	303.34	9100.20	363.01	10890.30
	Landscaping	6879	m2	21.61	148655.19	25.16	173075.64
	Topsoil Seeding	6879	m2	7.21	49597.59	8.44	58058.76
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	5	Item	338.43	1692.15	380.39	1901.95
	Line marking	6651	m2 of Pavement	3.11	20684.61	4.09	27202.59
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of Fscape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Rock excavation	845	m3	100.00	84500.00	115.00	97175.00
	Telecom/power relocation allowance	295	m	1300.00	383500.00	1495.00	441025.00
	Water/gas relocation allowance	365	m	300.00	109500.00	345.00	125925.00
	Service proving fee	1	Item	3000.00	10000.00	3450.00	3450.00
Delivery	Council Fees	1	%	3.25	111938.38	3.25	126718.16
	VicRoads Fees	1	%	1.00	34442.58	1.00	38990.20
	Traffic Management	1	%	5.00	172212.89	5.00	194951.01
	Environmental Management	1	%	0.50	17221.29	0.50	19495.10
	Surveying and Design	1	%	5.00	172212.89	5.00	194951.01
	Supervision and Project management	1	%	9.00	309983.19	9.00	350911.82
	Site Establishment	1	%	2.50	86106.44	2.50	97475.50
	Contingency	1	%	15.00	516638.66	15.00	584853.01
TOTAL - (2018) RATES	Excluding Delivery				3,444,258		3,899,029
	Including Delivery				4,865,014		5,507,366
TOTAL - (2021) RATES	Excluding Delivery				3,754,241		4,249,932
	Including Delivery				5,302,865		6,003,029
TOTAL - (2024) RATES	Excluding Delivery				4,496,774		5,092,770
	Including Delivery				6,354,518		7,193,537

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: East West Arterial and East West Arterial
Civil Component Number: IT-03

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	28152	m2	3.68	103599.36	4.96	139633.92
	Earthworks	6715	m3	34.07	228780.05	40.52	272091.80
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	10574	m2	127.01	1343003.74	133.78	1414589.72
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	2113	m2	14.22	30075.30	16.16	34178.40
	Pavement Rehab	2344	m2	51.58	120903.52	59.32	139046.08
	Pavement Removal	2156	m2	140.00	301840.00	161.00	347116.00
Concrete Works	Kerb and Channel	2999	m	54.81	164375.19	60.90	182639.10
	Kerb Removal	105	m	66.00	6300.00	69.00	7245.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	3865	m2	63.51	245466.15	73.63	284579.95
	Concrete Removal	342	m2	45.03	15400.26	49.53	16939.26
	Traffic Island	605	m2	77.60	46948.00	84.07	50862.35
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	849	m	259.10	219975.90	282.96	240233.04
	Drainage Pipe 450mm CR Bfilled	425	m	299.43	127257.75	334.33	142090.25
	Drainage Pipe 525mm CR Bfilled	142	m	403.86	57348.12	448.03	63620.26
	Drainage - pits	27	No.	2565.39	69265.53	2806.10	75764.70
	Drainage – Sub-soil drainage	2999	m	33.88	101606.12	43.40	130156.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	131	No.	303.34	39757.54	363.01	47554.31
	Landscaping	10800	m2	21.61	233388.00	25.16	271728.00
	Topsoil Seeding	10800	m2	7.21	77868.00	8.44	91152.00
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	9	Item	338.43	3045.87	380.39	3423.51
	Line marking	12918	m2 of Pavement	3.11	40174.98	4.09	52834.62
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of Fscape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Rock excavation	1343	m3	100.00	134300.00	115.00	154445.00
	Telecom/power relocation allowance	262	m	1300.00	340600.00	1495.00	391690.00
	Water/gas relocation allowance	1006	m	300.00	301800.00	345.00	347070.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Light pole relocation allowance	2	Item	10000.00	20000.00	11500.00	23000.00
	Power pole relocation allowance	4	Item	40000.00	160000.00	46000.00	184000.00
	Sawcut pavement tie ins, new kerb & channel, etc.	2037	m	14.00	28518.00	16.10	32795.70
Delivery	Council Fees	1	%	3.25	166490.46	3.25	188470.08
	VicRoads Fees	1	%	1.00	51227.83	1.00	57990.79
	Traffic Management	1	%	5.00	2561397.17	5.00	2899513.96
	Environmental Management	1	%	0.50	25613.92	0.50	28995.40
	Surveying and Design	1	%	5.00	2561397.17	5.00	2899513.96
	Supervision and Project management	1	%	9.00	461050.51	9.00	521917.14
	Site Establishment	1	%	2.50	128069.59	2.50	144976.98
	Contingency	1	%	15.00	768417.51	15.00	869861.89
TOTAL - (2018) RATES	Excluding Delivery				5,122,783		5,799,079
	Including Delivery				7,235,932		8,191,199
TOTAL - (2021) RATES	Excluding Delivery				5,583,834		6,320,997
	Including Delivery				7,887,166		8,928,408
TOTAL - (2024) RATES	Excluding Delivery				6,691,206		7,574,364
	Including Delivery				9,451,322		10,699,071

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Exford Road and Greigs Road
Civil Component Number: IT-04

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	7451	m2	3.68	27419.68	4.96	36956.96
	Earthworks	1708	m3	34.07	58191.56	40.52	69208.16
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	2689	m2	127.01	341528.89	133.78	359734.42
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	538	m2	14.22	7650.36	16.16	8694.08
	Pavement Rehab	710	m2	51.58	36621.80	59.32	42117.20
	Pavement Removal	872	m2	140.00	122080.00	161.00	140392.00
Concrete Works	Kerb and Channel	777	m	54.81	42587.37	60.90	47319.30
	Kerb Removal	58	m	60.00	3480.00	69.00	4002.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	1043	m2	63.51	66246.93	73.63	76796.09
	Concrete Removal	35	m2	45.03	1576.05	49.53	1733.55
	Traffic Island	84	m2	77.60	6518.40	84.07	7061.88
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	242	m	259.10	62702.20	282.96	68476.32
	Drainage Pipe 450mm CR Bfilled	121	m	299.43	36231.03	334.33	40453.93
	Drainage Pipe 525mm CR Bfilled	41	m	403.86	16558.26	448.03	18369.23
	Drainage - pits	9	No.	2565.39	23088.51	2806.10	25254.90
	Drainage – Sub-soil drainage	777	m	33.88	26324.76	43.40	33721.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	42	No.	303.34	12740.28	365.01	15246.42
	Landscaping	2918	m2	21.61	63057.98	25.16	73416.88
	Topsoil Seeding	2918	m2	7.21	21038.78	8.44	24627.92
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	1	Item/ Per Leg	48468.93	48468.93	55617.74	55617.74
Misc.	Regulatory Signage	4	Item	338.43	1353.72	380.39	1521.56
	Line marking	3399	m2 of Pavement	3.11	10570.89	4.09	13901.91
	Landscape maintenance (Intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	6	Item	292.43	1754.58	319.78	1918.68
Other	Rock excavation	342	m3	100.00	34200.00	115.00	39330.00
	Telecom/power relocation allowance	162	m	1300.00	210600.00	1495.00	242190.00
	Water/gas relocation allowance	369	m	300.00	110700.00	345.00	127305.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Light pole relocation allowance	1	Item	10000.00	10000.00	11500.00	11500.00
	Power pole relocation allowance	1	Item	40000.00	40000.00	46000.00	46000.00
	Sawcut pavement tie ins, new kerb & channel, etc.	761	m	14.00	10654.00	16.10	12252.10
Delivery	Council Fees	1	%	3.25	49896.75	3.25	56704.42
	VicRoads Fees	1	%	1.00	15352.85	1.00	17447.51
	Traffic Management	1	%	5.00	76764.23	5.00	87237.57
	Environmental Management	1	%	0.50	7676.42	0.50	8723.76
	Surveying and Design	1	%	5.00	76764.23	5.00	87237.57
	Supervision and Project management	1	%	9.00	138175.62	9.00	157027.63
	Site Establishment	1	%	2.50	38382.12	2.50	43618.79
	Contingency	1	%	15.00	230292.69	15.00	261712.72
TOTAL - (2018) RATES	Excluding Delivery				1,535,283		1,744,751
	Including Delivery				2,168,580		2,464,461
TOTAL - (2021) RATES	Excluding Delivery				1,673,461		1,901,780
	Including Delivery				2,363,764		2,686,264
TOTAL - (2024) RATES	Excluding Delivery				2,005,335		2,278,937
	Including Delivery				2,832,541		3,218,998

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: East West Arterial and Ferris Road
Civil Component Number: IT-05

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	28076	m2	3.68	103319.68	4.96	139256.96
	Earthworks	10010	m3	34.07	341040.70	40.52	405605.20
Road Pavement	Primary Arterial Pavement	14000	m2	169.62	2374680.00	186.26	2607640.00
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	2800	m2	14.22	39816.00	16.16	45248.00
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2936	m	54.81	160922.16	60.90	178802.40
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	3940	m2	63.51	250229.40	73.63	290102.20
	Traffic Island	467	m2	77.60	36239.20	84.07	39260.66
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	831	m	259.10	215312.10	282.96	235139.76
	Drainage Pipe 450mm CR Bfilled	416	m	299.43	124562.88	334.33	139081.28
	Drainage Pipe 525mm CR Bfilled	139	m	403.86	56136.54	448.03	62276.17
	Drainage - pits	22	No.	2565.39	56438.58	2806.10	61734.20
	Drainage – Sub-soil drainage	2936	m	33.88	99471.68	43.40	127422.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	149	No.	303.34	45197.66	363.01	54088.49
	Landscaping	9647	m2	21.61	208471.67	25.16	242718.52
	Topsoil Seeding	9647	m2	7.21	69554.87	8.44	81420.68
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	20	Item	338.43	6768.60	380.39	7607.80
	Line marking	14000	m2 of Pavement	3.11	43540.00	4.09	57260.00
	Landscape maintenance (Intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other	Rock excavation	2002	m3	100.00	200200.00	115.00	230230.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	48	m	300.00	14400.00	345.00	16560.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
Delivery	Council Fees	1	%	3.25	167942.50	3.25	190657.26
	VicRoads Fees	1	%	1.00	51674.62	1.00	58663.77
	Traffic Management	1	%	5.00	258373.08	5.00	293318.86
	Environmental Management	1	%	0.50	25837.31	0.50	29331.89
	Surveying and Design	1	%	5.00	258373.08	5.00	293318.86
	Supervision and Project management	1	%	9.00	465071.54	9.00	527973.95
	Site Establishment	1	%	2.50	129186.54	2.50	146659.43
	Contingency	1	%	15.00	775119.23	15.00	879956.58
TOTAL - (2018) RATES	Excluding Delivery				5,167,462		5,866,377
	Including Delivery				7,299,039		8,286,258
TOTAL - (2021) RATES	Excluding Delivery				5,632,534		6,394,352
	Including Delivery				7,955,954		9,032,022
TOTAL - (2024) RATES	Excluding Delivery				6,115,276		6,941,727
	Including Delivery				8,638,250		9,806,601

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: East West Arterial and Mount Cottrell Road
Civil Component Number: IT-06

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	37888	m2	3.68	139427.84	4.96	187924.48
	Earthworks	13272	m3	34.07	452177.04	40.52	537781.44
Road Pavement	Primary Arterial Pavement	15199	m2	169.62	2578054.38	186.26	2830965.74
	Secondary Arterial Pavement	3786	m2	127.01	480859.86	133.78	506491.08
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	3797	m2	14.22	53993.34	16.16	61359.52
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	3556	m	54.81	194904.36	60.90	216560.40
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	5575	m2	63.51	354068.25	73.63	410487.25
	Traffic Island	726	m2	77.60	56337.60	84.07	61034.82
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	969	m	259.10	251067.90	282.96	274188.24
	Drainage Pipe 450mm CR Bfilled	485	m	299.43	145223.55	334.33	162159.05
	Drainage Pipe 525mm CR Bfilled	162	m	403.86	65425.32	448.03	72580.86
	Drainage - pits	28	No.	2565.39	71830.92	2806.10	78570.80
	Drainage – Sub-soil drainage	3556	m	33.88	120477.28	43.40	154330.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	172	No.	303.34	52174.48	363.01	62437.72
	Landscaping	12587	m2	21.61	272005.07	25.16	316688.92
	Topsoil Seeding	12587	m2	7.21	90752.27	8.44	106234.28
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	20	Item	338.43	6768.60	380.39	7607.80
	Line marking	18985	m2 of Pavement	3.11	59043.35	4.09	77648.65
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of Fscape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other	Rock excavation	2655	m3	100.00	265500.00	115.00	305325.00
	Telecom/power relocation allowance	31	m	1300.00	40300.00	1495.00	46345.00
	Water/gas relocation allowance	77	m	300.00	23100.00	345.00	26565.00	
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Power pole relocation allowance	6	Item	40000.00	240000.00	46000.00	276000.00
Delivery	Council Fees	1	%	3.25	218876.16	3.25	247786.50
	VicRoads Fees	1	%	1.00	67346.51	1.00	76242.00
	Traffic Management	1	%	5.00	336732.56	5.00	381210.00
	Environmental Management	1	%	0.50	33673.26	0.50	38121.00
	Surveying and Design	1	%	5.00	336732.56	5.00	381210.00
	Supervision and Project management	1	%	9.00	606118.61	9.00	686177.99
	Site Establishment	1	%	2.50	168366.28	2.50	190605.00
	Contingency	1	%	15.00	1010197.68	15.00	1143629.99
TOTAL - (2018) RATES	Excluding Delivery				6,734,651		7,624,200
	Including Delivery				9,512,691		10,769,182
TOTAL - (2021) RATES	Excluding Delivery				7,340,770		8,310,378
	Including Delivery				10,368,838		11,738,409
TOTAL - (2024) RATES	Excluding Delivery				8,796,578		9,958,474
	Including Delivery				12,425,164		14,066,345

Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: East West Arterial and Paynes Road
Civil Component Number: IT-07

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		24405	Item	2.55	62232.75
Earth Works	Cut to fill	8818.56	m3	30.60	269847.94
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	12248	m2	127.50	1561620.00
Kerb & Channel		2411	m	40.80	98368.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	4362	m2	46.92	204665.04
Concrete Splitter Islands		562	m2	51.00	25602.00
Drainage	Subsoil Drains	2856	m	22.44	64088.64
	Drainage Pits (max depth 1.5m)	34	No	2193.00	74562.00
	Drainage Pipe 300 dia	340	m	153.00	52020.00
	Drainage Pipe 375 dia	180	m	183.60	33048.00
	Drainage Pipe 450 dia	440	m	255.00	112200.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	12248	m2	2.55	31232.40
	Signage	20	No	183.60	3672.00
	Tactile pavers (per pram crossing)	16	No	261.12	4177.92
	Fencing	920	m	25.50	23460.00
Landscaping	Topsoil and grass to naturestrips	7293	m2	3.26	23804.35
Traffic signals	Divided crossroad	1	Item	229500.00	229500.00
Intersection Lighting	New lighting pole (All Inclusive)	13	No	12240.00	183600.00
Utilities	Underground electricity lines - trench	168	m	800.00	134400.00
VicRoads	10-year Maintenance Fee	1	Item	75000.00	75000.00
	Prom, controller & surveillance	1	Item	17500.00	17500.00
Council Fees	3.25% of cost of works	1	Item	3.25	106749.56
VicRoads Fees	1% of cost of works	1	Item	1.00	32846.02
Traffic Management	5% of cost of works	1	Item	5.00	164230.09
Environmental Management	0.5% of cost of works	1	Item	0.50	16423.01
Survey & Design	5% of cost of works	1	Item	5.00	164230.09
Supervision & Project Management	10% of cost of works	1	Item	10.00	328460.18
Site Establishment	2.5% of cost of works	1	Item	2.50	82115.05
Contingency	20% of cost of works	1	Item	20.00	655920.37
TOTAL - (2016) RATES	Excluding Delivery				3,354,601.84
	Including Delivery				4,834,574.21
TOTAL - (2021) RATES	Excluding Delivery				
	Including Delivery				5,619,775.00
TOTAL - (2024) RATES	Excluding Delivery				
	Including Delivery				6,734,277.00

Source – Rockbank Development Contributions Plan, VPA, August 2016

Description: Intersection: Paynes Road and Greigs Road
DCP Project No.: IT-08
Status of Project: Project deleted – located in the Rockbank South PSP area

Description: Intersection: Mount Cottrell Road and Greigs Road
DCP Project No.: IT-09
Status of Project: Project deleted – located in the Rockbank South PSP area

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Description: Intersection:Intersection: Mount Cottrell Road and Shogaki Drive
Civil Component Number: IT-10

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	31773	m2	3.68	116924.64	4.96	157594.08
	Earthworks	4789	m3	34.07	163161.23	40.52	194050.28
Road Pavement	Primary Arterial Pavement	6697	m2	169.62	1135945.14	186.26	1247383.22
	Secondary Arterial Pavement	0	m2	127.01	0.00	132.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1340	m2	14.22	19054.80	16.16	21654.40
	Pavement Rehab	3590	m2	51.58	185172.20	59.32	212958.80
	Pavement Removal	804	m2	140.03	112560.03	161.00	129444.00
Concrete Works	Kerb and Channel	1651	m	54.81	90491.31	60.90	100545.90
	Kerb Removal	105	m	60.03	6300.00	69.00	7245.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	2085	m2	63.51	132418.35	73.63	153518.55
	Concrete Removal	342	m2	45.03	15400.26	49.53	16939.26
	Traffic Island	390	m2	77.63	30264.00	84.07	32787.30
Drainage	Drainage Pipe 300mm CR BRRed	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR BRRed	396	m	259.10	102603.60	282.96	112052.16
	Drainage Pipe 450mm CR BRRed	198	m	299.43	59287.14	334.33	66197.34
	Drainage Pipe 525mm CR BRRed	66	m	403.86	26654.76	448.03	29569.98
	Drainage - pits	16	No.	2565.39	41046.24	2806.10	44897.60
	Drainage – Sub-soil drainage	1651	m	33.88	55935.88	43.40	71633.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	82	No.	303.34	24873.88	363.01	29766.82
	Landscaping	11725	m2	21.61	253377.25	25.16	295001.00
	Topsoil Seeding	11725	m2	7.21	84537.25	8.44	98959.00
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	9	Item	338.43	3045.87	380.39	3423.51
	Line marking	10287	m2 of Pavement	3.11	31992.57	4.09	42073.83
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of hcape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Rock excavation	958	m3	100.03	95800.00	115.00	110170.00
	Telecom/power relocation allowance	362	m	1300.00	470600.00	1495.00	541190.00
	Water/gas relocation allowance	276	m	300.00	82800.00	345.00	95220.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Light pole relocation allowance	0	Item	10000.00	0.00	11500.00	0.00
	Power pole relocation allowance	3	Item	40000.00	120000.00	46000.00	138000.00
	Sawcut pavement tie ins, new kerb & channel, etc.	427	m	14.00	5978.00	16.10	6874.70
Delivery	Council Fees	1	%	3.25	130891.49	3.25	150077.52
	VicRoads Fees	1	%	1.00	40274.30	1.00	46177.70
	Traffic Management	1	%	5.00	201371.52	5.00	230888.49
	Environmental Management	1	%	0.50	20137.15	0.50	23088.85
	Surveying and Design	1	%	5.00	201371.52	5.00	230888.49
	Supervision and Project management	1	%	9.00	362468.74	9.00	415599.29
	Site Establishment	1	%	2.50	100685.76	2.50	115444.25
	Contingency	1	%	15.00	604114.56	15.00	692665.48
TOTAL - (2018) RATES	Excluding Delivery				4,027,430		4,617,770
	Including Delivery				5,488,745		6,322,495
TOTAL - (2021) RATES	Excluding Delivery				4,389,900		5,033,376
	Including Delivery				6,200,734		7,109,635
TOTAL - (2024) RATES	Excluding Delivery				4,563,921		5,231,892
	Including Delivery				6,445,267		7,390,012

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Skipped project
DCP Project No.:IT-11
Status of Project: There is no IT-11 – this is a project that was skipped in the DCP

Description: Intersection: Shogaki Drive and Industrial Connector Road
Civil Component Number: IT-12

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	30768	m2	3.68	113226.24	4.96	152609.28
	Earthworks	9788	m3	34.07	333477.16	40.52	396609.76
Road Pavement	Primary Arterial Pavement	11285	m2	169.62	1914161.70	186.26	2101944.10
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	3212	m2	105.15	337741.80	112.44	361157.28
	Subgrade Preparation	2900	m2	14.22	41238.00	14.16	40864.00
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Removal	0	m2	140.00	0.00	161.00	0.00
Concrete Works	Kerb and Channel	2770	m	54.81	151823.70	60.90	168693.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	5686	m2	63.51	361117.86	73.63	418660.18
	Traffic Island	534	m2	77.60	41438.40	84.07	44893.38
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	775	m	259.10	200802.50	282.96	219294.00
	Drainage Pipe 450mm CR Bfilled	388	m	299.43	116178.84	334.33	129720.04
	Drainage Pipe 525mm CR Bfilled	130	m	403.86	52501.80	448.03	58243.90
	Drainage - pits	22	No.	2565.39	56438.58	2806.10	61734.20
	Drainage - Sub-soil drainage	2770	m	33.88	93847.60	43.40	120218.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	125	No.	303.34	37917.59	363.01	45376.25
	Landscaping	9982	m2	21.61	215713.02	25.16	251147.12
	Topsoil Seeding	9982	m2	7.21	71970.22	8.44	84248.08
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	16	Item	338.43	5414.88	380.39	6086.24
	Line marking	14497	m2 of Pavement	3.11	45085.67	4.09	59292.73
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of Fscape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	24	Item	292.43	7018.32	319.78	7674.72
Other	Rock excavation	1958	m3	100.00	195800.00	115.00	225170.00
	Telecom/power relocation allowance	235	m	1300.00	305500.00	1495.00	351325.00	
	Water/gas relocation allowance	1344	m	300.00	403200.00	345.00	463680.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
Delivery	Council Fees	1	%	3.25	189011.98	3.25	214886.39
	VicRoads Fees	1	%	1.00	58157.53	1.00	66118.89
	Traffic Management	1	%	5.00	290787.66	5.00	330594.45
	Environmental Management	1	%	0.50	29078.77	0.50	33059.45
	Surveying and Design	1	%	5.00	290787.66	5.00	330594.45
	Supervision and Project management	1	%	9.00	523417.80	9.00	595070.01
	Site Establishment	1	%	2.50	145393.83	2.50	165297.23
	Contingency	1	%	15.00	872362.99	15.00	991783.35
TOTAL - (2018) RATES	Excluding Delivery				5,815,753		6,611,889
	Including Delivery				8,214,793		9,339,393
TOTAL - (2021) RATES	Excluding Delivery				6,339,172		7,206,960
	Including Delivery				8,954,080		10,179,831
TOTAL - (2024) RATES	Excluding Delivery				10,072,445		11,451,292
	Including Delivery				14,227,338		16,174,669

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Ferris Road and Shogaki Drive
Civil Component Number: IT-13

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	29964	m2	3.68	110267.52	4.96	148621.44
	Earthworks	5198	m3	34.07	177095.86	40.52	210622.96
Road Pavement	Primary Arterial Pavement	1576	m2	169.62	267321.12	186.26	293545.76
	Secondary Arterial Pavement	6410	m2	127.01	814134.10	133.78	857529.80
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1598	m2	14.22	22723.56	16.16	25823.68
	Pavement Rehab	4823	m2	51.58	248770.34	59.32	286100.36
	Pavement Removal	4017	m2	140.03	562380.03	161.00	646737.00
Concrete Works	Kerb and Channel	2781	m	54.81	152426.61	60.90	169362.90
	Kerb Removal	1204	m	60.03	72240.00	69.00	83076.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	4551	m2	63.51	289034.01	73.63	335090.13
	Traffic Island	1474	m2	77.60	114382.40	84.07	123919.18
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	750	m	259.10	194325.00	282.96	212220.00
	Drainage Pipe 450mm CR Bfilled	252	m	299.43	75456.36	334.33	84251.16
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	29	No.	2565.39	74396.31	2806.10	81376.90
	Drainage - Sub-soil drainage	2781	m	33.88	94220.28	43.40	120695.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	128	No.	303.34	38827.52	363.01	46465.28
	Landscaping	11063	m2	21.61	239071.43	25.16	278345.08
	Topsoil Seeding	11063	m2	7.21	79764.23	8.44	93371.72
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	16	Item	338.43	5414.88	380.39	6086.24
	Line marking	12809	m2 of Pavement	3.11	39835.99	4.09	52388.81
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of Fscape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	1040	m3	100.00	104000.00	115.00	119600.00
	Telecom/power relocation allowance	947	m	1300.00	1231100.00	1495.00	1415765.00
	Water/gas relocation allowance	743	m	300.00	222900.00	345.00	256335.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Earthen mound removal	2090	m3	34.07	71206.30	40.52	84686.80
	Light pole relocation allowance	8	Item	10000.00	80000.00	11500.00	92000.00
	Power pole relocation allowance	4	Item	40000.00	160000.00	46000.00	184000.00
	Sawcut pavement tie ins, new kerb & channel, etc.	2500	m	14.00	35000.00	16.10	40250.00
Delivery	Council Fees	1	%	3.25	204439.15	3.25	233529.22
	VicRoads Fees	1	%	1.00	62904.35	1.00	71855.14
	Traffic Management	1	%	5.00	314521.77	5.00	359275.72
	Environmental Management	1	%	0.50	31452.18	0.50	35927.57
	Surveying and Design	1	%	5.00	314521.77	5.00	359275.72
	Supervision and Project management	1	%	9.00	566139.18	9.00	646696.29
	Site Establishment	1	%	2.50	157260.88	2.50	179637.86
	Contingency	1	%	15.00	943565.30	15.00	1077827.15
TOTAL - (2018) RATES	Excluding Delivery				6,290,435		7,185,514
	Including Delivery				8,885,340		10,149,539
TOTAL - (2021) RATES	Excluding Delivery				6,856,575		7,833,211
	Including Delivery				9,684,912		11,062,998
TOTAL - (2024) RATES	Excluding Delivery				7,691,286		8,783,995
	Including Delivery				10,863,941		12,409,794

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Ferris Road and Hollingsworth Drive
DCP Project No.: IT-14
Status of Project: Constructed

Construction Cost - (2011) rates	$1,008,000
Construction Cost – (2021) rates	$1,353,545

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Intersection: Ferris Road and Bridge Road
DCP Project No.: IT-15
Status of Project: Under construction

Construction Cost - (2011) rates	$1,008,000
Construction Cost – (2021) rates	$1,353,545

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Intersection: Abey Road and Industrial Connector Road
Civil Component Number: IT-16

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	16107	m2	3.68	59273.76	4.96	79890.72
	Earthworks	2845	m3	34.07	96929.15	40.52	115279.40
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	3803	m2	127.01	483273.05	133.78	509022.96
	Collector Arterial Pavement	801	m2	105.15	84225.15	112.44	90064.44
	Subgrade Preparation	922	m2	14.22	13110.84	16.16	14899.52
	Pavement Rehab	3459	m2	51.58	178415.22	59.32	205187.88
	Pavement Removal	0	m2	140.03	0.00	161.00	0.00
Concrete Works	Kerb and Channel	1599	m	54.81	87641.19	60.90	97379.10
	Kerb Removal	413	m	60.03	24780.00	69.00	28497.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	2404	m2	63.51	152678.04	73.63	177006.52
	Concrete Removal	0	m3	45.03	0.00	49.53	0.00
	Traffic Island	227	m2	77.63	17615.20	84.07	19083.89
Drainage	Drainage Pipe 300mm CR BRRed	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR BRRed	236	m	259.10	61147.60	282.96	66778.56
	Drainage Pipe 450mm CR BRRed	118	m	299.43	35332.74	334.33	39450.94
	Drainage Pipe 525mm CR BRRed	40	m	403.86	16154.40	448.03	17921.20
	Drainage - pits	10	No.	2565.39	25653.90	2806.10	28061.00
	Drainage – Sub-soil drainage	1599	m	33.88	54174.12	43.40	69396.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	87	No.	303.34	26390.58	363.01	31581.87
	Landscaping	5371	m2	21.61	116067.31	25.16	135134.36
	Topsoil Seeding	5371	m2	7.21	38724.91	8.44	45331.24
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	5	Item	338.43	1692.15	380.39	1901.95
	Line marking	8065	m2 of Pavement	3.11	25082.15	4.09	32985.85
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of hcape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Rock excavation	569	m3	100.03	56900.00	115.00	65435.00
	Telecom/power relocation allowance	413	m	1300.00	536900.00	1495.00	617435.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Light pole relocation allowance	3	Item	10000.00	30000.00	11500.00	34500.00
	Power pole relocation allowance	4	Item	40000.00	160000.00	46000.00	184000.00
	Sawcut pavement tie ins, new kerb & channel, etc.	413	m	14.00	5782.00	16.10	6649.30
Delivery	Council Fees	1	%	3.25	95847.36	3.25	109573.23
	VicRoads Fees	1	%	1.03	29491.49	1.00	33714.84
	Traffic Management	1	%	5.00	147457.47	5.00	168574.20
	Environmental Management	1	%	0.50	14745.75	0.50	16857.42
	Surveying and Design	1	%	5.03	147457.47	5.00	168574.20
	Supervision and Project management	1	%	9.00	265423.45	9.00	303433.56
	Site Establishment	1	%	2.50	73728.74	2.50	84287.10
	Contingency	1	%	15.00	442372.42	15.00	505722.59
TOTAL - (2018) RATES	Excluding Delivery				**2,949,149**		**3,371,484**
	Including Delivery				**4,165,674**		**4,762,225**
TOTAL - (2021) RATES	Excluding Delivery				**3,214,573**		**3,674,918**
	Including Delivery				**4,540,584**		**5,190,822**
TOTAL - (2024) RATES	Excluding Delivery				**2,522,967**		**2,884,276**
	Including Delivery				**3,563,690**		**4,074,031**

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Intersection: Abey Road and Bundy Drive
Civil Component Number: IT-17

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	16663	m2	3.68	60583.84	4.96	81656.48
	Earthworks	2855	m3	34.07	97269.85	40.52	115684.60
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	3883	m2	127.01	493179.83	133.78	519467.74
	Collector Arterial Pavement	727	m2	105.15	76444.05	112.44	81743.88
	Subgrade Preparation	922	m2	14.22	13110.84	16.16	14899.52
	Pavement Rehab	3731	m2	51.58	192444.98	59.32	221322.92
	Pavement Removal	385	m2	140.00	53900.00	161.00	61985.00
Concrete Works	Kerb and Channel	1714	m	54.81	93944.34	60.90	104382.60
	Kerb Removal	1031	m	60.00	61860.00	69.00	71139.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	2339	m2	63.51	148549.89	73.63	172220.57
	Concrete Removal	1286	m3	45.03	57908.58	49.53	63695.58
	Traffic Island	342	m2	77.60	26539.20	84.07	28751.94
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	242	m	259.10	62702.20	282.96	68476.32
	Drainage Pipe 450mm CR Bfilled	121	m	299.43	36231.03	334.33	40453.93
	Drainage Pipe 525mm CR Bfilled	41	m	403.86	16558.26	448.03	18369.23
	Drainage - pits	10	No.	2565.39	25653.90	2806.10	28061.00
	Drainage – Sub-soil drainage	1714	m	33.88	58070.32	43.40	74387.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	87	No.	303.34	26390.58	365.01	31581.87
	Landscaping	5493	m2	21.61	118703.73	25.16	138203.88
	Topsoil Seeding	5493	m2	7.21	39604.53	8.44	46360.92
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	5	Item	338.43	1692.15	380.39	1901.95
	Line marking	8341	m2 of Pavement	3.11	25940.51	4.09	34114.69
	Landscape maintenance (Intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of hcape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	18	Item	292.43	5263.74	319.78	5756.04
Other	Rock excavation	571	m3	100.00	57100.00	115.00	65665.00
	Telecom/power relocation allowance	453	m	1300.00	588900.00	1495.00	677235.00
	Water/gas relocation allowance	39	m	300.00	11700.00	345.00	13455.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Light pole relocation allowance	4	Item	10000.00	40000.00	11500.00	46000.00
	Power pole relocation allowance	4	Item	40000.00	160000.00	46000.00	184000.00
	Sawcut pavement tie ins, new kerb & channel, etc.	459	m	14.00	6426.00	16.10	7389.90
Delivery	Council Fees	1	%	3.25	104409.98	3.25	119314.19
	VicRoads Fees	1	%	1.00	32126.15	1.00	36712.06
	Traffic Management	1	%	5.00	160630.73	5.00	183569.29
	Environmental Management	1	%	0.50	16063.07	0.50	18356.03
	Surveying and Design	1	%	5.00	160630.73	5.00	183569.29
	Supervision and Project management	1	%	9.00	289135.32	9.00	330408.52
	Site Establishment	1	%	2.50	80315.37	2.50	91780.15
	Contingency	1	%	15.00	481892.20	15.00	550680.87
TOTAL - (2018) RATES	Excluding Delivery				3,212,615		3,671,306
	Including Delivery				4,537,819		5,183,328
TOTAL - (2021) RATES	Excluding Delivery				3,501,750		4,001,615
	Including Delivery				4,946,222		5,652,281
TOTAL - (2024) RATES	Excluding Delivery				2,806,562		3,273,255
	Including Delivery				4,649,019		4,627,003

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Primary- Connector Intersection (Ferris Road, Shakamaker Drive)
Civil Component Number: IT-18

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	24754	m2	3.68	91,094.72	4.96	122,779.84
	Earthworks	2760	m3	34.07	94,033.20	40.52	111,835.20
Road Pavement	Primary Arterial Pavement	3062	m2	169.62	519,376.44	186.26	570,328.12
	Secondary Arterial Pavement	0	m2	127.01	-	133.78	-
	Collector Arterial Pavement	1064	m2	105.15	111,879.60	112.44	119,635.16
	Subgrade Preparation	826	m2	14.22	11,745.72	16.16	13,348.16
	Pavement Rehab	6166	m2	51.58	318,042.28	59.32	365,767.12
	Pavement Removal	3704	m2	140.00	518,560.00	161.00	596,344.00
Concrete Works	Kerb and Channel	2356	m	54.81	129,132.36	60.90	143,480.40
	Kerb Removal	1567	m	60.00	94,020.00	69.00	108,123.00
	Cycle Path	0	m2	76.59	-	91.94	-
	SUP/ Footpath	4152	m2	63.51	263,691.52	73.63	305,771.76
	Concrete Removal	0	m3	45.03	-	49.53	-
	Traffic Island	454	m2	77.60	35,230.40	84.07	38,167.78
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	-	197.96	-
	Drainage Pipe 375mm CR Bfilled	847	m	259.10	219,457.70	282.96	239,667.12
	Drainage Pipe 450mm CR Bfilled	9249	m	299.43	2,769,428.07	334.33	3,092,218.17
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	-	448.03	-
	Drainage - pits	24	No.	2565.39	61,569.36	2806.10	67,346.40
	Drainage – Sub-soil drainage	2356	m	33.88	79,821.28	43.40	102,250.40
	Drainage Culvert	0	No.	0.00	-	0.00	-
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438,921.12	128786.34	515,145.36
Landscape	Tree Planting	113	No.	303.34	34,277.42	363.01	41,020.13
	Landscaping	9249	m2	21.61	199,870.89	25.16	232,704.84
	Topsoil Seeding	9249	m2	7.21	66,685.29	8.44	78,061.56
Street Lighting	Street Lighting - Road	0	m	216.34	-	225.67	-
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193,875.72	55617.74	222,470.96
Misc.	Regulatory Signage	16	Item	338.43	5,414.88	380.39	6,086.24
	Line marking	10293	m2 of Pavement	3.11	32,011.23	4.09	42,098.37
	Landscape maintenance (Intersections)	1	Item	71344.66	71,344.66	88131.43	88,131.43
	Landscape maintenance (roads)	0	m2 of hcape	2.90	-	2.96	-
	Tactile Pavers (Hazard only)	24	Item	292.43	7,018.32	319.78	7,674.72
Other	Rock excavation	552	m3	100.00	55,200.00	115.00	63,480.00
	Telecom/power relocation allowance	462	m	1300.00	600,600.00	1495.00	690,690.00
	Water/gas relocation allowance	165	m	300.00	49,500.00	345.00	56,925.00
	Service proving fee	1	Item	10000.00	10,000.00	11500.00	11,500.00
	Earthen mound removal	6480	m3	34.07	220,773.60	40.52	262,569.60
	Light pole relocation allowance	3	Item	10000.00	30,000.00	11500.00	34,500.00
	Power pole relocation allowance	4	Item	40000.00	160,000.00	46000.00	184,000.00
	Sawcut pavement tie ins, new kerb & channel, etc.	2728	m	14.00	38,192.00	16.10	43,920.80
Delivery	Council Fees	1	%	3.25	244,750.02	3.25	278,784.44
	VicRoads Fees	1	%	1.00	75,307.70	1.00	85,779.83
	Traffic Management	1	%	5.00	376,538.49	5.00	428,899.13
	Environmental Management	1	%	0.50	37,653.85	0.50	42,889.91
	Surveying and Design	1	%	5.00	376,538.49	5.00	428,899.13
	Supervision and Project management	1	%	9.00	677,769.28	9.00	772,018.44
	Site Establishment	1	%	2.50	188,269.24	2.50	214,449.57
	Contingency	1	%	15.00	1,129,615.47	15.00	1,286,697.40
TOTAL - (2018) RATES	Excluding Delivery				7,530,770		8,577,983
	Including Delivery				19,677,217		13,219,699
TOTAL - (2024) RATES	Excluding Delivery				9,883,487		11,257,864
	Including Delivery				13,960,425		15,901,733
TOTAL - (2024) RATES	Excluding Delivery				9,769,542		11,257,864
	Including Delivery				13,799,478		15,901,733

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Mount Cottrell Road and Baxterpark Drive
DCP Project No.: IT-19
Status of Project: Constructed

Construction Cost - (2011) rates	$798,000
Construction Cost – (2021) rates	$1,071,557

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Intersection: Mount Cottrell Road and Southern Connector Road
Civil Component Number: IT-20

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	25670	m2	3.68	94465.60	4.96	127323.20
	Earthworks	9003	m3	34.07	306732.21	40.52	364801.56
Road Pavement	Primary Arterial Pavement	11412	m2	169.62	1935703.44	186.26	2125599.12
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	1576	m2	105.15	165716.40	112.44	177205.44
	Subgrade Preparation	2598	m2	14.22	36943.56	16.16	41983.68
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2394	m	54.81	131215.14	60.90	145794.60
	Cycle Path	3505	m2	76.59	268447.95	91.94	322249.70
	SUP/ Footpath	1103	m2	63.51	70051.53	73.63	81213.89
	Traffic Island	745	m2	77.60	11252.00	84.97	12190.15
Drainage	Drainage Pipe 300mm CR BRilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR BRilled	1000	m	259.10	259100.00	282.96	282960.00
	Drainage Pipe 450mm CR BRilled	194	m	299.43	58089.42	334.13	64860.02
	Drainage Pipe 525mm CR BRilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	32	No.	2565.39	82052.48	2806.10	89795.20
	Drainage – Sub-soil drainage	2394	m	33.88	81108.72	43.40	103899.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	115	No.	303.34	34884.10	363.01	41746.15
	Landscaping	7920	m2	21.61	171151.20	25.16	199267.20
	Topsoil Seeding	7920	m2	7.21	57103.20	8.44	66844.80
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	16	Item	338.43	5414.88	380.39	6086.24
	Line marking	12988	m2 of Pavement	3.11	40352.68	4.09	53120.92
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	16	Item	292.43	4678.88	319.78	5116.48
Other	Rock excavation	1801	m3	100.00	180100.00	115.00	207115.00
	Telecom/power relocation allowance	270	m	1300.00	351000.00	1495.00	403650.00
	Water/gas relocation allowance	56	m	300.00	16800.00	345.00	19320.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Power pole removal	7	Item	40000.00	280000.00	46000.00	322000.00
Delivery	Council Fees	1	%	3.25	174089.01	3.25	198295.20
	VicRoads Fees	1	%	1.00	53565.85	1.00	61013.91
	Traffic Management	1	%	5.00	267829.24	5.00	305069.54
	Environmental Management	1	%	0.50	26782.92	0.50	30506.95
	Surveying and Design	1	%	5.00	267829.24	5.00	305069.54
	Supervision and Project management	1	%	9.00	482092.64	9.00	549125.16
	Site Establishment	1	%	2.50	133914.62	2.50	152534.77
	Contingency	1	%	15.00	803487.73	15.00	915208.61
TOTAL - (2018) RATES	Excluding Delivery				5,156,585		8,101,391
	Including Delivery				7,566,176		8,616,714
TOTAL - (2021) RATES	Excluding Delivery				5,838,678		6,650,516
	Including Delivery				8,247,133		9,393,854
TOTAL - (2024) RATES	Excluding Delivery				6,996,392		7,969,432
	Including Delivery				9,882,687		11,256,823

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: East West Arterial and Eastern North-South Connector Road
Civil Component Number: IT-21

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	18525	m2	3.68	68172.00	4.96	91884.00
	Earthworks	6457	m3	34.07	219989.99	40.52	261637.64
Road Pavement	Primary Arterial Pavement	7682	m2	169.62	1303020.84	186.26	1430849.32
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	1801	m2	105.15	189375.15	112.44	202504.44
	Subgrade Preparation	1897	m2	14.22	26975.34	16.16	30655.52
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	6.00	0.00
Concrete Works	Kerb and Channel	1916	m	54.81	105015.96	60.90	116684.40
	Cycle Path	2444	m2	76.59	187185.96	91.94	224701.36
	SUP/ Footpath	377	m2	63.51	23943.27	73.63	27758.51
	Traffic Island	117	m2	77.60	9079.20	84.07	9836.19
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	943	m	259.10	244331.30	282.96	266831.28
	Drainage Pipe 450mm CR Bfilled	0	m	299.43	0.00	334.33	0.00
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	25	No.	2565.39	64134.75	2806.10	70152.50
	Drainage – Sub-soil drainage	1916	m	33.88	64914.08	43.40	83154.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	87	No.	303.34	26390.58	363.01	31581.87
	Landscaping	6082	m2	21.61	131432.02	25.16	153023.12
	Topsoil Seeding	6082	m2	7.21	43851.22	8.44	51332.08
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	16	Item	338.43	5414.88	380.39	6086.24
	Line marking	9483	m2 of Pavement	3.11	29492.13	4.09	38785.47
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	16	Item	292.43	4678.88	319.78	5116.48
Other	Rock excavation	1292	m3	100.00	129200.00	115.00	148580.00
	Telecom/power relocation allowance	60	m	1300.00	78000.00	1495.00	89700.00
	Water/gas relocation allowance	50	m	300.00	15000.00	345.00	17250.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Power pole removal	1	Item	30000.00	30000.00	34500.00	34500.00
Delivery	Council Fees	1	%	3.25	120696.52	3.25	137470.21
	VicRoads Fees	1	%	1.00	37137.39	1.00	42298.53
	Traffic Management	1	%	5.00	185686.95	5.00	211492.63
	Environmental Management	1	%	0.50	18568.70	0.50	21149.26
	Surveying and Design	1	%	5.00	185686.95	5.00	211492.63
	Supervision and Project management	1	%	9.00	334236.51	9.00	380686.73
	Site Establishment	1	%	2.50	92843.48	2.50	105746.31
	Contingency	1	%	15.00	557060.86	15.00	634477.89
TOTAL - (2018) RATES	Excluding Delivery				3,713,735		4,229,853
	Including Delivery				5,245,694		5,974,667
TOTAL - (2021) RATES	Excluding Delivery				4,047,976		4,610,540
	Including Delivery				5,717,766		6,512,188
TOTAL - (2024) RATES	Excluding Delivery				4,656,782		5,524,893
	Including Delivery				6,851,701		7,803,911

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: East West Arterial and Central North-South Connector Road
Civil Component Number: IT-22

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	18549	m2	3.68	68260.32	4.96	92003.04
	Earthworks	5862	m3	34.07	199718.34	40.52	237528.24
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	7713	m2	127.01	97962.13	133.78	1031845.14
	Collector Arterial Pavement	1801	m2	105.15	189375.15	112.44	202504.44
	Subgrade Preparation	1903	m2	14.22	27060.66	16.16	30752.48
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1867	m	54.81	102330.27	60.90	113700.30
	Cycle Path	2452	m2	76.59	187768.68	91.94	225456.88
	SUP/ Footpath	377	m2	63.51	23943.27	73.63	27758.51
	Traffic Island	783	m2	77.60	14200.80	84.07	15384.81
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	922	m	259.10	238850.20	282.96	260889.12
	Drainage Pipe 450mm CR Bfilled	0	m	299.43	0.00	334.33	0.00
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	22	No.	2565.39	56438.58	2806.10	61734.20
	Drainage – Sub-soil drainage	1867	m	33.88	63253.96	43.40	81027.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	4	Item/ Per Leg	109730.28	438921.12	128786.34	515145.36
Landscape	Tree Planting	88	No.	303.34	26693.92	363.01	31944.88
	Landscaping	6007	m2	21.61	129811.27	25.16	151136.12
	Topsoil Seeding	6007	m2	7.21	43310.47	8.44	50699.08
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	4	Item/ Per Leg	48468.93	193875.72	55617.74	222470.96
Misc.	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Line marking	9514	m2 of Pavement	3.11	29588.14	4.09	38912.26
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	16	Item	292.43	4678.88	319.78	5116.48
Other	Rock excavation	1173	m3	100.00	117300.00	115.00	134895.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
Delivery	Council Fees	1	%	3.25	104643.74	3.25	118115.41
	VicRoads Fees	1	%	1.00	32198.07	1.00	36342.20
	Traffic Management	1	%	5.00	160990.36	5.00	181716.02
	Environmental Management	1	%	0.50	16099.04	0.50	18171.60
	Surveying and Design	1	%	5.00	160990.36	5.00	181716.02
	Supervision and Project management	1	%	9.00	289782.65	9.00	327088.84
	Site Establishment	1	%	2.50	80495.18	2.50	90858.01
	Contingency	1	%	15.00	482971.09	15.00	545148.06
TOTAL - (2018) RATES	Excluding Delivery				3,219,807		3,634,326
	Including Delivery				4,547,978		5,133,478
TOTAL - (2021) RATES	Excluding Delivery				3,509,590		3,961,410
	Including Delivery				4,957,296		5,595,492
TOTAL - (2024) RATES	Excluding Delivery				4,205,864		4,747,628
	Including Delivery				5,940,416		6,705,178

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: East West Arterial and Western North-South Connector Road
Civil Component Number:IT-23

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	16357	m2	3.68	60193.76	4.96	81130.72
	Earthworks	5065	m3	34.07	172564.55	40.52	205233.80
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	7226	m2	127.01	917774.26	133.78	966694.28
	Collector Arterial Pavement	889	m2	105.15	93478.35	112.44	99959.16
	Subgrade Preparation	1623	m2	14.22	23079.06	16.16	26227.68
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1739	m	54.81	95314.59	60.90	105905.10
	Cycle Path	2269	m2	76.59	173782.71	91.94	208611.86
	SUP/ Footpath	183	m2	63.51	11622.33	73.63	13474.29
	Traffic Island	197	m2	77.60	15287.20	84.07	16561.79
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	866	m	259.10	224380.60	282.96	245043.36
	Drainage Pipe 450mm CR Bfilled	26	m	299.43	7785.18	334.33	8692.58
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	20	No.	2565.39	51307.80	2806.10	56122.00
	Drainage – Sub-soil drainage	1739	m	33.88	58917.32	43.40	75472.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109780.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	78	No.	303.34	23660.52	363.01	28314.78
	Landscaping	5548	m2	21.61	119892.28	25.16	139587.68
	Topsoil Seeding	5548	m2	7.21	40001.08	8.44	46825.12
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	5	Item	338.43	1692.15	380.39	1901.95
	Line marking	8115	m2 of Pavement	3.11	25237.65	4.09	33190.35
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	8	Item	292.43	2339.44	319.78	2558.24
Other	Rock excavation	1013	m3	100.00	101300.00	115.00	116495.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	10000.00	0.00	11500.00	0.00
Delivery	Council Fees	1	%	3.25	89880.48	3.25	101378.75
	VicRoads Fees	1	%	1.00	27655.53	1.00	31193.46
	Traffic Management	1	%	5.00	138277.66	5.00	155967.30
	Environmental Management	1	%	0.50	13827.77	0.50	15596.73
	Surveying and Design	1	%	5.00	138277.66	5.00	155967.30
	Supervision and Project management	1	%	9.00	248899.78	9.00	280741.14
	Site Establishment	1	%	2.50	69138.83	2.50	77983.65
	Contingency	1	%	15.00	414832.97	15.00	467901.90
TOTAL - (2018) RATES	Excluding Delivery				2,765,553		3,119,346
	Including Delivery				3,906,344		4,406,076
TOTAL - (2021) RATES	Excluding Delivery				3,014,453		3,400,088
	Including Delivery				4,257,915		4,802,624
TOTAL - (2024) RATES	Excluding Delivery				3,412,273		4,074,383
	Including Delivery				5,102,335		5,755,079

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Exford Road and Elpis Road
DCP Project No.: IT-24
Status of Project: Constructed

Construction Cost - (2011) rates	$798,000
Construction Cost – (2021) rates	$1,071,557

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Primary- Connector T-intersection (Mt Cottrell Road, Bridge Road)
Civil Component Number: IT-25

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	2448	m2	3.68	9008.64	4.96	12142.08
	Earthworks	592	m3	34.07	20169.44	40.52	23987.84
Road Pavement	Primary Arterial Pavement	365	m2	169.62	61911.30	186.26	67984.90
	Secondary Arterial Pavement	321	m2	127.01	66172.21	133.78	69699.38
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	178	m2	14.22	2531.16	16.16	2876.48
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	265	m	54.81	14524.65	60.90	16138.50
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	623	m2	63.51	39566.73	73.63	45871.49
	Traffic Island	70	m2	77.60	5432.00	84.07	5884.90
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	150	m	259.10	38865.00	282.96	42444.00
	Drainage Pipe 450mm CR Bfilled	35	m	299.43	10480.05	334.33	11701.55
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	7	No.	2565.39	17957.73	2806.10	19642.70
	Drainage – Sub-soil drainage	265	m	33.88	8978.20	43.40	11501.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109780.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	10	No.	303.34	3033.40	363.01	3630.10
	Landscaping	871	m2	21.63	18822.23	25.16	21914.36
	Topsoil Seedling	871	m2	7.21	6279.91	8.44	7351.24
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	1	Item/ Per Leg	48468.93	48468.93	55617.74	55617.74
Misc.	Regulatory Signage	4	Item	338.43	1353.72	380.39	1521.56
	Line marking	886	m2 of Pavement	3.11	2755.46	4.09	3623.74
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of Fscape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	4	Item	292.43	1169.72	319.78	1279.12
Other	Rock excavation	119	m3	100.00	11900.00	115.00	13685.00
	Telecom/power relocation allowance	56	m	1300.00	72800.00	1493.00	83720.00
	Water/gas relocation allowance	23	m	300.00	6900.00	345.00	7935.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Construct hump (Asphalt Size 10 Type N)	91	m2	57.15	5200.65	65.72	5980.75
	Hump asphalt disposal fee (inc. transport)	91	m2	26.79	2437.89	30.81	2803.57
Delivery	Council Fees	1	%	3.25	28835.77	3.25	33310.14
	VicRoads Fees	1	%	1.00	8872.55	1.00	10249.27
	Traffic Management	1	%	5.00	44362.73	5.00	51246.37
	Environmental Management	1	%	0.50	4436.27	0.50	5124.64
	Surveying and Design	1	%	5.00	44362.73	5.00	51246.37
	Supervision and Project management	1	%	9.00	79852.91	9.00	92243.47
	Site Establishment	1	%	2.00	22181.37	2.00	25623.19
	Contingency	1	%	15.00	133088.19	15.00	153739.12
TOTAL - (2018) RATES	Excluding Delivery						
	Including Delivery						
TOTAL - (2021) RATES	Excluding Delivery				887,255		1,024,927
	Including Delivery				1,253,247		1,447,710
TOTAL - (2024) RATES	Excluding Delivery				1,175,548		1,345,129
	Including Delivery				1,660,662		1,899,995

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Intersection: Mount Cottrell Road and Alfred Road
DCP Project No.: IT-26
Status of Project: Constructed

Construction Cost - (2011) rates	$1,008,000
Construction Cost – (2021) rates	$1,353,545

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Intersection:Intersection: Ferris Road and Alfred Road
DCP Project No.: IT-27
Status of Project: Under construction

Construction Cost - (2011) rates	$1,008,000
Construction Cost – (2021) rates	$1,353,545

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Intersection: Ferris Road and Southern Connector Road
Civil Component Number:IT-28

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	12126	m2	3.68	44623.68	4.96	60144.96
	Earthworks	2978	m3	34.07	101460.46	40.52	120668.56
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	3353	m2	127.01	425864.53	133.78	448564.34
	Collector Arterial Pavement	1586	m2	105.15	166767.90	112.44	178329.84
	Subgrade Preparation	988	m2	14.22	14049.36	16.16	15966.08
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1108	m	54.81	60729.48	60.90	67477.20
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	1155	m2	63.51	73354.05	73.63	85042.65
	Traffic Island	3	m2	77.60	232.80	84.07	252.21
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	50	m	259.10	12955.00	282.96	14148.00
	Drainage Pipe 450mm CR Bfilled	0	m	299.43	0.00	334.33	0.00
	Drainage Pipe 525mm CR Bfilled	245	m	403.86	98945.70	448.03	109767.35
	Drainage - pits	7	No.	2565.39	17957.73	2806.10	19642.70
	Drainage – Sub-soil drainage	1108	m	33.88	37539.04	43.40	48087.20
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	76	No.	303.34	23053.84	363.01	27588.76
	Landscaping	4795	m2	21.61	103619.95	25.16	120642.20
	Topsoil Seeding	4795	m2	7.21	34571.95	8.44	40469.80
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Line marking	4939	m2 of Pavement	3.11	15360.29	4.09	20200.51
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	12	Item	292.43	3509.16	319.78	3837.36
Other	Rock excavation	596	m3	100.00	59600.00	115.00	68540.00
	Telecom/power relocation allowance	71	m	1300.00	92300.00	1495.00	106145.00
	Water/gas relocation allowance	68	m	300.00	20400.00	345.00	23460.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
	Tree removal	30	Item	1000.00	30000.00	1150.00	34500.00
Delivery	Council Fees	1	%	3.25	64877.20	3.25	73778.97
	VicRoads Fees	1	%	1.00	19962.22	1.00	22701.22
	Traffic Management	1	%	5.00	99811.08	5.00	113506.11
	Environmental Management	1	%	0.50	9981.11	0.50	11350.61
	Surveying and Design	1	%	5.00	99811.08	5.00	113506.11
	Supervision and Project management	1	%	9.00	179659.94	9.00	204311.01
	Site Establishment	1	%	2.50	49905.54	2.50	56753.06
	Contingency	1	%	15.00	299433.23	15.00	340518.34
TOTAL - (2018) RATES	Excluding Delivery				1,996,222		2,270,122
	Including Delivery				2,819,663		3,206,568
TOTAL - (2021) RATES	Excluding Delivery				2,175,882		2,474,434
	Including Delivery				3,073,433		3,495,138
TOTAL - (2024) RATES	Excluding Delivery				1,609,734		1,140,323
	Including Delivery				1,426,278		1,621,977

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Intersection: Ferris Road and Enterprise Street
Civil Component Number: IT-29

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	13711	m2	3.68	50456.48	4.96	68006.56
	Earthworks	2432	m3	34.07	82858.24	40.52	98544.64
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	3029	m2	127.01	385963.29	133.78	406537.42
	Collector Arterial Pavement	937	m2	105.15	98525.55	112.44	105356.28
	Subgrade Preparation	796	m2	14.22	11319.12	16.16	12863.36
	Pavement Rehab	2638	m2	51.58	136068.04	59.32	156486.16
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1352	m	54.81	74103.12	60.90	82336.80
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	2243	m2	63.51	142452.93	73.63	165152.09
	Traffic Island	745	m2	77.60	11252.00	84.07	12190.15
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	400	m	259.10	103640.00	282.96	113184.00
	Drainage Pipe 450mm CR Bfilled	300	m	299.43	89829.00	334.33	100299.00
	Drainage Pipe 525mm CR Bfilled	70	m	403.86	28270.20	448.03	31362.10
	Drainage - pits	17	No.	2565.39	43611.63	2806.10	47703.70
	Drainage – Sub-soil drainage	1352	m	33.88	45805.76	43.40	58676.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	3	Item/ Per Leg	109730.28	329190.84	128786.34	386359.02
Landscape	Tree Planting	77	No.	303.34	23357.18	363.01	27951.77
	Landscaping	4663	m2	21.61	100767.43	25.16	117321.08
	Topsoil Seeding	4663	m2	7.21	33620.23	8.44	39355.72
Street Lighting	Street Lighting - Road	0	m	216.34	0.00	225.67	0.00
	Street Lighting - Intersections	3	Item/ Per Leg	48468.93	145406.79	55617.74	166853.22
Misc.	Regulatory Signage	8	Item	338.43	2707.44	380.39	3043.12
	Line marking	3976	m2 of Pavement	3.11	12365.36	4.09	16261.84
	Landscape maintenance (intersections)	1	Item	71344.66	71344.66	88131.43	88131.43
	Landscape maintenance (roads)	0	m2 of l'scape	2.90	0.00	2.96	0.00
	Tactile Pavers (Hazard only)	12	Item	292.43	3509.16	319.78	3837.36
Other	Rock excavation	487	m3	100.00	48700.00	115.00	56005.00
	Telecom/power relocation allowance	409	m	1300.00	531700.00	1495.00	611455.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	1	Item	10000.00	10000.00	11500.00	11500.00
Delivery	Council Fees	1	%	3.25	85047.45	3.25	97070.79
	VicRoads Fees	1	%	1.00	26168.45	1.00	29867.94
	Traffic Management	1	%	5.00	130842.23	5.00	149339.68
	Environmental Management	1	%	0.50	13084.22	0.50	14933.97
	Surveying and Design	1	%	5.00	130842.23	5.00	149339.68
	Supervision and Project management	1	%	9.00	235516.01	9.00	268811.43
	Site Establishment	1	%	2.50	65421.11	2.50	74669.84
	Contingency	1	%	15.00	392526.68	15.00	448019.04
TOTAL - (2018) RATES	Excluding Delivery				2,616,845		2,986,794
	Including Delivery				3,696,293		4,218,846
TOTAL - (2021) RATES	Excluding Delivery				2,852,361		3,255,606
	Including Delivery				4,028,960		4,598,543
TOTAL - (2024) RATES	Excluding Delivery				3,418,935		3,901,223
	Including Delivery				4,827,975		5,510,616

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: IT-30 - Intersection: Paynes Road and Alfred Road
Civil Component Number: IT-30

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		16147	Item	2.55	41174.85
Earth Works	Cut to fill	3131.91	m3	30.60	95836.45
	Import, place & compact fill	8686	m3	51.00	442986.00
Barriers	Guard rail	40	m	120.00	4800.00
	GREAT terminal	2	No	5100.00	10200.00
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	5298	m2	127.50	675495.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	1077	m2	76.50	82390.50
Kerb & Channel		1194	m	40.80	48715.20
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	2610	m2	46.92	122461.20
Concrete Splitter Islands		377	m2	51.00	19227.00
Drainage	Subsoil Drains	1494	m	22.44	33525.36
	Drainage Pits (max depth 1.5m)	20	No	2193.00	43860.00
	Drainage Pipe 300 dia	410	m	153.00	62730.00
	Drainage Pipe 375 dia	120	m	183.60	22032.00
	Drainage Pipe 450 dia	270	m	255.00	68850.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	6375	m2	2.55	16256.25
	Signage	20	No	183.60	3672.00
	Tactile pavers (per pram crossing)	16	No	261.12	4177.92
	Fencing	540	m	25.50	13770.00
Landscaping	Topsoil and grass to naturestrips	6785	m2	3.26	22146.24
Traffic signals	Divided crossroad	1	Item	229500.00	229500.00
Intersection Lighting	New lighting pole (All Inclusive)	10	No	12240.00	122400.00
VicRoads Fees	10-year Maintenance Fee	1	Item	75000.00	75000.00
	Prom, controller & surveillance	1	Item	17500.00	17500.00
Council Fees	3.25% of cost of works	1	Item	3.25	74057.94
Traffic Management	5% of cost of works	1	Item	5.00	113935.30
Environmental Management	0.5% of cost of works	1	Item	0.50	11395.30
Survey & Design	5% of cost of works	1	Item	5.00	113935.30
Supervision & Project Management	10% of cost of works	1	Item	10.00	227870.60
Site Establishment	2.5% of cost of works	1	Item	2.50	56967.65
Contingency	20% of cost of works	1	Item	20.00	455741.19
TOTAL - (2016) RATES	Excluding Delivery				2,278,705.97
	Including Delivery				3,332,667.48
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				3,872,265.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				4,734,277.21

Source – Rockbank Development Contributions Plan, VPA, August 2016

Description: IT-31 - Intersection: Paynes Road and East-West Connector Road 1
Civil Component Number: IT-31

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		13705	Item	2.55	33341.25
Earth Works	Cut to fill	4390.81	m3	30.60	134358.79
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	5268	m2	127.50	671670.00
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	1087	m2	76.50	83155.50
Kerb & Channel		1193	m	40.80	48674.40
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	2592	m2	46.92	121616.64
Concrete Splitter Islands		235	m2	51.00	11985.00
Drainage	Subsoil Drains	1653	m	22.44	37093.32
	Drainage Pits (max depth 1.5m)	20	No	2193.00	43860.00
	Drainage Pipe 300 dia	410	m	153.00	62730.00
	Drainage Pipe 375 dia	120	m	183.60	22032.00
	Drainage Pipe 450 dia	270	m	255.00	68850.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	6355	m2	2.55	16205.25
	Signage	20	No	183.60	3672.00
	Tactile pavers (per pram crossing)	16	No	261.12	4177.92
	Fencing	330	m	25.50	8415.00
Landscaping	Topsoil and grass to naturestrips	3893	m2	3.26	12706.75
Traffic signals	Divided crossroad	1	Item	229500.00	229500.00
Intersection Lighting	New lighting pole (All Inclusive)	10	No	12240.00	122400.00
Utilities	Underground electricity lines - trench	168	m	800.00	134400.00
	Relocate Telstra pit and conduits	1	No	8160.00	8160.00
VicRoads Fees	10-year Maintenance Fee	1	Item	75000.00	75000.00
	Prom, controller & surveillance	1	Item	17500.00	17500.00
Council Fees	3.25% of cost of works	1	Item	3.25	64073.87
Traffic Management	5% of cost of works	1	Item	5.00	98575.19
Environmental Management	0.5% of cost of works	1	Item	0.50	9857.52
Survey & Design	5% of cost of works	1	Item	5.00	98575.19
Supervision & Project Management	10% of cost of works	1	Item	10.00	197150.38
Site Establishment	2.5% of cost of works	1	Item	2.50	49287.60
Contingency	20% of cost of works	1	Item	20.00	394300.76
TOTAL - (2016) RATES	Excluding Delivery				1,971,503.82
	Including Delivery				2,883,324.33
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				3,350,228.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				4,014,638.09

Source – Rockbank Development Contributions Plan, VPA, August 2016

Description: IT-32 - Intersection: Paynes Road and East-West Connector Road 2
Civil Component Number: IT-32

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		13131	Item	2.55	33484.05
Earth Works	Cut to fill	4375.53	m3	30.60	133891.22
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	5259	m2	127.50	670522.50
	Construct granular pavement (Council Pavement for Collector Street 550mm depth)	1071	m2	76.50	81931.50
Kerb & Channel		1196	m	40.80	48796.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	2604	m2	46.92	122179.68
Concrete Splitter Islands		373	m2	51.00	19023.00
Drainage	Subsoil Drains	1641	m	22.44	36824.04
	Drainage Pits (max depth 1.5m)	20	No	2193.00	43860.00
	Drainage Pipe 300 dia	410	m	153.00	62730.00
	Drainage Pipe 375 dia	120	m	183.60	22032.00
	Drainage Pipe 450 dia	270	m	255.00	68850.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	6330	m2	2.55	16141.50
	Signage	20	No	183.60	3672.00
	Tactile pavers (per pram crossing)	16	No	261.12	4177.92
	Fencing	340	m	25.50	
Landscaping	Topsoil and grass to naturestrips	3824	m2	3.26	12481.54
Traffic signals	Divided crossroad	1	Item	229500.00	229500.00
Intersection Lighting	New lighting pole (All Inclusive)	10	No	12240.00	122400.00
Utilities	Underground electricity lines - trench	216	m	800.00	172800.00
	Relocate Telstra pit and conduits	2	No	8160.00	16320.00
	Relocate 100mm PVC water main	210	m	204.00	42840.00
VicRoads Fees	10-year Maintenance Fee	1	Item	75000.00	75000.00
	Prom, controller & surveillance	1	Item	17500.00	17500.00
Council Fees	3.25% of cost of works	1	Item	3.25	66851.13
Traffic Management	5% of cost of works	1	Item	5.00	102847.89
Environmental Management	0.5% of cost of works	1	Item	0.50	10284.79
Survey & Design	5% of cost of works	1	Item	5.00	102847.89
Supervision & Project Management	10% of cost of works	1	Item	10.00	205695.77
Site Establishment	2.5% of cost of works	1	Item	2.50	51423.94
Contingency	20% of cost of works	1	Item	20.00	411391.55
TOTAL - (2016) RATES	Excluding Delivery				2,056,957.74
	Including Delivery				3,008,380.70
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				3,495,443.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				4,188,652.00

Source – Rockbank Development Contributions Plan, VPA, August 2016

PLAN PREPARATION

Description: Plan Preparation
DCP Project No.: PL-01
Status of Project: Plan prepared

Construction Cost - (2011) rates	$1,250,000
Construction Cost – (2021) rates	$1,678,504

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

ROADS

Description: Rees Road: Coburns Road (PSP Boundary) to East West Arterial (IT01)
DCP Project No.: RD-01
Status of Project: Constructed

Construction Cost - (2011) rates	$631,800
Construction Cost – (2021) rates	$848,383

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: East West Arterial: Rees Road (IT01) to Exford Road (IT02) (528m)
Civil Component Number: RD-02

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	17952	m2	3.68	66063.36	4.96	89041.92
	Earthworks	6036	m3	34.07	205646.52	40.52	244578.72
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	9504	m2	127.01	120703.04	133.78	127144.12
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1901	m2	14.22	27032.22	16.16	30720.16
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2112	m	54.81	115758.72	60.90	128620.80
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	3168	m2	63.51	201199.68	73.63	233259.84
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	524	m	259.10	135768.40	282.96	148271.04
	Drainage Pipe 450mm CR Bfilled	264	m	299.43	79049.52	334.33	88263.12
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	30	No.	2565.39	76961.70	2806.10	84183.00
	Drainage – Sub-soil drainage	2112	m	33.88	71554.56	43.40	91660.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	35	No.	303.34	10616.90	363.01	12705.35
	Landscaping	5280	m2	21.61	114100.80	25.16	132844.80
	Topsoil Seeding	5280	m2	7.21	38068.80	8.44	44563.20
Street Lighting	Street Lighting - Road	528	m	216.34	114227.52	225.67	119153.76
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	12	Item	338.43	4061.16	380.39	4564.68
	Line marking	9504	m2 of Pavement	3.11	29557.44	4.09	38871.36
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	5280	m2 of l'scape	2.90	15312.00	2.96	15628.80
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	1208	m3	100.00	120800.00	115.00	138920.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	1	Item	3000.00	3000.00	3450.00	3450.00
Delivery	Council Fees	1	%	3.25	85666.18	3.25	94924.26
	VicRoads Fees	1	%	1.00	26338.82	1.00	29207.46
	Traffic Management	1	%	5.00	131794.12	5.00	146037.32
	Environmental Management	1	%	0.50	13179.41	0.50	14603.73
	Surveying and Design	1	%	5.00	131794.12	5.00	146037.32
	Supervision and Project management	1	%	9.00	237229.41	9.00	262867.18
	Site Establishment	1	%	2.50	65897.06	2.50	73018.66
	Contingency	1	%	15.00	395382.35	15.00	438111.97
TOTAL - (2018) RATES	Excluding Delivery				2,635,882		2,920,746
	Including Delivery				3,723,184		4,125,954
TOTAL - (2021) RATES	Excluding Delivery				2,873,112		3,183,614
	Including Delivery				4,058,271		4,496,855
TOTAL - (2024) RATES	Excluding Delivery				3,482,902		3,814,882
	Including Delivery				4,865,099		5,388,662

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: East West Arterial: East West Arterial (IT02) to East West Arterial (IT03) (339m)
Civil Component Number: RD-03

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	11526	m2	3.68	42415.68	4.96	57168.96
	Earthworks	862	m3	34.07	29368.34	40.52	34928.24
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	1356	m2	127.01	172225.56	133.78	181405.68
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	272	m2	14.22	3867.84	16.16	4395.52
	Pavement Rehab	2373	m2	51.58	122399.34	59.32	140766.36
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1356	m	54.81	74322.36	60.90	82580.40
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	1865	m2	63.51	118446.15	73.63	137319.95
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	326	m	259.10	84466.60	282.96	92244.96
	Drainage Pipe 450mm CR Bfilled	170	m	299.43	50903.10	334.33	56836.10
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	18	No.	2565.39	46177.02	2806.10	50509.80
	Drainage – Sub-soil drainage	1356	m	33.88	45941.28	43.40	58850.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	22	No.	303.34	6673.48	363.01	7986.22
	Landscaping	5933	m2	21.61	128212.13	25.16	149274.28
	Topsoil Seeding	5933	m2	7.21	42776.93	8.44	50074.52
Street Lighting	Street Lighting - Road	339	m	216.34	73339.26	225.67	76502.13
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	8	Item	338.43	2707.44	380.39	3043.12
	Line marking	1356	m2 of Pavement	3.11	4217.16	4.09	5546.04
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	5933	m2 of l'scape	2.90	17205.70	2.96	17561.68
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	173	m3	100.00	17300.00	115.00	19895.00
	Telecom/power relocation allowance	25	m	1300.00	32500.00	1495.00	37375.00
	Water/gas relocation allowance	6	m	300.00	1800.00	345.00	2070.00
	Service proving fee	1	Item	3000.00	3000.00	3450.00	3450.00
Delivery	Council Fees	1	%	3.25	36408.62	3.25	41267.99
	VicRoads Fees	1	%	1.00	11202.65	1.00	12697.84
	Traffic Management	1	%	5.00	56013.27	5.00	63489.22
	Environmental Management	1	%	0.50	5601.33	0.50	6348.92
	Surveying and Design	1	%	5.00	56013.27	5.00	63489.22
	Supervision and Project management	1	%	9.00	100823.88	9.00	114280.59
	Site Establishment	1	%	2.50	28006.63	2.50	31744.61
	Contingency	1	%	15.00	168039.81	15.00	190467.65
TOTAL - (2018) RATES	Excluding Delivery				1,120,265		1,269,784
	Including Delivery				1,582,375		1,793,576
TOTAL - (2021) RATES	Excluding Delivery				1,221,090		1,384,065
	Including Delivery				1,724,790		1,954,992
TOTAL - (2024) RATES	Excluding Delivery				1,480,294		1,658,558
	Including Delivery				2,066,847		2,342,702

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Exford Road: Exford Road (IT03) to Greigs Road (IT04) (1,857m)
Civil Component Number: RD-04

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	63138	m2	3.68	232347.84	4.96	313164.48
	Earthworks	4717	m3	34.07	160708.19	40.52	191132.84
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	7428	m2	127.01	943436.28	133.78	993717.84
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1486	m2	14.22	21130.92	16.16	24013.76
	Pavement Rehab	12999	m2	51.58	670488.42	59.32	771100.68
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	7428	m	54.81	407128.68	60.90	452365.20
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	11142	m2	63.51	707628.42	73.63	820385.46
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	1669	m	259.10	432437.90	282.96	472260.24
	Drainage Pipe 450mm CR Bfilled	929	m	299.43	278170.47	334.33	310592.57
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	111	No.	2565.39	284758.29	2806.10	311477.10
	Drainage – Sub-soil drainage	7428	m	33.88	251660.64	43.40	322375.20
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	123	No.	303.34	37310.82	363.01	44650.23
	Landscaping	31569	m2	21.61	682206.09	25.16	794276.04
	Topsoil Seeding	31569	m2	7.21	227612.49	8.44	266442.36
Street Lighting	Street Lighting - Road	1857	m	216.34	401743.38	225.67	419069.19
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	42	Item	338.43	14214.06	380.39	15976.38
	Line marking	7428	m2 of Pavement	3.11	23101.08	4.09	30380.52
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	31569	m2 of l'scape	2.90	91550.10	2.96	93444.24
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	944	m3	100.00	94400.00	115.00	108560.00
	Telecom/power relocation allowance	587	m	1300.00	763100.00	1495.00	877565.00
	Water/gas relocation allowance	1924	m	300.00	577200.00	345.00	663780.00
	Service proving fee	1	Item	20000.00	20000.00	23000.00	23000.00
	Light pole relocation allowance	4	Item	10000.00	40000.00	11500.00	46000.00
	Power pole relocation allowance	3	Item	40000.00	120000.00	46000.00	138000.00
Delivery	Council Fees	1	%	3.25	241175.66	3.25	276371.20
	VicRoads Fees	1	%	1.00	74822.28	1.00	85037.28
	Traffic Management	1	%	5.00	374116.40	5.00	425186.47
	Environmental Management	1	%	0.50	37411.64	0.50	42518.65
	Surveying and Design	1	%	5.00	374116.40	5.00	425186.47
	Supervision and Project management	1	%	9.00	673409.53	9.00	765335.64
	Site Establishment	1	%	2.50	187058.20	2.50	212593.23
	Contingency	1	%	15.00	1122349.21	15.00	1275559.40
TOTAL - (2018) RATES	Excluding Delivery				7,482,323		8,503,729
	Including Delivery				10,568,788		12,011,518
TOTAL - (2021) RATES	Excluding Delivery				8,155,738		9,269,065
	Including Delivery				11,519,980		13,092,554
TOTAL - (2024) RATES	Excluding Delivery				9,773,184		11,107,286
	Including Delivery				13,804,598		15,689,041

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: East West Arterial: East West Arterial (IT03) to Toolern Creek (BD03) (136m)
Civil Component Number: RD-05

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	3230	m2	3.68	11886.40	4.96	16020.80
	Earthworks	664	m3	34.07	22622.48	40.52	26905.28
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	1043	m2	127.01	132522.45	133.78	139800.10
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	209	m2	14.22	2971.98	16.16	3377.44
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	380	m	54.81	20827.80	60.90	23142.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	570	m2	63.51	36200.70	73.63	41969.10
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	74	m	259.10	19173.40	282.96	20939.04
	Drainage Pipe 450mm CR Bfilled	48	m	299.43	14372.64	334.33	16047.84
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	3	No.	2565.39	7696.17	2806.10	8418.30
	Drainage – Sub-soil drainage	380	m	33.88	12874.40	43.40	16492.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	6	No.	303.34	1820.04	363.01	2178.06
	Landscaping	1615	m2	21.61	34900.15	25.16	40633.40
	Topsoil Seeding	1615	m2	7.21	11644.15	8.44	13630.60
Street Lighting	Street Lighting - Road	93	m	216.34	20552.30	225.67	21438.65
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	3	Item	338.43	1015.29	380.39	1141.17
	Line marking	1045	m2 of Pavement	3.11	3249.95	4.09	4274.05
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	1615	m2 of l'scape	2.90	4683.50	2.96	4780.40
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	133	m3	100.00	13300.00	115.00	15295.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
Delivery	Council Fees	1	%	3.25	12106.80	3.25	13535.70
	VicRoads Fees	1	%	1.00	3725.17	1.00	4164.83
	Traffic Management	1	%	5.00	18625.84	5.00	20824.16
	Environmental Management	1	%	0.50	1862.58	0.50	2082.42
	Surveying and Design	1	%	5.00	18625.84	5.00	20824.16
	Supervision and Project management	1	%	9.00	33526.51	9.00	37483.49
	Site Establishment	1	%	2.50	9312.92	2.50	10412.08
	Contingency	1	%	15.00	55877.52	15.00	62472.48
TOTAL - (2018) RATES	Excluding Delivery				372,517		416,483
	Including Delivery				536,180		585,283
TOTAL - (2021) RATES	Excluding Delivery				406,044		453,967
	Including Delivery				573,537		641,228
TOTAL - (2024) RATES	Excluding Delivery				486,370		543,897
	Including Delivery				687,280		768,395

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: East West Arterial: Toolern Creek (BD03) to Ferris Road (IT05) (1,011m)
Civil Component Number: RD-06

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	32980	m2	3.68	121366.40	4.96	163580.80
	Earthworks	6776	m3	34.07	230858.32	40.52	274563.52
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	10670	m2	127.01	1355196.70	133.78	1427432.60
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	2134	m2	14.22	30345.48	16.16	34485.44
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	3880	m	54.81	212662.80	60.90	236292.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	5820	m2	63.51	369628.20	73.63	428526.60
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	979	m	259.10	253658.90	282.96	277017.84
	Drainage Pipe 450mm CR Bfilled	485	m	299.43	145223.55	334.33	162159.05
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	57	No.	2565.39	146227.23	2806.10	159947.70
	Drainage – Sub-soil drainage	3880	m	33.88	131454.40	43.40	168392.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	64	No.	303.34	19413.76	363.01	23232.64
	Landscaping	16490	m2	21.61	356348.90	25.16	414888.40
	Topsoil Seeding	16490	m2	7.21	118892.90	8.44	139175.60
Street Lighting	Street Lighting - Road	970	m	216.34	209849.80	225.67	218899.90
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	22	Item	338.43	7445.46	380.39	8368.58
	Line marking	10670	m2 of Pavement	3.11	33183.70	4.09	43640.30
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	16490	m2 of l'scape	2.90	47821.00	2.96	48810.40
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	1356	m3	100.00	135600.00	115.00	155940.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
Delivery	Council Fees	1	%	3.25	127568.27	3.25	142523.69
	VicRoads Fees	1	%	1.00	39251.78	1.00	43853.44
	Traffic Management	1	%	5.00	196258.88	5.00	219267.22
	Environmental Management	1	%	0.50	19625.89	0.59	21926.72
	Surveying and Design	1	%	5.00	196258.88	5.00	219267.22
	Supervision and Project management	1	%	9.00	353265.98	9.00	394081.99
	Site Establishment	1	%	2.50	98129.44	2.50	109633.61
	Contingency	1	%	15.00	588776.63	15.00	657801.66
TOTAL - (2018) RATES	Excluding Delivery				3,925,172		4,385,364
	Including Delivery				5,544,311		6,194,299
TOTAL - (2021) RATES	Excluding Delivery				4,278,444		4,780,026
	Including Delivery				6,043,302		6,751,787
TOTAL - (2024) RATES	Excluding Delivery				5,126,934		5,727,881
	Including Delivery				7,241,797		8,090,787

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: East West Arterial: Ferris Road (IT05) to Mount Cottrell Road (IT06) (806m)
Civil Component Number: RD-07

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	27404	m2	3.68	100846.72	4.96	135923.84
	Earthworks	5630	m3	34.07	191814.10	40.52	228127.60
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	8866	m2	127.01	1126070.66	133.78	1186092.48
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1774	m2	14.22	25226.28	16.16	28667.84
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	3224	m	54.81	176707.44	60.90	196341.60
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	4836	m2	63.51	307134.36	73.63	356074.68
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	819	m	259.10	212202.90	282.96	231744.24
	Drainage Pipe 450mm CR Bfilled	403	m	299.43	120670.29	334.33	134734.99
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	48	No.	2565.39	123138.72	2806.10	134692.80
	Drainage – Sub-soil drainage	3224	m	33.88	109229.12	43.40	139921.60
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	53	No.	303.34	16077.02	363.01	19239.53
	Landscaping	13702	m2	21.61	296100.22	25.16	344742.32
	Topsoil Seeding	13702	m2	7.21	98793.42	8.44	115644.88
Street Lighting	Street Lighting - Road	806	m	216.34	174370.04	225.67	181890.02
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	19	Item	338.43	6430.17	380.39	7227.41
	Line marking	8866	m2 of Pavement	3.11	27573.26	4.09	36261.94
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	13702	m2 of l'scape	2.90	39735.80	2.96	40557.92
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	1126	m3	100.00	112600.00	115.00	129490.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
Delivery	Council Fees	1	%	3.25	106103.35	3.25	118539.74
	VicRoads Fees	1	%	1.00	32647.19	1.00	36473.27
	Traffic Management	1	%	5.00	163235.93	5.00	182368.83
	Environmental Management	1	%	0.50	16323.59	0.50	18236.88
	Surveying and Design	1	%	5.00	163235.93	5.00	182368.83
	Supervision and Project management	1	%	9.00	293824.67	9.00	328263.90
	Site Establishment	1	%	2.50	81617.96	2.50	91184.42
	Contingency	1	%	15.00	489707.78	15.00	547106.50
TOTAL - (2018) RATES	Excluding Delivery				3,264,719		3,647,377
	Including Delivery				4,611,415		5,151,920
TOTAL - (2021) RATES	Excluding Delivery				3,558,544		3,975,641
	Including Delivery				5,026,443		5,615,593
TOTAL - (2024) RATES	Excluding Delivery				4,264,267		4,764,681
	Including Delivery				6,023,276		6,729,265

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: East West Arterial: Mount Cottrell Road (IT06) to Paynes Road (IT07) (927m)
Civil Component Number: RD-08

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	31518	m2	3.68	115986.24	4.96	156329.28
	Earthworks	6476	m3	34.07	220637.32	40.52	262407.52
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	10197	m2	127.01	1295126.97	133.78	1364154.66
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	2040	m2	14.22	29008.80	16.16	32966.40
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	3708	m	54.81	203235.48	60.90	225817.20
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	5562	m2	63.51	353242.62	73.63	409530.06
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	981	m	259.10	254177.10	282.96	277583.76
	Drainage Pipe 450mm CR Bfilled	927	m	299.43	277571.61	334.33	309923.91
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	148	No.	2565.39	379677.72	2806.10	415302.80
	Drainage - Sub-soil drainage	3708	m	33.88	125627.04	43.40	160927.20
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	61	No.	303.34	18503.74	363.01	22143.61
	Landscaping	15759	m2	21.61	340551.99	25.16	396496.44
	Topsoil Seeding	15759	m2	7.21	113622.39	8.44	133005.96
Street Lighting	Street Lighting - Road	927	m	216.34	200547.18	225.67	209196.09
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	21	Item	338.43	7107.03	380.39	7988.19
	Line marking	10197	m2 of Pavement	3.11	31712.67	4.09	41705.73
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	15759	m2 of Fscape	2.90	45701.10	2.96	46646.64
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	1296	m3	100.00	129600.00	115.00	149040.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
Delivery	Council Fees	1	%	3.25	134603.01	3.25	150187.88
	VicRoads Fees	1	%	1.00	41416.31	1.00	46211.65
	Traffic Management	1	%	5.00	207081.55	5.00	231058.27
	Environmental Management	1	%	0.50	20708.16	0.50	23105.83
	Surveying and Design	1	%	5.00	207081.55	5.00	231058.27
	Supervision and Project management	1	%	9.00	372746.78	9.00	415904.89
	Site Establishment	1	%	2.50	103540.78	2.50	115529.14
	Contingency	1	%	15.00	621244.65	15.00	693174.82
TOTAL - (2018) RATES	Excluding Delivery				4,141,631		4,621,165
	Including Delivery				5,838,094		6,527,396
TOTAL - (2021) RATES	Excluding Delivery				4,514,378		5,037,071
	Including Delivery				6,376,559		7,114,863
TOTAL - (2024) RATES	Excluding Delivery				5,409,660		6,036,013
	Including Delivery				7,641,145		8,525,868

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Paynes Road: Toolern PSP Boundary to Greigs Road
DCP Project No.: RD-09
Status of Project: Project deleted – located in the Rockbank South PSP area

Description: Paynes Road: Mount Cottrell Road: Toolern PSP Boundary to Greigs Road
DCP Project No.: RD-10
Status of Project: Project deleted – located in the Rockbank South PSP area

Description: Mount Cottrell Road: Melbourne Ballarat Rail Line to PSP southern boundary (678m)
Civil Component Number: RD-11

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	35998	m2	3.68	132472.64	4.96	178550.08
	Earthworks	8789	m3	34.07	299441.23	40.52	356130.28
Road Pavement	Primary Arterial Pavement	12292	m2	169.62	2084969.04	186.26	2289507.92
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	2459	m2	14.22	34966.98	16.16	39737.44
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	3512	m	54.81	192492.72	60.90	213880.80
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	6585	m2	63.51	418213.35	73.63	484853.55
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	929	m	259.10	240703.90	282.96	262869.84
	Drainage Pipe 450mm CR Bfilled	878	m	299.43	262899.54	334.33	293541.74
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	140	No.	2565.39	359154.60	2806.10	392854.00
	Drainage - Sub-soil drainage	3512	m	33.88	118986.56	43.40	152420.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	58	No.	303.34	17593.72	363.01	21054.58
	Landscaping	17121	m2	21.61	369984.81	25.16	430764.36
	Topsoil Seeding	17121	m2	7.21	123442.41	8.44	144501.24
Street Lighting	Street Lighting - Road	878	m	216.34	189946.52	225.67	198138.26
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	20	Item	338.43	6768.60	380.39	7607.80
	Line marking	12292	m2 of Pavement	3.11	38228.12	4.09	50274.28
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	17121	m2 of Fscape	2.90	49650.90	2.96	50678.16
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	1758	m3	100.00	175800.00	115.00	202170.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
	Power pole relocation allowance	6	Item	40000.00	240000.00	46000.00	276000.00
Delivery	Council Fees	1	%	3.25	174060.76	3.25	196479.89
	VicRoads Fees	1	%	1.00	53557.16	1.00	60455.35
	Traffic Management	1	%	5.00	267785.78	5.00	302276.76
	Environmental Management	1	%	0.50	26778.58	0.50	30227.68
	Surveying and Design	1	%	5.00	267785.78	5.00	302276.76
	Supervision and Project management	1	%	9.00	482014.41	9.00	544098.16
	Site Establishment	1	%	2.50	133892.89	2.50	151138.38
	Contingency	1	%	15.00	803357.35	15.00	906830.27
TOTAL - (2018) RATES	Excluding Delivery				5,355,718		6,045,533
	Including Delivery				7,584,948		8,559,318
TOTAL - (2021) RATES	Excluding Delivery				5,837,731		6,589,634
	Including Delivery				8,245,795		9,307,858
TOTAL - (2024) RATES	Excluding Delivery				6,995,458		7,896,476
	Including Delivery				9,881,084		11,153,773

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Mount Cottrell Road: Western Freeway to Melbourne Ballarat Rail Line
DCP Project No.: RD-12
Status of Project: Constructed

Construction Cost - (2011) rates	$5,896,800
Construction Cost – (2021) rates	$7,918,240

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Skipped project
DCP Project No.: RD-13
Status of Project: There is no RD13 – this is a project that was skipped in the DCP

Description: Shogaki Drive: Ferris Road (IT13) to Industrial Connector Road (IT12) (438m)
Civil Component Number: RD-14

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	19710	m2	3.68	72532.80	4.96	97761.60
	Earthworks	2193	m3	34.07	74715.51	40.52	88860.36
Road Pavement	Primary Arterial Pavement	3066	m2	169.62	520054.92	186.26	571073.16
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	614	m2	14.22	8731.08	16.16	9922.24
	Pavement Rehab	3066	m2	51.58	158144.28	59.32	181875.12
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1752	m	54.81	96027.12	60.90	106696.80
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	3942	m2	63.51	250336.42	73.63	290249.46
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	462	m	259.10	119704.20	282.96	130727.52
	Drainage Pipe 450mm CR Bfilled	438	m	299.43	131150.34	334.33	146436.54
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	68	No.	2565.39	174446.52	2806.10	190814.80
	Drainage – Sub-soil drainage	1752	m	33.88	59357.76	43.40	76036.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	29	No.	303.34	8796.86	363.01	10527.29
	Landscaping	9636	m2	21.61	208233.96	25.16	242441.76
	Topsoil Seeding	9636	m2	7.21	69475.56	8.44	81327.84
Street Lighting	Street Lighting - Road	438	m	216.34	94756.92	225.67	98843.46
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	10	Item	338.43	3384.30	380.39	3803.90
	Line marking	3066	m2 of Pavement	3.11	9535.26	4.09	12539.94
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	9636	m2 of l'scape	2.90	27944.40	2.96	28522.56
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	439	m3	100.00	43900.00	115.00	50485.00
	Telecom/power relocation allowance	383	m	1300.00	497900.00	1495.00	572585.00
	Water/gas relocation allowance	876	m	300.00	262800.00	345.00	302220.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
Delivery	Council Fees	1	%	3.25	93988.32	3.25	107046.91
	VicRoads Fees	1	%	1.00	28919.48	1.00	32937.51
	Traffic Management	1	%	5.00	144597.41	5.00	164687.56
	Environmental Management	1	%	0.50	14459.74	0.50	16468.76
	Surveying and Design	1	%	5.00	144597.41	5.00	164687.56
	Supervision and Project management	1	%	9.00	260275.34	9.00	296437.60
	Site Establishment	1	%	2.50	72298.71	2.50	82343.78
	Contingency	1	%	15.00	433792.23	15.00	494062.67
TOTAL - (2018) RATES	Excluding Delivery				2,891,943		3,293,731
	Including Delivery				4,084,877		4,652,423
TOTAL - (2021) RATES	Excluding Delivery				3,152,224		3,590,189
	Including Delivery				4,452,516		5,071,142
TOTAL - (2024) RATES	Excluding Delivery				3,777,984		4,302,184
	Including Delivery				5,335,529		6,076,840

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Ferris Road: Western Freeway to Shogaki Drive (IT13) (350m)
Civil Component Number: RD-15

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	14630	m2	3.68	53838.40	4.96	72564.80
	Earthworks	3504	m3	34.07	119381.28	40.52	141982.08
Road Pavement	Primary Arterial Pavement	4900	m2	169.62	831138.00	186.26	912674.00
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	980	m2	14.22	13935.60	16.16	15836.80
	Pavement Rehab	2450	m2	51.58	126371.00	59.32	145334.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1050	m	54.81	57550.50	60.90	63945.00
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	1050	m2	63.51	66685.50	73.63	77311.50
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	371	m	259.10	96126.10	282.96	104978.16
	Drainage Pipe 450mm CR Bfilled	350	m	299.43	104800.50	334.33	117015.50
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	56	No.	2565.39	143661.84	2806.10	157141.60
	Drainage – Sub-soil drainage	1050	m	33.88	35574.00	43.40	45570.00
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	23	No.	303.34	6976.82	363.01	8349.23
	Landscaping	4130	m2	21.61	89249.30	25.16	103910.80
	Topsoil Seeding	4130	m2	7.21	29777.30	8.44	34857.20
Street Lighting	Street Lighting - Road	350	m	216.34	75719.00	225.67	78984.50
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	8	Item	338.43	2707.44	380.39	3043.12
	Line marking	4900	m2 of Pavement	3.11	15239.00	4.09	20041.00
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	4130	m2 of l'scape	2.90	11977.00	2.96	12224.80
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	701	m3	100.00	70100.00	115.00	80615.00
	Telecom/power relocation allowance	323	m	1300.00	419900.00	1495.00	482885.00
	Water/gas relocation allowance	85	m	300.00	25500.00	345.00	29325.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
	Kerb Removal	323	m	60.00	19380.00	69.00	22287.00
	Earthen mound removal	8320	m3	34.07	283462.40	40.52	337126.40
	Sawcut pavement tie ins, new kerb & channel, etc.	323	m	14.00	4522.00	16.10	5200.30
Delivery	Council Fees	1	%	3.25	87966.12	3.25	99879.00
	VicRoads Fees	1	%	1.00	27035.73	1.00	30732.03
	Traffic Management	1	%	5.00	135178.65	5.00	153660.14
	Environmental Management	1	%	0.50	13517.86	0.50	15366.01
	Surveying and Design	1	%	5.00	135178.65	5.00	153660.14
	Supervision and Project management	1	%	9.00	243321.57	9.00	276588.25
	Site Establishment	1	%	2.50	67589.32	2.50	76830.07
	Contingency	1	%	15.00	405535.95	15.00	460980.42
TOTAL - (2018) RATES	Excluding Delivery				2,703,573		3,072,203
	Including Delivery				3,818,797		4,340,899
TOTAL - (2021) RATES	Excluding Delivery				2,946,895		3,349,792
	Including Delivery				4,162,489		4,731,581
TOTAL - (2024) RATES	Excluding Delivery				3,531,317		4,014,116
	Including Delivery				4,987,985		5,669,938

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Ferris Road: Abey Road (IT13) to Melbourne Ballarat Rail Line (69m)
Civil Component Number: RD-16

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	2622	m2	3.68	9648.96	4.96	13005.12
	Earthworks	482	m3	34.07	16421.74	40.52	19530.64
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	759	m2	127.01	96400.59	133.78	101539.02
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	152	m2	14.22	2161.44	16.16	2456.32
	Pavement Rehab	483	m2	51.58	24913.14	59.32	28651.56
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	276	m	54.81	15127.56	60.90	16808.40
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	414	m2	63.51	26293.14	73.63	30482.82
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	61	m	259.10	15805.10	282.96	17260.56
	Drainage Pipe 450mm CR Bfilled	35	m	299.43	10480.05	334.33	11701.55
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	3	No.	2565.39	7696.17	2806.10	8418.30
	Drainage – Sub-soil drainage	276	m	33.88	9350.88	43.40	11978.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	4	No.	303.34	1213.36	363.01	1452.04
	Landscaping	966	m2	21.61	20875.26	25.16	24304.56
	Topsoil Seeding	966	m2	7.21	6964.86	8.44	8153.04
Street Lighting	Street Lighting - Road	69	m	216.34	14927.46	225.67	15571.23
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	2	Item	338.43	676.86	380.39	760.78
	Line marking	759	m2 of Pavement	3.11	2360.49	4.09	3104.31
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	966	m2 of l'scape	2.90	2801.40	2.96	2859.36
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	97	m3	100.00	9700.00	115.00	11155.00
	Telecom/power relocation allowance	69	m	1300.00	89700.00	1495.00	103155.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
Delivery	Council Fees	1	%	3.25	12464.35	3.25	14051.31
	VicRoads Fees	1	%	1.00	3835.18	1.00	4322.48
	Traffic Management	1	%	5.00	19175.92	5.00	21617.40
	Environmental Management	1	%	0.50	1917.59	0.50	2161.74
	Surveying and Design	1	%	5.00	19175.92	5.00	21617.40
	Supervision and Project management	1	%	9.00	34516.66	9.00	38911.32
	Site Establishment	1	%	2.50	9587.96	2.50	10808.70
	Contingency	1	%	15.00	57527.77	15.00	64852.20
TOTAL - (2018) RATES	Excluding Delivery				383,918		432,368
	Including Delivery				541,729		610,692
TOTAL - (2021) RATES	Excluding Delivery				418,036		471,260
	Including Delivery				590,476		665,655
TOTAL - (2024) RATES	Excluding Delivery				500,940		564,719
	Including Delivery				707,578		797,666

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Ferris Road: Melbourne Ballarat Rail Line to East West Arterial (IT05) (729m)
Civil Component Number: RD-17

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	27702	m2	3.68	101943.36	4.96	137401.92
	Earthworks	7217	m3	34.07	245883.19	40.52	292432.84
Road Pavement	Primary Arterial Pavement	0	m2	169.62	0.00	186.26	0.00
	Secondary Arterial Pavement	11364	m2	127.01	1443341.64	133.78	1520275.92
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	2273	m2	14.22	32322.06	16.16	36731.68
	Pavement Rehab	1759	m2	51.58	90729.22	59.32	104343.88
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	2916	m	54.81	159825.96	60.90	177584.40
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	4374	m2	63.51	277792.74	73.63	322057.62
	Traffic Island	0	m2	77.60	0.00	84.07	0.00
Drainage	Drainage Pipe 300mm CR Bfilled	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR Bfilled	729	m	259.10	188883.90	282.96	206277.84
	Drainage Pipe 450mm CR Bfilled	365	m	299.43	109291.95	334.33	122030.45
	Drainage Pipe 525mm CR Bfilled	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	42	No.	2565.39	107746.38	2806.10	117856.20
	Drainage – Sub-soil drainage	2916	m	33.88	98794.08	43.40	126554.40
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	48	No.	303.34	14560.32	363.01	17424.48
	Landscaping	10206	m2	21.61	220551.66	25.16	256782.96
	Topsoil Seeding	10206	m2	7.21	73585.26	8.44	86138.64
Street Lighting	Street Lighting - Road	729	m	216.34	157711.86	225.67	164513.43
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	17	Item	338.43	5753.31	380.39	6466.63
	Line marking	11364	m2 of Pavement	3.11	35342.04	4.09	46478.76
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	10206	m2 of l'scape	2.90	29597.40	2.96	30209.76
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	1444	m3	100.00	144400.00	115.00	166060.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	0	m	300.00	0.00	345.00	0.00
	Service proving fee	0	Item	3000.00	0.00	3450.00	0.00
Delivery	Council Fees	1	%	3.25	114986.83	3.25	127072.71
	VicRoads Fees	1	%	1.00	35380.56	1.00	39176.22
	Traffic Management	1	%	5.00	176902.82	5.00	196881.09
	Environmental Management	1	%	0.50	17690.28	0.50	19688.11
	Surveying and Design	1	%	5.00	176902.82	5.00	196881.09
	Supervision and Project management	1	%	9.00	318425.07	9.00	354385.96
	Site Establishment	1	%	2.50	88451.41	2.50	98440.55
	Contingency	1	%	15.00	530708.45	15.00	590643.27
TOTAL - (2018) RATES	Excluding Delivery				3,538,056		3,937,622
	Including Delivery				4,997,505		5,561,831
TOTAL - (2021) RATES	Excluding Delivery				3,856,482		4,292,008
	Including Delivery				5,447,281		6,062,461
TOTAL - (2024) RATES	Excluding Delivery				7,760,461		8,635,877
	Including Delivery				10,961,651		12,199,588

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Abey Road: Toolern Creek (BD01) to Ferris Road (IT13)
DCP Project No.: RD-18
Status of Project: Constructed

Construction Cost - (2011) rates	$7,584,600
Construction Cost – (2021) rates	$10,180,594

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

Description: Shogaki Drive: Industrial Connector Road (IT12) to Mount Cottrell Road (IT10) (438m)
Civil Component Number: RD-19

GROUP	SUB ITEM	QTY	UNIT	RATE (P50)	AMOUNT P(50)	RATE (P90)	AMOUNT P(90)
Siteworks/ Earthworks	Site Preparation	19710	m2	3.68	72532.80	4.96	97761.60
	Earthworks	4385	m3	34.07	149396.95	40.52	177680.20
Road Pavement	Primary Arterial Pavement	6132	m2	169.62	1040109.84	186.26	1142146.32
	Secondary Arterial Pavement	0	m2	127.01	0.00	133.78	0.00
	Collector Arterial Pavement	0	m2	105.15	0.00	112.44	0.00
	Subgrade Preparation	1227	m2	14.22	17447.94	16.16	19828.32
	Pavement Rehab	0	m2	51.58	0.00	59.32	0.00
	Pavement Other	0	m2	0.00	0.00	0.00	0.00
Concrete Works	Kerb and Channel	1752	m	54.81	96027.12	60.90	106696.80
	Cycle Path	0	m2	76.59	0.00	91.94	0.00
	SUP/ Footpath	3942	m2	63.51	250356.42	73.63	290249.46
	Traffic Island	0	m2	77.60	0.00	84.97	0.00
Drainage	Drainage Pipe 300mm CR BRRed	0	m	179.85	0.00	197.96	0.00
	Drainage Pipe 375mm CR BRRed	462	m	258.10	119704.20	282.96	130727.52
	Drainage Pipe 450mm CR BRRed	438	m	299.43	131150.34	334.13	146436.54
	Drainage Pipe 525mm CR BRRed	0	m	403.86	0.00	448.03	0.00
	Drainage - pits	68	No.	2565.39	174446.52	2806.10	190814.80
	Drainage – Sub-soil drainage	1752	m	33.88	59357.76	43.40	76036.80
	Drainage Culvert	0	No.	0.00	0.00	0.00	0.00
Traffic signals	Traffic Signals (all inclusive)	0	Item/ Per Leg	109730.28	0.00	128786.34	0.00
Landscape	Tree Planting	29	No.	303.34	8796.86	363.01	10527.29
	Landscaping	9636	m2	21.61	208233.96	25.16	242441.76
	Topsoil Seeding	9636	m2	7.21	69475.56	8.44	81327.84
Street Lighting	Street Lighting - Road	438	m	216.34	94756.92	225.67	98843.46
	Street Lighting - Intersections	0	Item/ Per Leg	48468.93	0.00	55617.74	0.00
Misc.	Regulatory Signage	10	Item	138.43	1384.30	180.39	1803.90
	Line marking	6132	m2 of Pavement	3.11	19070.52	4.09	25079.88
	Landscape maintenance (intersections)	0	Item	71344.66	0.00	88131.43	0.00
	Landscape maintenance (roads)	9636	m2 of l'scape	2.90	27944.40	2.96	28522.56
	Tactile Pavers (Hazard only)	0	Item	292.43	0.00	319.78	0.00
Other	Rock excavation	877	m3	100.00	87700.00	115.00	100855.00
	Telecom/power relocation allowance	0	m	1300.00	0.00	1495.00	0.00
	Water/gas relocation allowance	480	m	300.00	144000.00	345.00	165600.00
	Service proving fee	1	Item	3000.00	3000.00	3450.00	3450.00
Delivery	Council Fees	1	%	3.25	91249.00	3.25	102011.98
	VicRoads Fees	1	%	1.00	27768.92	1.00	31388.30
	Traffic Management	1	%	5.00	138844.62	5.00	156941.50
	Environmental Management	1	%	0.50	13884.46	0.50	15694.15
	Surveying and Design	1	%	5.00	138844.62	5.00	156941.50
	Supervision and Project management	1	%	9.00	249920.32	9.00	282494.70
	Site Establishment	1	%	2.50	69422.31	2.50	78470.75
	Contingency	1	%	15.00	416533.86	15.00	470824.51
TOTAL - (2018) RATES	Excluding Delivery				2,776,892		3,138,830
	Including Delivery				3,922,361		4,433,597
TOTAL - (2021) RATES	Excluding Delivery				3,026,813		3,421,325
	Including Delivery				4,275,373		4,833,622
TOTAL - (2024) RATES	Excluding Delivery				3,327,600		3,761,314
	Including Delivery				4,700,234		5,312,859

Source – Recommended Changes to Toolern PSP and DCP Documents, Cardno, March 2022

Description: Ferris Road: Melbourne Ballarat Rail Line to East West Arterial (IT05)
DCP Project No.: RD-20
Status of Project: Land purchase project only

Description: Ferris Road: Melbourne Ballarat Rail Line to East West Arterial (IT05)
DCP Project No.: RD-21
Status of Project: Land purchase project only

Description: Paynes Road: East-West Connector Road 1 (IT31) to East West Arterial (IT07)
Civil Component Number: RD-23

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		9434	Item	2.55	24056.70
Earth Works	Cut place & Compact and disposal (for boxing)	2201.76	m3	30.60	67373.86
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	3058	m2	127.50	389895.00
Kerb & Channel		556	m	40.80	22684.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	1668	m2	46.92	78262.56
Drainage	Subsoil Drains	834	m	22.44	18714.96
	Drainage Pits (max depth 1.5m)	12	No	2193.00	26316.00
	Drainage Pipe 375 dia	72	m	183.60	13219.20
	Drainage Pipe 450 dia	278	m	255.00	70890.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	3058	m2	2.55	7797.90
	Guard Rail (protection of electricity poles)	120	m	120.00	14400.00
	GREAT terminals	2	No	5100.00	10200.00
Landscaping		4708	m2	3.26	15366.91
Lighting	New lighting pole (All Inclusive)	6	No	12240.00	73440.00
Services	Underground electricity lines - trench	277	m	800.00	221600.00
Council Fees	3.25% of cost of works	1	Item	3.25	34262.08
Traffic Management	5% of cost of works	1	Item	5.00	52710.89
Environmental Management	0.5% of cost of works	1	Item	0.50	5271.09
Survey & Design	5% of cost of works	1	Item	5.00	52710.89
Supervision & Project Management	10% of cost of works	1	Item	10.00	105421.79
Site Establishment	2.5% of cost of works	1	Item	2.50	26355.45
Contingency	20% of cost of works	1	Item	20.00	210843.58
TOTAL - (2016) RATES	Excluding Delivery				1,354,217.69
	Including Delivery				1,541,792.66
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				1,791,461.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				2,146,739.00

Source – Rockbank Development Contributions Plan, VPA, August 2016

Description: Paynes Road: Alfred Road (IT30) to East-West Connector Road 1 (IT31)
Civil Component Number: RD-22

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		9649	Item	2.55	24604.95
Earth Works	Cut to fill	2249.28	m3	30.60	68827.97
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	3124	m2	127.50	398310.00
Kerb & Channel	Kerb & Channel	568	m	40.80	23174.40
Kerb & Channel	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	1704	m2	46.92	79951.68
Drainage	Subsoil Drains	852	m	22.44	19118.88
	Drainage Pits (max depth 1.5m)	12	No	2193.00	26316.00
	Drainage Pipe 375 dia	72	m	183.60	13219.20
	Drainage Pipe 450 dia	284	m	255.00	72420.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	3124	m2	2.55	7966.20
Landscaping		4821	m2	3.26	15735.74
Lighting	New lighting pole (All Inclusive)	6	No	12240.00	73440.00
Council Fees	3.25% of cost of works	1	Item	3.25	26750.26
Traffic Management	5% of cost of works	1	Item	5.00	41154.25
Environmental Management	0.5% of cost of works	1	Item	0.50	4115.43
Survey & Design	5% of cost of works	1	Item	5.00	41154.25
Supervision & Project Management	10% of cost of works	1	Item	10.00	82308.50
Site Establishment	2.5% of cost of works	1	Item	2.50	20577.13
Contingency	20% of cost of works	1	Item	20.00	164617.00
TOTAL - (2016) RATES	Excluding Delivery				823,681.02
	Including Delivery				1,203,761.84
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				1,398,690.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				1,676,076.00

Source – Rockbank Development Contributions Plan, VPA, August 2016

TOOLERN DEVELOPMENT CONTRIBUTIONS PLAN - JULY 2011 (Amended June 2025)

Description: Paynes Road: East West Arterial (IT07) to East-West Connector Road 2 (IT32)
Civil Component Number: RD-24

DESCRIPTION	DETAIL	QTY	UNIT	RATE	AMOUNT
Clearing & Grubbing		9434	Item	2.55	16750.95
Earth Works	Cut place & Compact and disposal (for boxing)	2201.76	m3	30.60	46773.94
Pavement	Construct deep strength pavement (Arterial Pavement), including wearing course (720mm depth)	3058	m2	127.50	270682.50
Kerb & Channel		556	m	46.80	12748.80
Footpath	Concrete (based on 'Typical Residential Footpath Cross Section' Figure 006 Engineering Design and Construction Manual)	1668	m2	46.92	54333.36
Drainage	Subsoil Drains	834	m	22.44	12992.76
	Drainage Pits (max depth 1.5m)	12	No	2193.00	17544.00
	Drainage Pipe 375 dia	72	m	183.60	8812.80
	Drainage Pipe 450 dia	278	m	255.00	49215.00
Miscellaneous	Line Marking (based on average per m2 of pavement)	3058	m2	2.55	5413.65
	Guard Rail (protection of electricity poles)	120	m	120.00	
	GREAT terminals	2	No	5100.00	
Landscaping		4708	m2	3.26	10732.03
Lighting	New lighting pole (All Inclusive)	6	No	12240.00	48960.00
Utilities	Protect 100mm PVC water main		m	102.00	20400.00
	Underground electricity lines - trench	277	m	800.00	154400.00
Council Fees	3.25% of cost of works	1	Item	3.25	18133.69
Traffic Management	5% of cost of works	1	Item	5.00	27897.99
Environmental Management	0.5% of cost of works	1	Item	0.50	2789.80
Survey & Design	5% of cost of works	1	Item	5.00	27897.99
Supervision & Project Management	10% of cost of works	1	Item	10.00	55795.98
Site Establishment	2.5% of cost of works	1	Item	2.50	13948.99
Contingency	20% of cost of works	1	Item	20.00	111591.96
TOTAL - (2016) RATES	Excluding Delivery				597,999.79
	Including Delivery				816,816.19
TOTAL - (2021) RATES	Excluding Delivery				-
	Including Delivery				948,155.00
TOTAL - (2024) RATES	Excluding Delivery				-
	Including Delivery				1,136,191.00

Source – Rockbank Development Contributions Plan, VPA, August 2016

TRAILS

Description: Toolern Creek Regional Trail
DCP Project No.: TR-01
Status of Project: Constructed

Construction Cost - (2011) rates	$682,500
Construction Cost – (2021) rates	$916,463

Source – Toolern Development Contributions Plan, VPA, July 2011 (Amended June 2020)

This page has been intentionally left blank.

Victorian Planning Authority

VICTORIA State Government

Toolern

Precinct Structure Plan

(Including Toolern Native Vegetation Precinct Plan)

July 2011
(Amended June 2025)



Victorian Planning Authority

Version	Date	Incorporated into the planning scheme by amendment	Description of changes
1	October 2010	Melton C84 (Part 1)	N/A
2	July 2011	Melton C84 (Part 2)	Refer to C84 (Part 2) explanatory report
3	December 2015	Melton C161	Removal of Paynes Road PSP land from Toolern PSP
4	February 2019	Melton C172	Includes Paynes Road Railway Station
5	June 2025	Melton C232	Incorporate findings from the Toolern PSP Review

CONTENTS

PART ONE

Amended by C232 **1.0 INTRODUCTION** 3
1.1 ROLE OF THE PRECINCT STRUCTURE PLAN 3
1.2 LAND TO WHICH THE PRECINCT STRUCTURE PLAN APPLIES 3
1.3 ROLE OF THE NATIVE VEGETATION PRECINCT PLAN 3
1.4 IMPLEMENTATION 3
1.5 FURTHER REFERENCE MATERIAL 3
1.6 MONITORING AND REVIEW 3
Amended by C232 **2.0 LOCAL CONTEXT AND SITE DESCRIPTION** 5
2.1 METROPOLITAN AND REGIONAL CONTEXT 5
2.2 LOCAL CONTEXT 7
2.3 PRECINCT FEATURES 11
Amended by C232 **3.0 VISION AND URBAN STRUCTURE** 15
3.1 VISION 15
3.2 URBAN STRUCTURE 15
Amended by C232 **4.0 ELEMENTS** 25
4.1 IMAGE AND CHARACTER 25
4.2 HOUSING 29
4.3 EMPLOYMENT AND ACTIVITY CENTRES 30
4.4 COMMUNITY FACILITIES 35
4.5 OPEN SPACE AND NATURAL SYSTEMS 39
4.6 TRANSPORT AND MOVEMENT 47
4.7 UTILITIES AND DEVELOPMENT STAGING 71
Amended by C232 **5.0 PRECINCT INFRASTRUCTURE PLAN** 72
5.1 INTRODUCTION 72
5.2 DELIVERY AND MONITORING 72
Amended by C232 **6.0 OTHER INFORMATION** 77
6.1 ACRONYMS 77
6.2 GLOSSARY 77
6.3 SUPPORTING INFORMATION 79

Amended by C232 **PART TWO** 80

PLANS

Amended by C232
Plan 1: Charge Areas 2
Plan 2: Metropolitan and Regional Context 4
Plan 3: Local Context 6
Plan 4: Precinct Features 10
Plan 5: Future Urban Structure 14
Plan 6: Land Use Budget 18
Plan 7: Image and Character 24
Plan 8: Housing 28
Plan 9: Employment and Activity Centres 30
Plan 10: Community Facilities 34
Plan 11: Open Space Network 38
Plan 12: Heritage 42
Plan 13: Biodiversity 44
Plan 14: Integrated Water Management Plan 46
Plan 15: Road Network 48
Plan 16: Public Transport 66
Plan 17: Walking and Trails 68
Plan 18: Utilities 70

NVPP PLANS

NVPP Plan 1: Native Vegetation Plan 81
NVPP Plan 2: The Area to which the NVPP applies 100
NVPP Plan 3: The Native Vegetation to be protected and removed 1/6 101
NVPP Plan 4: The Native Vegetation to be protected and removed 2/6 102
NVPP Plan 5: The Native Vegetation to be protected and removed 3/6 103
NVPP Plan 6: The Native Vegetation to be protected and removed 4/6 104
NVPP Plan 7: The Native Vegetation to be protected and removed 5/6 105
NVPP Plan 8: The Native Vegetation to be protected and removed 6/6 106

FIGURES

Figure 1: Location of Technochem Australia Pty Ltd 12
Figure 2: Former Melton Landfill 13
Figure 3: Growling Grass Frog Conservation Management Plan Area 45

CROSS SECTIONS

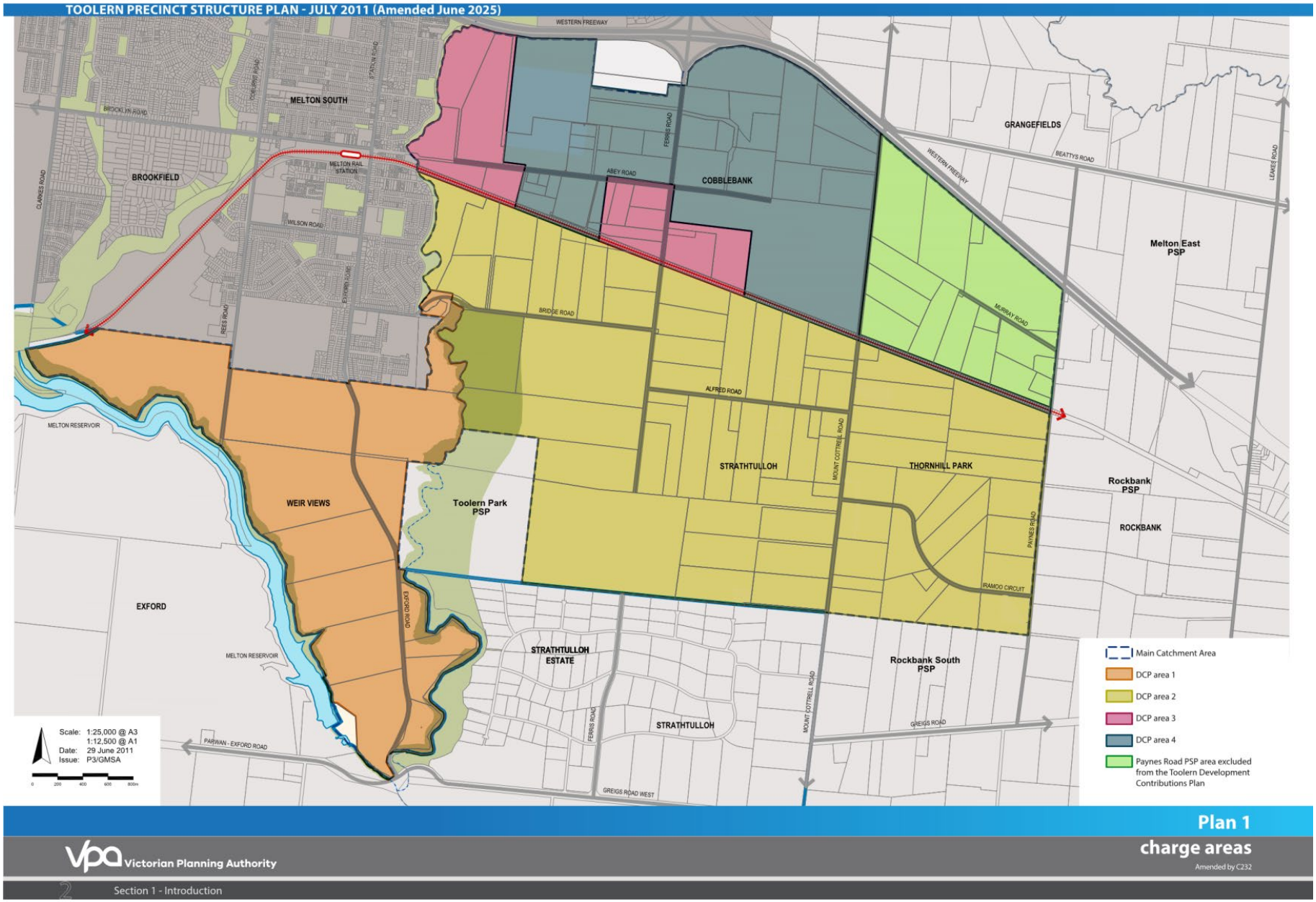
Amended by C232
Cross Section 1: Toolern Creek Open Space / Residential Interface 40
Cross Section 2: Melton Reservoir Open Space / Residential Interface 41
Cross Section 3: Abey Road Bridge over the Toolern Creek (12 metres) 51
Cross Section 4: Local Street (16 metres) 51
Cross Section 5: Industrial Access Street – Employment (23 metres) 52
Cross Section 6: Connector Street Level 1 and 2 – Regional Park Interface with Copenhagen Style Bike Lane (23.5 metres) 53
Cross Section 7: Connector Street – Industrial (25 metres) 54
Cross Section 8: Connector Road (25 metres) 55
Cross Section 9: Secondary Arterial Road (34 metres) – RD02 56
Cross Section 10: Secondary Arterial Road (34 metres) – RD03 57
Cross Section 11: Secondary Arterial Road (34 metres) – RD01, RD04, RD05, RD06 and RD07 58
Cross Section 12: Secondary Arterial Road (45 metres) – RD08 59
Cross Section 13: Secondary Arterial Road (38 metres) – RD16 and RD17 60
Cross Section 14: Secondary Arterial Road (40 metres) – RD18 61
Cross Section 15: Primary Arterial Road (41 metres) – RD11 and RD12 62
Cross Section 16: Primary Arterial Road (41.8 metres) – RD15 63
Cross Section 17: Primary Arterial Road (45 metres) – RD14, RD15 and RD19 64
Cross Section 18: Secondary Arterial Road (34 metres) – RD22, RD23 and RD24 65

TABLES

Amended by C232
Table 1: Summary Land Use Budget 19
Table 2: Property Specific Land Use Budgets 20
Table 3: Planning and Design Guidelines 26
Table 4: Employment Area Guidelines 31
Table 5: Hierarchy, Role and Function of Activity Centres 32
Table 6: Major Activity Centre Land Use Components 33
Table 7: Neighbourhood Activity Centre Land Use Components 33
Table 8: Community Facilities Table 36
Table 9: Stormwater Infrastructure 49
Table 10: Road Hierarchy 50
Table 11: Infrastructure and Services Required Within the Precinct 73

NVPP TABLES

NVPP Table 1: Habitat Zones to be Protected 82
NVPP Table 2: Scattered Trees to be Protected 85
NVPP Table 3: Habitat Zones which can be Removed 87
NVPP Table 4: Scattered Trees which can be Removed 89
NVPP Table 5: Offset Requirements for Habitat Zones for Native Vegetation that may be Removed 93
NVPP Table 6: Offset Requirements for Scattered Trees which can be Removed 95


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
Toolern Park PSP
WEIR VIEWS
STRATHTULLOH
THORNHILL PARK
Rockbank PSP
ROCKBANK
EXFORD
STRATHTULLOH ESTATE
Rockbank South PSP
MELTON RESERVOIR
BROOKLYN ROAD
MELTON RAIL STATION
WILSON ROAD
REES ROAD
CLARKES ROAD
FERRIS ROAD
ABEY ROAD
BEATTYS ROAD
LEAKES ROAD
MURRAY ROAD
BRIDGE ROAD
ALFRED ROAD
MOUNT COTTRELL ROAD
PAYNES ROAD
IRAMOO CIRCUIT
EXFORD ROAD
GREIGS ROAD
GREIGS ROAD WEST
PARWAN - EXFORD ROAD
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Main Catchment Area
DCP area 1
DCP area 2
DCP area 3
DCP area 4
Paynes Road PSP area excluded from the Toolern Development Contributions Plan
Plan 1
charge areas
Amended by C232
Victorian Planning Authority
Section 1 - Introduction

1.0 INTRODUCTION

1.1 ROLE OF THE PRECINCT STRUCTURE PLAN

Amended by C232 The *Toolern Precinct Structure Plan* (Precinct Structure Plan) has been prepared by the Melton City Council in conjunction with the Victorian Planning Authority (VPA), government agencies, service authorities and major stakeholders.

Amended by C232 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.
- ets 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 lifestyle.
- 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 certainty about future development.

Amended by C232
- Enables the assessment, protection and enhancement of biodiversity values in the context of the surrounding and long-term urban development.

Amended by C232 The Precinct Structure Plan is informed by:

- The Planning Policy Framework set out in the Melton Planning Scheme, including the *Growth Corridor Plans* and the *Precinct Structure Planning Guidelines*; and
- Local policies and strategies.

1.2 LAND TO WHICH THE PRECINCT STRUCTURE PLAN APPLIES

Amended by C232 The Precinct Structure Plan applies to approximately 2,200 hectares of land within the Urban Growth Boundary (UGB) as illustrated in Plan 1. This land is predominantly zoned Urban Growth Zone (UGZ), Industrial 1 Zone (IN1Z), and Mixed Use Zone (MUZ). A relatively small amount of land adjacent to the Melton Reservoir is zoned Rural Conservation Zone (RCZ). Amendment C84 rezoned 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 Structure Plan* Area.

Amended by C232 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).

Amended by C232 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).

1.3 ROLE OF THE NATIVE VEGETATION PRECINCT PLAN

Amended by C232 The *Toolern Native Vegetation Precinct Plan* (NVPP) has been prepared for the purpose of managing native vegetation through Clause 52.16 – Native Vegetation Precinct Plan of the Melton Planning Scheme. It identifies:

- Native vegetation which may be removed without a planning permit;
- The offsets that must be provided to remove the native vegetation which can be removed; and
- Native vegetation which cannot be removed without a permit.

Amended by C232 The *Toolern Native Vegetation Precinct Plan* is one of the planning tools used to facilitate 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*.

Amended by C232 Note: The *Toolern Native Vegetation Precinct Plan* applies to land within the updated Toolern PSP and Paynes Road PSP (*December 2015*).

Amended by C232 The statutory basis for the NVPP is Clause 52.16 – Native Vegetation Precinct Plan of the Melton Planning Scheme and not Schedule 3 to the Urban Growth Zone.

1.4 IMPLEMENTATION

The Precinct Structure Plan is implemented by:

- Development proponents who develop land generally in accordance with this Precinct Structure Plan.

Amended by C232
- The Victorian Government and Melton City Council by funding, delivering and managing a range of infrastructure and services to support the development of the precinct.
- Non-government service providers and individuals such as volunteers who manage and deliver services.

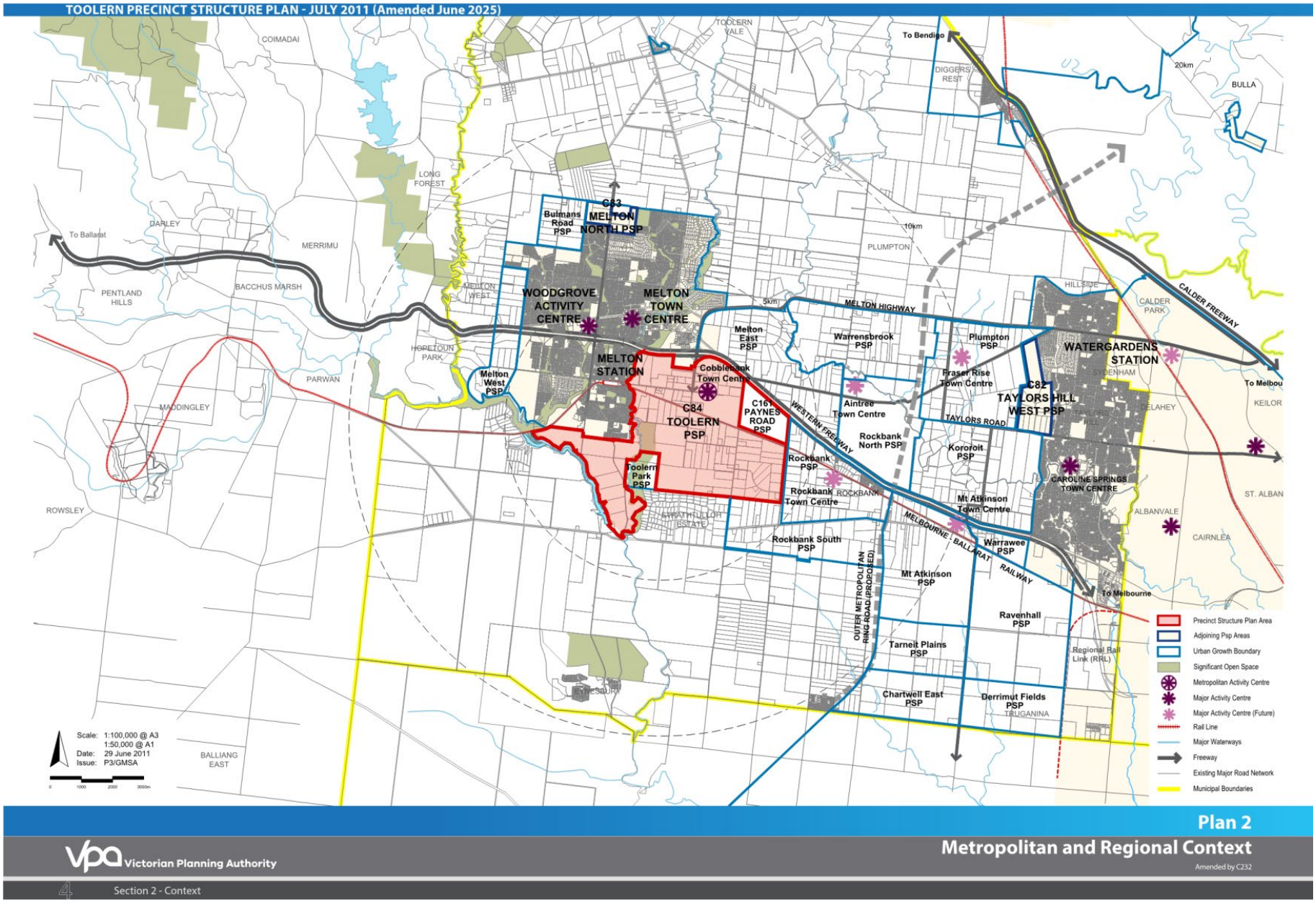
Amended by C232
- The Melton Planning Scheme including:
  - the *Toolern Precinct Structure Plan* incorporated in the Scheme at Clause 37.07 – Urban Growth Zone;
  - the *Toolern Development Contributions Plan* incorporated in the Scheme at Clause 45.06 – Development Contributions Plan;
  - the incorporated in the Scheme at Clause 52.16 – Native Vegetation Precinct Plan;
  - open space requirement under Clause 53.01 of the Scheme – Public Open Space Contribution and Subdivision; and
  - other requirements of the scheme.

1.5 FURTHER REFERENCE MATERIAL

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.

1.6 MONITORING AND REVIEW

Amended by C232 The VPA and Melton City Council will jointly monitor the implementation 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 review.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
COIMADAI
TOOLERN VALE
To Bendigo
DIGGERS REST
20km
BULLA
LONG FOREST
To Ballarat
DARLEY
MERRIMU
PENTLAND HILLS
BACCHUS MARSH
MELTON WEST
HOPETOUN PARK
PARWAN
MADDINGLEY
ROWSLEY
BALLIANG EAST
C83 MELTON NORTH PSP
Bulmans Road PSP
WOODGROVE ACTIVITY CENTRE
MELTON TOWN CENTRE
10km
PLUMPTON
5km
MELTON HIGHWAY
Melton East PSP
Warrensbrook PSP
Plumpton PSP
HILLSIDE
CALDER PARK
CALDER FREEWAY
WATERGARDENS STATION
SYDENHAM
To Melbou
KEILOR
BELAHEY
MELTON STATION
Melton West PSP
Cobblebank Town Centre
C84 TOOLERN PSP
C161 PAYNES ROAD PSP
WESTERN FREEWAY
Aintree Town Centre
Fraser Rise Town Centre
C82 TAYLORS HILL WEST PSP
TAYLORS ROAD
Rockbank North PSP
Kororoit PSP
Rockbank PSP
Toolern Park PSP
Rockbank Town Centre
ROCKBANK
CAROLINE SPRINGS TOWN CENTRE
ST. ALBAN
ALBANVALE
CAIRNLEA
Mt Atkinson Town Centre
MELBOURNE - BALLARAT RAILWAY
Warrawee PSP
Rockbank South PSP
Mt Atkinson PSP
To Melbourne
OUTER METROPOLITAN RING ROAD (PROPOSED)
Ravenhall PSP
Tarneit Plains PSP
Regional Rail Link (RRL)
Chartwell East PSP
Derrimut Fields PSP
TRUGANINA
Scale: 1:100,000 @ A3
1:50,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Adjoining Psp Areas
Urban Growth Boundary
Significant Open Space
Metropolitan Activity Centre
Major Activity Centre
Major Activity Centre (Future)
Rail Line
Major Waterways
Freeway
Existing Major Road Network
Municipal Boundaries
Plan 2
Metropolitan and Regional Context
Amended by C232
Victorian Planning Authority
4 Section 2 - Context

2.0 LOCAL CONTEXT AND SITE DESCRIPTION

2.1 METROPOLITAN AND REGIONAL CONTEXT

Amended by C232 The Melton Township is a satellite city with a population of approximately 64,000 people (2020). The township is located at the end of the West Growth Corridor Plan area (Plan 2).

Amended by C232 Melton Township has a strong relationship with the Eastern Corridor (also known as Melton East) and Metropolitan Melbourne where many of the Township's residents commute for work. The two Major Activity Centres and the City's civic headquarters help the Melton Township retain its role as the primary centre within the City.

Amended by C232 Toolern is located south-east of the Melton Township and approximately 33 kilometres from the Melbourne CBD via direct access to the Western Freeway. The Toolern PSP area covers land in the suburbs of Cobblebank, Melton South, Strathtulloh, Thornhill Park, and Weir Views.

2.1.1 MAJOR TRANSPORT LINKS

Amended by C232 The Melton Township is linked to the suburban electrified rail network by V/line inter-urban services on the Melbourne–Ballarat line. Future electrification of the line to Melton Township is identified in the Western Rail Plan, but the timing of this is uncertain. The closest station on the electrified rail network is at Sunshine.

Amended by C232 In 2017 the Caroline Springs train station opened. In 2019 the rail to Melton was duplicated and a new station was opened in Cobblebank (within the future Metropolitan Activity Centre) and the Rockbank train station was upgraded.

Amended by C232 The Melbourne/Ballarat rail service provides a high standard but infrequent rail service. The Western Rail Plan proposes a progressive upgrade to the line including electrification, increased service frequency, and the construction of new stations as development occurs in the area including the proposed Paynes Road station in Thornhill Park. Region wide, public transport patronage is at a relatively low 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.

Amended by C232 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

Amended by C232 National Employment and Innovation Clusters are located in Werribee and Sunshine, which are 21 and 22 kilometres from Toolern respectively. Future Major Activity Centres are proposed in the suburbs of Aintree (Rockbank North), Fraser Rise (Plumpton), Rockbank, and Truganina (Mt Atkinson) in the City of Melton. The Melton Township and Eastern Corridor 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

Amended by C232 A state significant industrial precinct is located to the southeast of the Melton Township where the Western Ring Road meets the Princes Freeway. Growth of this industrial precinct is expected to continue, particularly in Ravenhall, Truganina and Derrimut.

Amended by C232 The *Melbourne Industrial and Commercial Land Use Plan, DELWP, 2020* suggests that this precinct will satisfy the majority of demand for industrial land in the West Region for the next 21 years.

Amended by C232 The Melton Industrial Precinct which includes the existing Toolern Business Park, has approximately 300 hectares supply of regionally significant industrial land.

2.1.4 RESIDENTIAL LAND

Amended by C232 Melton Township includes the developing residential areas of Botanica Springs, Arnolds Creek and Melton Township North, which together will see the population of Melton Township grow to approximately 100,000 residents.

Amended by C232 Eynesbury Township is a new mixed-use residential community located approximately 10 kilometres south of the Melton Township. It is anticipated this land will provide for 4,500 new dwellings in a mix of detached, semi-detached and townhouse developments.

Amended by C232 The Eastern Corridor is a conventional residential area that has accommodated population growth in the City over the past two decades in suburbs including Caroline Springs, Burnside, Burnside Heights, Taylors Hill and Hillside; however, these suburbs have limited capacity to expand.

Amended by C232 The extension of the Urban Growth Boundary (UGB) in 2010 has created a single conurbation linking Melton with metropolitan Melbourne at Caroline Springs. The Urban Growth Boundary was further amended in 2012 to include the *Toolern Park Precinct Structure Plan* area.

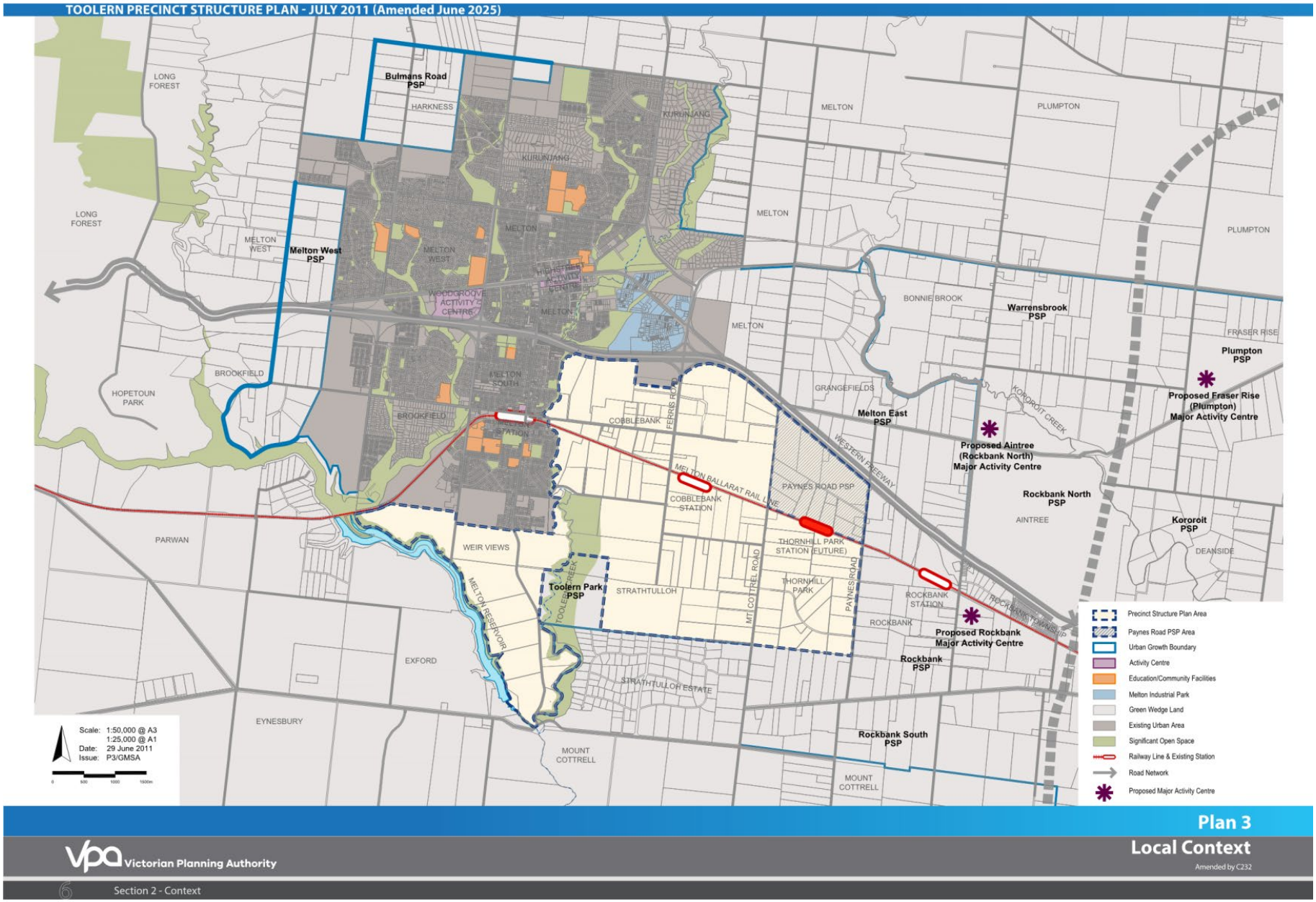
2.1.5 REGIONAL OPEN SPACE

Amended by C232 MacPherson Park, two kilometres north of Melton Township, is one of Melbourne's largest regional active open space reserves and accommodates a diverse range of sporting activities. The park comprises three ovals, three soccer pitches, two rugby pitches, one baseball diamond, one cycling criterion track, tennis facilities, an equestrian park and greyhound racing club.

Amended by C232 Further regional active open space reserves are proposed in the Rockbank and Melton East Precinct Structure Plan areas.

2.1.6 EXFORD ROAD CONSERVATION AREA

Amended by C232 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 Homestead and Stables are on the Victorian Heritage Register.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Bulmans Road PSP
Melton West PSP
Toolern Park PSP
Melton East PSP
Warrensbrook PSP
Plumpton PSP
Rockbank North PSP
Kororoit PSP
Rockbank PSP
Rockbank South PSP
Proposed Aintree (Rockbank North) Major Activity Centre
Proposed Fraser Rise (Plumpton) Major Activity Centre
Proposed Rockbank Major Activity Centre
LONG FOREST
HARKNESS
KURUNJANG
MELTON
MELTON WEST
PLUMPTON
BONNIE BROOK
FRASER RISE
GRANGEFIELDS
AINTREE
DEANSIDE
ROCKBANK
BROOKFIELD
HOPETOUN PARK
PARWAN
WEIR VIEWS
STRATHTULLOH
STRATHTULLOH ESTATE
EXFORD
EYNESBURY
MOUNT COTTRELL
COBBLEBANK
THORNHILL PARK
ROCKBANK STATION
PAYNES ROAD PSP
WESTERN FREEWAY
MELTON RESERVOIR
KOROROIT CREEK
Scale: 1:50,000 @ A3
1:25,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Activity Centre
Education/Community Facilities
Melton Industrial Park
Green Wedge Land
Existing Urban Area
Significant Open Space
Railway Line & Existing Station
Road Network
Proposed Major Activity Centre
Plan 3
Local Context
Amended by C232
Victorian Planning Authority
Section 2 - Context

2.2 LOCAL CONTEXT

2.2.1 HISTORY

Amended by C232 The Wurundjeri people of the Kulin alliance have inhabited the Western Plains of Melbourne for over 40,000 years. The Kurung Jang Balluk, a clan of the Wurundjeri, hunted and roamed the plains near Toolern Creek and Werribee 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 goldrush in the mid 1800's. During this time, 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.

Amended by C232 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 would accommodate some of Melbourne's growth, with the balance encouraged in the southeast. Since then, growth in Melton Township has been largely concentrated to the north of the Western Freeway.

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.

KORORROIT CREEK

Amended by C232 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, Land Design Partnership, 2006*, promotes improved access and protection for Kororoit Creek with a goal of ensuring it becomes one of Melbourne's most popular open spaces by the year 2030.

2.2.3 SURROUNDING NEIGHBOURHOODS

MELTON SOUTH

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

Amended by C232 Strathtulloh is a 400 plus hectare rural-residential development located directly south of Toolern within the Green Wedge Zone. Strathtulloh consists of approximately 115 lots ranging from 1.5 to 15 hectares. It is accessed from its southern boundary on Greigs Road, but offers opportunity for road connections with Toolern. Strathtulloh 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-Ballarat 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, at 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 increased development interest.

2.2.4 SPATIAL ISSUES

Amended by C232 Despite the Toolern PSP area's proximity to the Melton Township, several barriers exist between the two areas. The Western Freeway along the Toolern PSP area'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. Toolern Creek, which runs north-south along the western portion of Area 2 and 3, separates Melton South and Area 1 from the remainder of the Precinct Structure Plan area.

This page has been intentionally left blank.

2.2.5 TRANSPORT AND MOVEMENT

ROAD INFRASTRUCTURE

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 Leakes Road and Western Freeway at Rockbank is currently a grade separated full diamond interchange, which was constructed as part of the Deer Park Bypass Project.

PUBLIC TRANSPORT

Amended by C232 Melton has a low level of public transport connectivity. The township is linked to the suburban electrified rail network by V/line inter-urban services on the Melbourne-Ballarat line. Melton Station is at capacity with most patrons using the 'park and ride' facilities. The Melbourne-Ballarat line passes directly through the Toolern PSP area and is a key opportunity to provide local amenity within a transport orientated development. The Melton rail line was duplicated in 2019, and a new train station opened in Cobblebank. 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

Amended by C232 In 2006, the Department of Infrastructure released *Meeting Our Transport Challenges* (MOTC), *State of Victoria, 2006*, which sets out an action blueprint for shaping Victoria's Transport infrastructure into the future. MOTC includes the 'Secure Reservations for Major Transport Corridors' project which proposes an Outer Metropolitan Ring from Werribee to Craigieburn. The *Victorian Transport Plan, Department of Infrastructure, 2008* confirmed the importance of the Outer Metropolitan Ring, and the recently advertised alignment specified that it will be located between Toolern and the Eastern Corridor, although the timing of its development is beyond the year 2030. The Outer Metropolitan Ring is shown in the *West Growth Corridor Plan, Growth Areas Authority (GAA), 2012*, and continues to be a potential future project in *Plan Melbourne 2017-2050, DELWP, 2017*. 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 the Toolern PSP area, particularly demand for a broader range of housing to accommodate a more diverse demographic.

2.2.6 EMPLOYMENT AND ACTIVITY CENTRES

ACTIVITY CENTRES

Amended by C232 The High Street Major Activity Centre (Melton Township's 'town centre') accommodates a broad range of uses in approximately 44,000m^2 of floor space and is the principal concentration of civic, commercial and entertainment facilities in the City. The retail mix includes three supermarkets, several banks, real estate agents, boutique shops and a broad range of other commercial facilities. High Street also features a public transport interchange.

Amended by C232 Woodgrove Major Activity Centre, two kilometres west of High Street, comprises approximately 54,000m^2 of retail floor space including major retailers such as Kmart, Big W, Harris Scarfe, Coles, Woolworths and a five screen cinema complex. Woodgrove Activity Centre consists of a series of large format retail buildings surrounded by substantial car parking. It is the most popular destination for grocery shopping within the Melton Township.

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.
- Amended by C232 Melton Station Square Shopping Centre north of the railway line, which was reconstructed in 2017. The Coles supermarket is the major retailer, with the other uses including the Melton South Post Office, 10 specialty retail stores.
- Amended by C232 Two primary schools, a Community Centre and Kindergarten, and a strip shopping centre are located south of the railway line.
- Amended by C232 The network of Activity Centres for the City of Melton is detailed in the *West Growth Corridor Plan, GAA, 2011*. The Plan proposes four additional Major Activity Centres in the City of Melton, and a Metropolitan Activity Centre for the Toolern PSP area.

EMPLOYMENT

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

- Amended by C232 Toolern Business Park, located between the Western Freeway and the Railway line in Area 3. The Park is a large parcel of land zoned Mixed Use (MUZ) and Commercial 2 Zone (C2Z). Development has occurred in a fragmented manner and is characterised by low intensity businesses on large underutilised lots.
- Amended by C232 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.

COMMUNITY FACILITIES

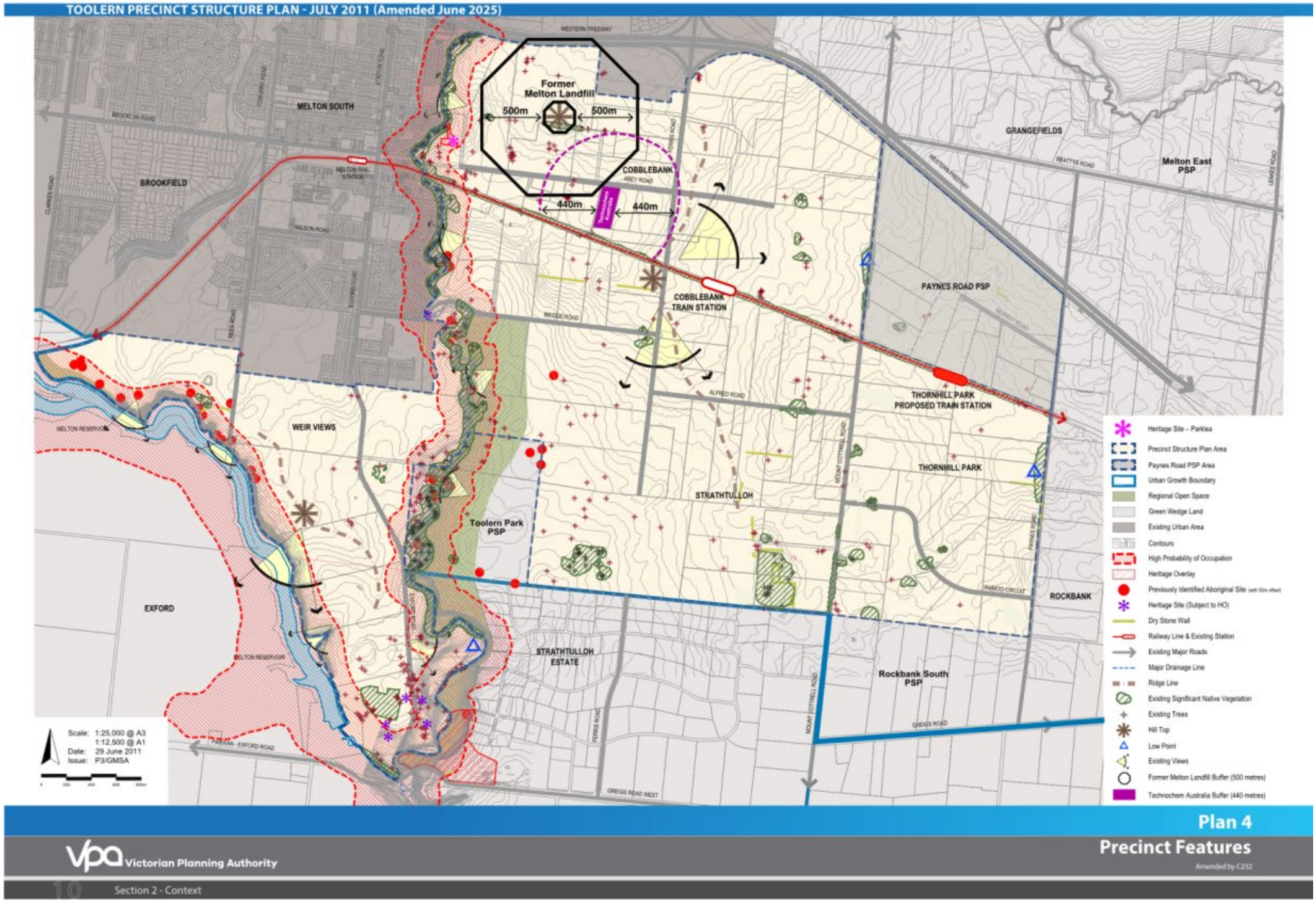
The Melton Township is well serviced by a range of community facilities including education, open space, active recreation areas, entertainment facilities, and health care facilities. The local area contains:

- Amended by C232 Civic and education facilities including the Melton Civic Centre, and private and public primary and secondary schools.
- Sports and recreation facilities including Melton Recreation Reserve, Melton Waves Aquatic Centre, Melton Valley Golf Course, Melton Golf Range, Melton Indoor Recreation Centre and Melton Entertainment Complex (Harness Racing).

2.2.7 MELTON RECYCLED WATER PLANT (SURBITON PARK)

Amended by C232 The Melton Recycled Water Plan (Surbiton Park) has been upgraded to produce and supply Class A recycled water for the residents of Eynesbury. 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 Precinct Structure Plan* Area could be supplied with Class A recycled water.

Amended by C232 Greater 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. Greater 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.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Former Melton Landfill
500m
500m
440m
440m
MELTON SOUTH
BROOKFIELD
COBBLEBANK
COBBLEBANK TRAIN STATION
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
THORNHILL PARK PROPOSED TRAIN STATION
THORNHILL PARK
WEIR VIEWS
STRATHTULLOH
Toolern Park PSP
ROCKBANK
EXFORD
STRATHTULLOH ESTATE
Rockbank South PSP
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Heritage Site – Parklea
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Regional Open Space
Green Wedge Land
Existing Urban Area
Contours
High Probability of Occupation
Heritage Overlay
Previously Identified Aboriginal Site
Heritage Site (Subject to HO)
Dry Stone Wall
Railway Line & Existing Station
Existing Major Roads
Major Drainage Line
Ridge Line
Existing Significant Native Vegetation
Existing Trees
Hill Top
Low Point
Existing Views
Former Melton Landfill Buffer (500 metres)
Technochem Australia Buffer (440 metres)
Plan 4
Precinct Features
Amended by C232
Victorian Planning Authority
Section 2 - Context

2.3 PRECINCT FEATURES

2.3.1 HERITAGE

Amended by C232 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.

Amended by C232 Identified post-contact heritage places of greatest importance to the *Toolern Precinct Structure Plan* are associated with the themes of first settlement and late 19th century rural development, Closer Settlement, and the break-up of the great pastoral estates. Exford Estate and Stables are listed in the Schedule to the Heritage Overlay (HO2) and on the Victorian Heritage Register (H316). The property is a prime example of first settlement and presents one of the principal heritage opportunities in the precinct. Consideration should be given to the viable, commercial use of these assets, provided that such use adequately protects the heritage values. Two other sites are listed in the Schedule to the Heritage Overlay - Parklea (HO74), and the Bridge over Toolern Creek (HO66).

In 2021, Amendment C198 introduced two new sites to the Schedule of the Heritage Overlay – House on Exford Road (HO129) and the Staughton Infant Grave (HO130).

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.

2.3.2 BIODIVERSITY

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 of fauna species.

The precinct may provide (albeit sub-optimal) habitat for Striped Legless 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 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).

FLORA VALUES

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

- Creekline Grassy Woodland (EVC 68) is located along Toolern Creek and Werribee River and generally in poor condition.
- Amended by C232 Plains Woodland (EVC 803), generally occurs in small patches within the western portion of the study area, to the east of Toolern Creek and along the railway reserve. Two smaller patches exist along Bridge Road and Mount 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 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. This EVC is classified as endangered in the bioregion.
- Plains Grassy Woodland (EVC 55) occurs as small patches in the eastern portion of Toolern with scattered remnants in the northwest. They range from relatively poor to moderate quality.
- Low Rainfall Plains Grassland (EVC 132_63) exists within the railway reserve and is of good quality. There are large areas of Plains Grassland in the East of Toolern which are degraded, treeless vegetation but contain a high density of indigenous grass species which are significant for the region.
- Lignum Swamp (EVC 104) occurs along Paynes Road, within the 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 Ferris Road. These patches range from poor to good quality.
- Amended by C232 Plains Swampy Woodland/Lignum Swamp Complex (EVC 784) exist in two areas along the southern boundary of Toolern on either side of Mount Cottrell Road, in one area along Mount Cottrell Road and one 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:
  - Grey Box – Buloke Grassy Woodland Community,
  - Western (Basalt) Plains Grassland Community; and
  - Western Basalt Plains (River Red Gum) Grassy Woodland Floristic Community 55-04
- The precinct also includes the Flora and Fauna Guarantee listed species Buloke (Allocasuarina leuhmannii), and three state significant flora species were recorded during the current assessment – the vulnerable Arching Flax lily (Dianella sp aff. Longifolia (Benambra), the rare Fragrant Saltbush (Rhagodia parabolica) and the rare Austral Tobacco (Nicotitna suaveolens).

BIODIVERSITY SIGNIFICANCE

Amended by C232 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.

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

2.3.3 TOPOGRAPHY AND LANDFORM

Amended by C232 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.

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 by Toolern Creek, draining down to the Werribee River. A few areas 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 southern edge.

Toolern Creek is a winding corridor of native vegetation which cuts deeply into the landscape. Views from the top of the ridge offer an 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 surrounds.

Amended by C232 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, Mount Cottrell is the highest point in the local area.

2.3.4 CATCHMENTS AND DRAINAGE

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

2.3.5 PHYSICAL SERVICES

Amended by C232 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 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 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

Amended by C232 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 direct access to the Western Freeway. Exford Road provides for north south movement in Area 1 and Mount 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, Toolern connects with the traditional mile grid road network through Ferris Road, Mount Cottrell Road and Paynes Road. Although somewhat dissected by the Western Freeway and the rail corridor, these are crucial links to the surrounding area and regional transport network.

Crossings over the railway and Toolern Creek will need to be managed carefully to ensure safe, efficient, and environmentally sensitive movement through the Precinct Structure Plan area. An opportunity exists to connect the designated activity centres via improved road connections.

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

2.3.8 BRIDGE ROAD BRIDGE

Amended by C232 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 significance. It is located in a highly constrained area of Toolern Creek amongst sloping land, a winding creek and native vegetation. The bridge has capacity to carry vehicles up to 5 tonnes.

Amended by C232 The Melton Heritage Study – Stage 2 recommends that if the bridge can no longer be trafficable, options to retain the bridge should be explored, including use for pedestrians and cyclists.

Amended by C232 In 2018, Bridge Road was realigned and a new road bridge was constructed over the Toolern Creek. The Bridge Road connection provides convenient vehicle access between Melton South and the Cobblebank Metropolitan Activity Centre.

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.

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

AREA 2

Amended by C232 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 Mount Cottrell Bowls Club abuts the south-west corner of the precinct (in the Rockbank South PSP) 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, there is a highly fragmented land ownership pattern of small to medium sized rural properties.

AREA 3

Area 3 has a largely fragmented land ownership pattern with Council owning a number of dispersed lots in the west. Harness Racing Victoria 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 Road, land is in mixed ownership but has several larger land parcels.

AREA 4

Amended by C161 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 Western Highway, north of the Ballarat Railway Line and west of Mount Cottrell Road. Part of the Toolern Business Park is located within Area 4. The business park is home to a range of food 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 South. The site is highlighted as Property 109 on the plan below.

Amended by C232 Due to the nature of the operations on the land, any planning application 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 referred in accordance with section 55 of the *Planning and Environment Act 1987* to the EPA and WorkSafe Victoria.

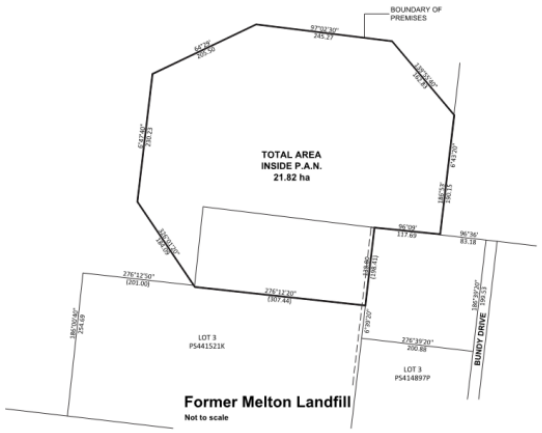
Figure 1: Location of Technochem Australia Pty Ltd



2.3.10 FORMER MELTON LANDFILL

Amended by C232 The site of the former Melton City Landfill is located west of Ferris Road in Area 4. A plan of the site is shown as follows:

Figure 2: Former Melton Landfill



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).

Amended by C232 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 be reduced.

2.3.11 BUILT FORM

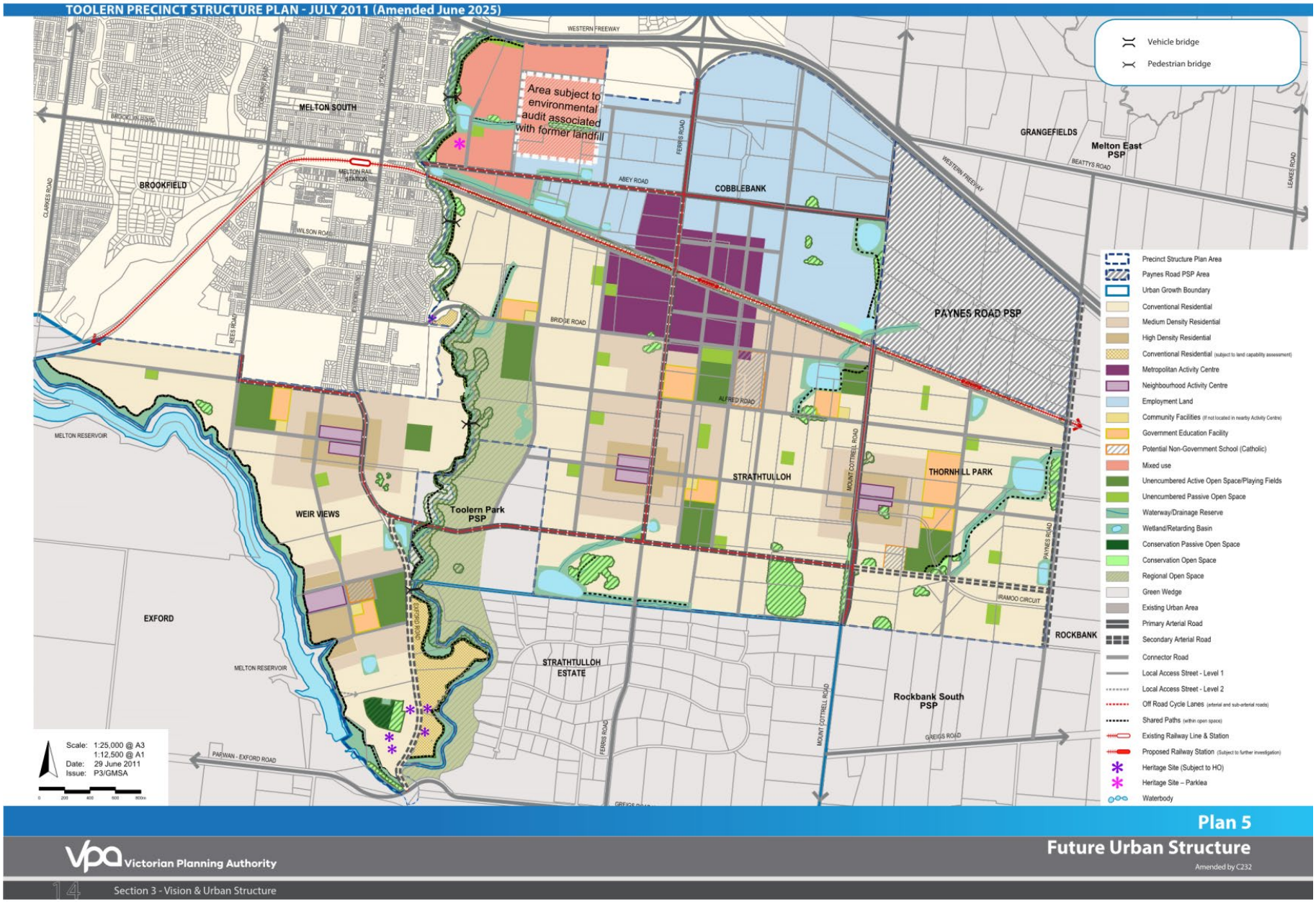
Besides the Exford Homestead and the occasional farm house, Area 1 is vacant of any built form. Area 2 is characterised by a vacant landscape with scattered developments in a predominantly rural setting. There is a small rural residential subdivision along the winding Iramoo Circuit in the southeast 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.

2.3.12 URBAN GROWTH BOUNDARY

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 Wedge Zoned land is now located within the Urban Growth Boundary (2010). 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.

The provision of passive and active recreation in this area has been considered as part of this Precinct Structure Plan.

Inserted by C161 *Note: The area described above relates to Toolern Park Precinct Structure Plan (August, 2014).*


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Area subject to environmental audit associated with former landfill
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
STRATHTULLOH
THORNHILL PARK
WEIR VIEWS
Toolern Park PSP
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
WESTERN FREEWAY
BRIDGE ROAD
ABEY ROAD
ALFRED ROAD
BEATTYS ROAD
GREIGS ROAD
PARWAN - EXFORD ROAD
Vehicle bridge
Pedestrian bridge
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Conventional Residential
Medium Density Residential
High Density Residential
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Government Education Facility
Potential Non-Government School (Catholic)
Mixed use
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge
Existing Urban Area
Primary Arterial Road
Secondary Arterial Road
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Off Road Cycle Lanes
Shared Paths
Existing Railway Line & Station
Proposed Railway Station
Heritage Site (Subject to HO)
Heritage Site – Parklea
Waterbody
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Plan 5
Future Urban Structure
Amended by C232
Victorian Planning Authority
14 Section 3 - Vision & Urban Structure

3.0 VISION AND URBAN STRUCTURE

3.1 VISION

Amended by C232 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 thereby creating 20-minute neighbourhoods as described in *Plan Melbourne 2017-2050, DELWP, 2017*.

Neighbourhood activity centres, offering direct access to transit, shopping, community services, government and non-government 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.

Amended by C232 A mixed-use Metropolitan Activity Centre will form the social, economic and civic heart of Toolern. At its core will be a multi-modal transport hub providing rapid 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 Creek and Melton Weir. The Park's long, linear shape will invite movement through a sequence of passive and active recreation and conservation landscapes, and connect directly to urban areas to the east and west.

Toolern will offer the kind of physical, social and economic infrastructure that will attract and promote talent, creativity and investment, and support the needs of a young and growing community.

3.2 URBAN STRUCTURE

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

Amended by C232 The Future Urban Structure (Plan 5) shows how the Precinct will be developed over time to achieve the Victorian Government's and Melton City Council's objectives for sustainable growth.

Sections 3.2.1 to 3.2.8 describe how the Precinct Structure Plan delivers the Vision.

3.2.1 ESTABLISH A SENSE OF PLACE AND COMMUNITY

Amended by C232 Toolern will generate a population that will require a diverse range of social infrastructure. Within Melbourne's growth areas, social infrastructure is organised into a hierarchy of units relative to population catchment. The projected population of Toolern, estimated at approximately 68,000 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 units within the Toolern area where existing gaps exist. This means that Toolern will need to provide higher order social infrastructure units as the community grows. Generally, social infrastructure has been distributed such that the higher order units are located in the Metropolitan Activity Centre and 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

Toolern will provide a range of housing that is unprecedented in Melbourne's growth areas. An average density of at least 20 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.

Amended by C232 High density housing (more than 30 dwellings per net developable hectare) 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 hectare) 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 Cobblebank Railway station, framing the Metropolitan 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 range of housing types will also be encouraged, including multi-storey apartments, terrace housing, apartments and studios above garages, semi-detached housing, detached housing and mixed-use buildings (shop-top apartment and live/work units).

Lower densities maybe achieved in locations which require the protection of significant vegetation or the land has topography constraints.

3.2.3 CREATE HIGHLY ACCESSIBLE AND VIBRANT ACTIVITY CENTRES

Amended by C232 Retail, services and social infrastructure are located in a hierarchy of mixed-use activity centres along public transport routes. Smaller convenience centres providing daily shopping needs are located within walking distance of most residents. The Neighbourhood and Metropolitan 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 and feasibility.

3.2.4 PROVIDE FOR LOCAL EMPLOYMENT AND BUSINESS ACTIVITY

Amended by C232 The ratio of jobs to households in the outer west is currently one of the lowest in Melbourne's growth areas. The *Toolern Precinct Structure Plan* proposes radical improvements to the quantum and quality of local employment opportunities for Melton by providing a flexible, favourable and attractive business environment. A target of one job for every new home built at Toolern has been set by the City and the VPA. That's a minimum of 22,000 jobs for local residents. In addition to the number of jobs provided, the City wants to make certain that a full 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.
- Amended by C232 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.
- Distributing employment opportunities throughout the Precinct Structure Plan area by encouraging a range of building types and uses in Neighbourhood Activity Centres and Convenience Centres.
- Making room for and encouraging institutions of higher learning into Toolern to maintain a constant supply of educated workers.

Amended by C232 The total estimated jobs for Toolern is 25,000, more than one for every household, which exceeds the target set by the City of Melton by 3,000 jobs. These job numbers will arise from the combined efforts of the City of Melton, private developers and investors to enable long-term sustainable economic growth. Creating the right kind of urban environment will facilitate inward investment and endogenous growth, creates opportunities for labour and skills development and cultivates economic connectivity.

3.2.5 PROVIDE BETTER TRANSPORT OPTIONS

Amended by C232 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 order public transport connections at Melton Station, and proposed Paynes Road Railway Station, the recently constructed Cobblebank Railway Station and Bus Interchange. The Railway Station and Bus Interchange will be integrated with retailing, social infrastructure and residential development.

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 for enhanced transit. This includes locating neighbourhood centres within walking distance of most houses, and placing an emphasis on walking, cycling and other sustainable transport modes.

Amended by C232 The *Cobblebank Metropolitan Activity Centre Urban Design Framework, Melton City Council, 2019*, has identified the need for a new signalised intersection at Ferris Road and Enterprise Street, and two new road over rail overpasses at Ferris Road and East Road in the metropolitan activity centre.

3.2.6 CLIMATE CHANGE AND ENVIRONMENTAL SUSTAINABILITY

The urban structure responds to climate change and environmental sustainability by:

Amended by C232
- 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 Cobblebank Railway Station and Bus Interchange, and along the proposed Principal Public Transport Network.
- Encouraging the efficient use of land within the urban growth boundary, whilst ensuring the appropriate management of key environmental and heritage assets.
- Encouraging alternative modes of transport by providing walking, cycling, bus links to between new residential neighbourhoods.
- Facilitating efficient transport movement between key destinations by establishing an evenly spaced and permeable network of arterial, connector and local roads and bicycle trails.
- Integrating the road network with the linear open space network to facilitate walking and cycling access to key destinations inside and outside the precinct.
- Providing a grid structure of roads that allows subdivision and building layouts to incorporate passive solar orientation, and reduce reliance on fossil fuels for heating, cooling and lighting.
- Encouraging urban design and architecture which demonstrates energy and water efficiency at the permit stage.
- Encouraging the retention of individual trees where possible within the open space network.
- The preparation of a Native Vegetation Precinct Plan to protect vegetation within the precinct.

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 amenity environments. Where possible, areas of environmental and cultural significance are incorporated into the open space network.

Amended by C232 In order to protect a substantial amount of high quality native vegetation, Council is negotiating with Parks Victoria to provide approximately 130 Ha of Council land for a Regional Park along the eastern side of Toolern Creek.

Amended by C232 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 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 and provides opportunities for recycled water use.

3.3 LAND USE BUDGET

A summary land use budget is outlined in Table 1. A more detailed property specific budget is outlined in Table 2, which corresponds with Plan 6.

3.4 DEMOGRAPHIC PROJECTIONS

Amended by C232 The City of Melton has experienced rapid growth over the past decade, however much of this growth has been concentrated in the Eastern Corridor. Melton Township, on the other hand, has experienced substantially lower, though stable, growth. As a consequence, land supply in the Eastern Corridor is quickly diminishing. The recently extended Urban Growth Boundary provides for a single growth corridor extending from Caroline Springs to Melton Township. This area will be a focus for urban growth of metropolitan significance over the next 20 years.

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

Amended by C232 The Eastern Corridor reflects the demographic characteristics of an establishing community, particularly with regard to household size, age, and couple and children numbers. Over the last two decades residential lots in the Eastern Corridor have been heavily marketed as first and second homes for young families. The area provided relatively affordable housing options for younger families within moderate proximity to Melbourne's Western industrial employment nodes and CBD.

Amended by C232 Melton Township's demographic characteristics are indicative of a more established community. Compared to the Eastern Corridor, the population has stabilised since the growth surge of the 1970s and 1980s. Migration in and out of the Melton Township and the City generally, has been relatively low.

The key demographic and socio-economic differences between the Melton Township and the Eastern Corridor in 2006 include:

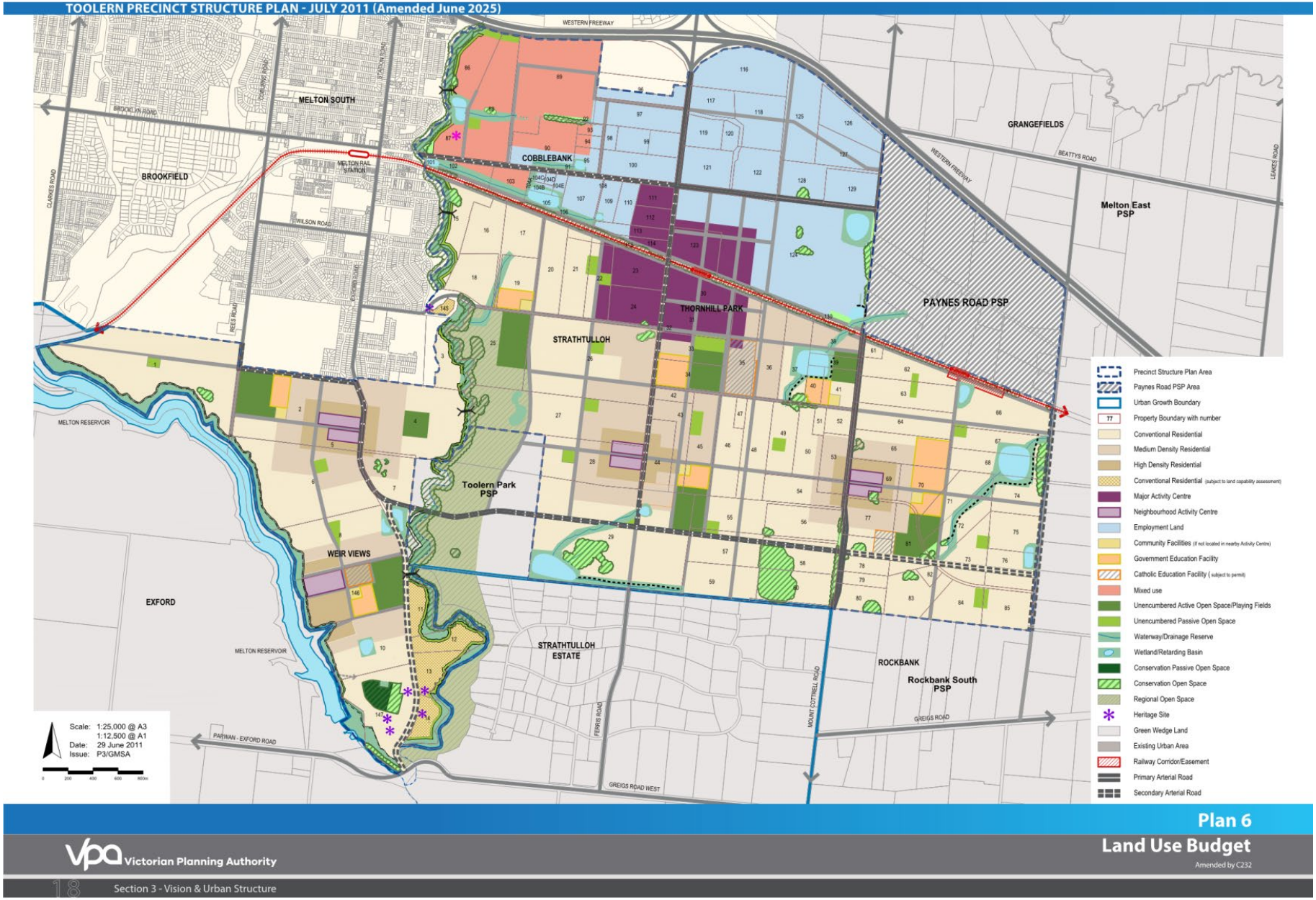
- The average household size is considerably higher in the Eastern Corridor compared to Melton Township.

Amended by C232
- Median household incomes are 1.2 times higher in the Eastern Corridor than in the rest of the City.
- The Eastern Corridor is characterised by a significantly higher 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 City.

Amended by C232 If the Toolern PSP area captures demand from the Eastern Corridor as expected, it is likely that demographic characteristics will be similar to those of the Eastern Corridor.

3.5 POPULATION PROJECTIONS

Amended by C232 Residential development in the *Toolern Precinct Structure Plan* Area will achieve an estimated population of 68,000 people. Population estimates have been derived from dwelling number estimates based on density provisions within the structure plan, and assumed household sizes within density areas. Population numbers for each density have then been aggregated to produce a total population estimate for the Toolern PSP area.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
THORNHILL PARK
STRATHTULLOH
Toolern Park PSP
WEIR VIEWS
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
BEATTYS ROAD
GREIGS ROAD
GREIGS ROAD WEST
PARWAN - EXFORD ROAD
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Property Boundary with number
Conventional Residential
Medium Density Residential
High Density Residential
Major Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Government Education Facility
Catholic Education Facility
Mixed use
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Heritage Site
Green Wedge Land
Existing Urban Area
Railway Corridor/Easement
Primary Arterial Road
Secondary Arterial Road
Plan 6
Land Use Budget
Amended by C232
Victorian Planning Authority
18
Section 3 - Vision & Urban Structure

Amended by C232 Table 1: Summary Land Use Budget

Amended by C232 DESCRIPTION	RESIDENTIAL AREA 1			RESIDENTIAL AREA 2			RESIDENTIAL AREA 3			TOTAL RESIDENTIAL AREA			EMPLOYMENT AREA			Total Precinct		
	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA	Hectares	% of Total Precinct	% of NDA
TOTAL PRECINCT AREA (including existing road reserves)	**454.55**	**21.7%**	**20.2%**	**1,082.60**	**51.8%**	**51.7%**	**131.47**	**6.3%**	**5.7%**	**1,668.62**	**79.8%**	**77.6%**	**422.07**	**20.2%**	**22.4%**	**2,090.69**	**100.0%**	**100.0%**
TRANSPORT																		
Arterial Roads and Bridges	4.54	1.00%	1.47%	12.69	1.17%	1.60%	0.80	0.61%	0.91%	1,668.62	79.8%	77.6%	3.63	0.86%	1.05%	2,090.69	100.0%	100.0%
Intersections	4.21	0.93%	1.36%	16.85	1.56%	2.12%	0.30	0.23%	0.34%	21.36	1.28%	1.80%	4.20	1.00%	1.22%	25.56	1.22%	1.67%
Local Bus Interchange	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.14%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.07%
Railway Corridors / Easements	0.00	0.00%	0.00%	2.35	0.22%	0.30%	8.05	6.12%	9.15%	10.40	0.62%	0.87%	13.09	3.10%	3.80%	23.49	1.12%	1.53%
SUBTOTAL	**8.75**	**1.92%**	**2.83%**	**31.89**	**2.95%**	**4.01%**	**10.15**	**7.72%**	**11.54%**	**50.79**	**3.04%**	**4.27%**	**20.92**	**4.96%**	**6.07%**	**71.71**	**3.43%**	**4.67%**
COMMUNITY FACILITIES																		
Community Services Facilities	1.80	0.40%	0.58%	6.29	0.58%	0.79%	0.00	0.00%	0.00%	8.09	0.48%	0.68%	0.00	0.00%	0.00%	8.09	0.39%	0.53%
Civic	0.00	0.00%	0.00%	1.50	0.14%	0.19%	0.00	0.00%	0.00%	1.50	0.09%	0.13%	0.00	0.00%	0.00%	1.50	0.07%	0.10%
Justice	0.00	0.00%	0.00%	2.00	0.18%	0.25%	0.00	0.00%	0.00%	2.00	0.12%	0.17%	0.00	0.00%	0.00%	2.00	0.10%	0.13%
Major Activity Centre Public Space	0.00	0.00%	0.00%	0.40	0.04%	0.05%	0.00	0.00%	0.00%	0.40	0.02%	0.03%	0.00	0.00%	0.00%	0.40	0.02%	0.03%
Emergency	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.00	0.76%	1.14%	1.00	0.06%	0.08%	0.00	0.00%	0.00%	1.00	0.05%	0.07%
SUBTOTAL	**1.80**	**0.40%**	**0.58%**	**10.19**	**0.94%**	**1.28%**	**1.00**	**0.76%**	**1.14%**	**12.99**	**0.78%**	**1.09%**	**0.00**	**0.00%**	**0.00%**	**12.99**	**0.62%**	**0.85%**
GOVERNMENT EDUCATION																		
Government Schools	7.00	1.54%	2.26%	30.87	2.85%	3.88%	0.00	0.00%	0.00%	37.87	2.27%	3.18%	0.00	0.00%	0.00%	37.87	1.81%	2.46%
SUBTOTAL	**7.00**	**1.54%**	**2.26%**	**30.87**	**2.85%**	**3.88%**	**0.00**	**0.00%**	**0.00%**	**37.87**	**2.27%**	**3.18%**	**0.00**	**0.00%**	**0.00%**	**37.87**	**1.81%**	**2.46%**
OPEN SPACE																		
ENCUMBERED LAND AVAILABLE FOR RECREATION																		
Power Easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Gas Easements	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Water / Sewer Pipe Easement	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%
Waterway / Drainage Line / Wetland / Retarding	52.11	11.46%	16.86%	60.35	5.57%	7.59%	15.81	12.03%	17.98%	128.27	7.69%	10.76%	17.55	4.16%	5.09%	145.82	6.97%	9.49%
Heritage	0.00	0.00%	0.00%	0.00	0.00%	0.00%	1.06	0.81%	1.21%	1.06	0.06%	0.09%	0.00	0.00%	0.00%	1.06	0.05%	0.07%
Conservation	3.41	0.75%	1.10%	29.16	2.69%	3.67%	1.25	0.95%	1.42%	33.82	2.03%	2.84%	4.90	1.16%	1.42%	38.72	1.85%	2.52%
Landfill	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	21.82	5.17%	6.33%	21.82	1.04%	1.42%
SUBTOTAL	**55.52**	**12.21%**	**17.96%**	**89.51**	**8.27%**	**11.26%**	**18.12**	**13.78%**	**20.60%**	**163.15**	**9.78%**	**13.69%**	**44.27**	**10.49%**	**12.85%**	**207.42**	**9.92%**	**13.50%**
UNENCUMBERED LAND AVAILABLE FOR RECREATION																		
Active Open Space	22.79	5.0%	7.37%	30.67	2.8%	3.86%	0.00	0.00%	0.00%	53.46	3.20%	4.49%	0.00	0.00%	0.00%	53.46	2.56%	3.48%
Passive Open Space	25.07	5.5%	8.11%	18.89	1.7%	2.38%	4.21	3.20%	4.79%	48.17	2.89%	4.04%	0.00	0.00%	0.00%	48.17	2.30%	3.14%
SUBTOTAL OPEN SPACE	**47.86**	**10.5%**	**15.48%**	**49.56**	**4.6%**	**6.24%**	**4.21**	**3.20%**	**4.79%**	**101.63**	**6.09%**	**8.53%**	**0.00**	**0.00%**	**0.00%**	**101.63**	**4.86%**	**6.61%**
Other - Regional Park	0.00	0.0%	0.00%	44.74	4.1%	5.63%	0.00	0.00%	0.00%	44.74	2.7%	3.75%	0.00	0.00%	0.00%	44.74	2.14%	2.91%
SUBTOTAL REGIONAL OPEN SPACE	**0.00**	**0.0%**	**0.00%**	**44.74**	**4.1%**	**5.63%**	**0.00**	**0.00%**	**0.00%**	**44.74**	**2.7%**	**3.75%**	**0.00**	**0.00%**	**0.00%**	**44.74**	**2.14%**	**2.91%**
OTHER																		
Existing Road Reserves	11.03	2.43%	3.57%	18.64	1.72%	2.35%	10.04	7.64%	11.42%	39.71	2.38%	3.33%	12.29	2.91%	3.57%	52.00	2.49%	3.38%
Balance of Land subject to Land Capability Assessment	10.46	2.30%	3.38%	0.00	0.00%	0.00%	0.00	0.00%	0.00%	10.46	0.63%	0.88%	0.00	0.00%	0.00%	10.46	0.50%	0.68%
Identified Non-Government Schools	3.00	0.66%	0.97%	12.49	1.15%	1.57%	0.00	0.00%	0.00%	15.49	0.93%	1.30%	0.00	0.00%	0.00%	15.49	0.74%	1.01%
SUBTOTAL	**24.49**	**5.39%**	**7.92%**	**31.13**	**2.88%**	**3.92%**	**10.04**	**7.64%**	**11.42%**	**65.66**	**3.93%**	**5.51%**	**12.29**	**2.91%**	**3.57%**	**77.95**	**3.73%**	**5.07%**
NET DEVELOPABLE AREA (NDA) Ha	**309.13**	**68.01%**	**47.0%**	**794.71**	**73.41%**	**36.2%**	**87.95**	**66.90%**	**49.5%**	**1191.79**	**71.42%**	**40.0%**	**344.59**	**81.64%**	**22.5%**	**1536.38**	**73.49%**	**36.1%**

Amended by C232

Table 2: Property Specific Land Use Budgets

Amended by C232

		TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND		OTHER							KEY PERCENTAGES				PASSIVE OPEN SPACE		
PROPERTY NUMBER	TOTAL AREA (HECTARES)	ARTERIAL ROADS AND BRIDGES	INTERSECTIONS	LOCAL BUS INTERCHANGE	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMENT SCHOOLS	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VICTORIAN HERITAGE REGISTER	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPMENT AREA OF PRECINCT	ACTIVE OPEN SPACE % OF NDA	PASSIVE OPEN SPACE % OF NDA	TOTAL PASSIVE AND ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DELIVERY TARGET % *	DIFFERENCE % NDA	DIFFERENCE AREA HA
PRECINCT 1																																	
Property 1	76.82														11.45		0.86			2.70						61.81	80.46%	0.00%	4.37%	4.37%	3.97%	0.40%	0.25
Property 2	56.77	2.27	1.85			0.80					3.50								9.83	0.03						38.49	67.80%	25.54%	0.08%	25.62%	3.97%	-3.89%	-1.50
Property 3	12.73														5.30					1.52						5.91	46.43%	0.00%	25.72%	25.72%	3.97%	21.75%	1.29
Property 4	46.36														2.60				4.00	1.48						38.28	82.57%	10.45%	3.87%	14.32%	3.97%	-0.10%	-0.04
Property 5	0.10																									0.10	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 6	57.05	0.17	0.16												3.38					1.89						51.45	90.18%	0.00%	3.67%	3.67%	3.97%	-0.30%	-0.15
Property 7	17.22	0.06	1.84												2.48		0.55			0.07						12.22	70.96%	0.00%	0.57%	0.57%	3.97%	-3.40%	-0.42
Property 8	37.15	0.07	0.04												3.36					1.63						32.05	86.27%	0.00%	5.09%	5.09%	3.97%	1.12%	0.36
Property 9	7.88														7.88											0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 10	30.15	0.25													2.92					0.52						26.46	87.76%	0.00%	1.97%	1.97%	3.97%	-2.00%	-0.53
Property 11	8.15	0.09													2.35					2.75			1.00			1.96	**	0.00%	**	**	3.97%	**	**
Property 12	10.30	0.15													1.95					4.34			1.87			1.99	**	0.00%	**	**	3.97%	t**	**
Property 13	8.89	0.45													0.23					2.20			3.87			2.14	**	0.00%	**	**	3.97%	**	**
Property 14	8.16														2.17					1.12			2.24			2.63	**	0.00%	**	**	3.97%	**	**
Property 145	1.48																						1.48			0.00	**	0.00%	**	**	3.97%	**	**
Property 146	34.72	0.49				1.00					3.50				2.22				8.96	0.60	3.00					14.95	43.06%	59.93%	4.01%	63.95%	3.97%	0.04%	0.01
Property 147	29.59	0.54	0.32												3.82		2.00			4.22						18.69	63.16%	0.00%	22.58%	22.58%	3.97%	18.61%	3.48
SUBTOTAL	**443.52**	**4.54**	**4.21**	**0.00**	**0.00**	**1.80**	**0.00**	**0.00**	**0.00**	**0.00**	**7.00**	**0.00**	**0.00**	**0.00**	**52.11**	**0.00**	**3.41**	**0.00**	**22.79**	**25.07**	**3.00**	**0.00**	**10.46**	**0.00**	**0.00**	**309.13**	**69.70%**	**7.37%**	**8.11%**	**15.48%**	**3.97%**	**4.14%**	**12.80**
Road reserves	11.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	11.03	0.00	0.00%	0.00%	0.00%	0.00%		0.00%	0.00
SUBTOTAL	**11.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**11.03**	**0.00**	**0.00%**	**0.00%**	**0.00%**	**0.00%**		**0.00%**	**0.00**
TOTAL AREA 1	**454.55**	**4.54**	**4.21**	**0.00**	**0.00**	**1.80**	**0.00**	**0.00**	**0.00**	**0.00**	**7.00**	**0.00**	**0.00**	**0.00**	**52.11**	**0.00**	**3.41**	**0.00**	**22.79**	**25.07**	**3.00**	**0.00**	**10.46**	**0.00**	**11.03**	**309.13**	**68.01%**	**7.37%**	**8.11%**	**15.48%**			

*Passive Open Space Contribution is to be made via Clause 53.01
** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Amended by C232

PRECINCT 2																																	
Property 15	17.98														6.14		0.93			1.84						9.07	50.44%	0.00%	20.29%	20.29%	3.97%	16.32%	1.48
Property 16	12.98										0.02				0.40											12.56	96.76%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.50
Property 17	12.95										0.12				0.51											12.32	95.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.49
Property 18	12.94														0.65					0.09						12.20	94.28%	0.00%	0.74%	0.74%	3.97%	-3.23%	-0.39
Property 19	12.95					0.80					3.50				1.26											7.39	57.07%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.29
Property 20	15.15																									15.15	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60
Property 21	14.10																			0.28						13.82	98.01%	0.00%	2.03%	2.03%	3.97%	-1.94%	-0.27
Property 22	12.44																			1.99						10.45	84.00%	0.00%	19.04%	19.04%	3.97%	15.07%	1.58
Property 23	12.04	0.18					1.50													0.05						10.31	85.63%	0.00%	0.48%	0.48%	3.97%	-3.49%	-0.36
Property 24	11.91					2.89											0.19									8.83	74.14%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.35
Property 25	31.77														1.36							30.41				0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 26	62.80	0.19	0.33														0.79			1.00		0.87				59.62	94.94%	0.00%	1.68%	1.68%	3.97%	-2.29%	-1.37
Property 27	47.45	0.03													2.20					1.12		13.46				30.64	64.57%	0.00%	3.66%	3.66%	3.97%	-0.31%	-0.10
Property 28	27.18	0.06	0.38																	1.00						25.74	94.70%	0.00%	3.89%	3.89%	3.97%	-0.08%	-0.02
Property 29	100.18	2.37	3.91												17.31		6.49		4.28	0.18						65.64	65.52%	6.52%	0.27%	6.79%	3.97%	-3.70%	-2.43
Property 30	14.15	0.72								0.40																13.03	92.08%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.52
Property 31	12.95	0.03	0.52					2.00												0.29						10.11	78.07%	0.00%	2.87%	2.87%	3.97%	-1.10%	-0.11
Property 32	0.10		0.10																							0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 33	12.25	0.04	0.27								1.16								2.80	2.62						5.36	43.76%	52.24%	48.88%	101.12%	3.97%	44.91%	2.41
Property 34	12.15	0.14	0.22								5.04								5.39							1.36	11.19%	396.32%	0.00%	396.32%	3.97%	-3.97%	-0.05
Property 35	17.47																				9.51					7.96	45.56%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.32
Property 36	16.30																				0.42					15.88	97.42%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.63
Property 37	15.17														4.38		0.58									10.21	67.30%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.41
Property 38	8.94	0.37	0.14												1.90				0.73							5.80	64.88%	12.59%	0.00%	12.59%	3.97%	-3.97%	-0.23
Property 39	3.91														1.95				1.86							0.10	2.56%	186.00%	0.00%	186.00%	3.97%	-3.97%	0.00
Property 40	4.01										2.47				1.33		0.17									0.04	1.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00

Table 2: Property Specific Land Use Budgets (continued)

		TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND		OTHER							KEY PERCENTAGES				PASSIVE OPEN SPACE		
PROPERTY NUMBER	TOTAL AREA (HECTARES)	ARTERIAL ROADS AND BRIDGES	INTERSECTIONS	LOCAL BUS INTERCHANGE	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMENT SCHOOLS	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VICTORIAN HERITAGE REGISTER	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT	TOTAL NET DEVELOPABLE AREA (HECTARES)	NET DEVELOPMENT AREA OF PRECINCT	ACTIVE OPEN SPACE % OF NDA	PASSIVE OPEN SPACE % OF NDA	TOTAL PASSIVE AND ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DELIVERY TARGET % *	DIFFERENCE % NDA	DIFFERENCE AREA HA
Property 41	8.05		0.10			1.00					1.03				0.68				1.97							3.27	40.62%	60.24%	0.00%	60.24%	3.97%	-3.97%	-0.13
Property 42	3.04	0.08	0.10																							2.86	94.08%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.11
Property 43	11.77	0.28				0.43					0.43								0.29							10.34	87.85%	2.80%	0.00%	2.80%	3.97%	-3.97%	-0.41
Property 44	12.18	0.46	0.61																							11.11	91.22%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.44
Property 45	17.29					0.37					3.07								1.08	1.59						11.18	64.66%	9.66%	14.22%	23.88%	3.97%	10.25%	1.15
Property 46	15.23																									15.23	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.60
Property 47	2.03																									2.03	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08
Property 48	17.02																									17.02	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.68
Property 49	12.40																0.36			1.00						11.04	89.03%	0.00%	9.06%	9.06%	3.97%	5.09%	0.56
Property 50	10.31																0.16									10.15	98.45%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.40
Property 51	2.02																0.01									2.01	99.50%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08
Property 52	4.26		0.06																							4.20	98.59%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.17
Property 53	7.94		0.09																							7.85	98.87%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.31
Property 54	13.82		0.17																							13.65	98.77%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.54
Property 55	17.12		0.08														0.04		2.69	0.87						13.44	78.50%	20.01%	6.47%	26.49%	3.97%	2.50%	0.34
Property 56	15.00																0.38									14.62	97.47%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58
Property 57	17.23	0.59	1.78														0.05		0.28	0.38						14.15	82.12%	1.98%	2.69%	4.66%	3.97%	-1.28%	-0.18
Property 58	14.92	1.42	0.66														4.96									7.88	52.82%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.31
Property 59A	14.72																									14.72	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58
Property 59B	1.33																									1.33	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05
Property 59C	1.29																0.15									1.14	88.37%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.05
Property 60	15.01														0.28		7.08									7.65	50.97%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.30
Property 61	2.07																									2.07	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.08
Property 62	13.61	0.31	0.31		0.40															0.33						12.26	90.08%	0.00%	2.69%	2.69%	3.97%	-1.28%	-0.16
Property 63	16.81	0.29	0.18																	0.64						15.70	93.40%	0.00%	4.08%	4.08%	3.97%	0.11%	0.02
Property 64	16.84	0.01	0.72																							16.11	95.67%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.64
Property 65	18.53	0.31	0.17								5.86						0.53									11.66	62.92%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.46
Property 66	24.55				1.95										2.00		0.17			0.20						20.23	82.40%	0.00%	0.99%	0.99%	3.97%	-2.98%	-0.60
Property 67	13.59														3.27		1.11			0.80						8.41	61.88%	0.00%	9.51%	9.51%	3.97%	5.54%	0.47
Property 68	13.58														5.55		0.96									7.07	52.06%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28
Property 69	12.13		0.78														0.69									10.66	87.88%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.42
Property 70	12.07					0.80					6.52								0.07							4.68	38.77%	1.50%	0.00%	1.50%	3.97%	-3.97%	-0.19
Property 71	12.07										1.53								2.50							8.04	66.61%	31.09%	0.00%	31.09%	3.97%	-3.97%	-0.32
Property 72	13.74		0.21												4.28				1.13							8.12	59.10%	13.92%	0.00%	13.92%	3.97%	-3.97%	-0.32
Property 73	13.25	0.86	0.86												0.54					0.90						10.09	76.15%	0.00%	8.92%	8.92%	3.97%	4.95%	0.50
Property 74	12.01														2.16		0.67									9.18	76.44%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.36
Property 75	12.02														0.70					0.10						11.22	93.34%	0.00%	0.89%	0.89%	3.97%	-3.08%	-0.35
Property 76	11.97	1.81													1.50					0.01						8.65	72.26%	0.00%	0.12%	0.12%	3.97%	-3.85%	-0.33
Property 77	12.07	0.16	0.66														0.15				0.75					10.35	85.75%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.41
Property 78	11.98	0.78	2.10														0.58				1.46					7.06	58.93%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.28
Property 79	4.10	0.03	0.31														0.05									3.71	90.49%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.15
Property 80	8.44	0.48															1.21									6.75	79.98%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.27
Property 81	12.09	0.69	0.86								0.12						0.01		4.99		0.35					5.07	41.94%	98.42%	0.00%	98.42%	3.97%	-3.97%	-0.20
Property 82	1.93		0.17																							1.76	91.19%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.07
Property 83	13.68																0.69									12.99	94.96%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.52
Property 84	11.98																			1.06						10.92	91.15%	0.00%	9.71%	9.71%	3.97%	5.74%	0.63
Property 85	12.04																			0.55						11.49	95.43%	0.00%	4.79%	4.79%	3.97%	0.82%	0.09
SUB-TOTAL	**1063.35**	**12.69**	**16.85**	**0.00**	**2.35**	**6.29**	**1.50**	**2.00**	**0.00**	**0.40**	**30.87**	**0.00**	**0.00**	**0.00**	**60.35**	**0.00**	**29.16**	**0.00**	**30.06**	**18.89**	**12.49**	**44.74**	**0.00**	**0.00**	**0.00**	**794.71**	**74.74%**	**3.78%**	**2.38%**	**6.16%**	**3.97%**	**-1.59%**	**-12.66**
Precinct 2 road reserves	19.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.61	0.00	0.00	0.00	0.00	0.00	18.64	0.00	0.00%	0.00%	0.00%	0.00%			0.00
SUB-TOTAL	**19.25**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.61**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**18.64**	**0.00**	**0.0%**	**0.00%**	**0.00%**	**0.00%**			**0.00**
TOTAL AREA 2	**1082.60**	**12.69**	**16.85**	**0.00**	**2.35**	**6.29**	**1.50**	**2.00**	**0.00**	**0.40**	**30.87**	**0.00**	**0.00**	**0.00**	**60.35**	**0.00**	**29.16**	**0.00**	**30.67**	**18.89**	**12.49**	**44.74**	**0.00**	**0.00**	**18.64**	**794.71**	**73.41%**	**3.86%**	**2.38%**	**6.24%**			

*Passive Open Space Contribution is to be made via Clause 53.01
** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Table 2: Property Specific Land Use Budgets (continued)

Amended by C232

PROPERTY NUMBER	TOTAL AREA (HECTARES)	TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND		OTHER						TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				PASSIVE OPEN SPACE		
		ARTERIAL ROADS AND BRIDGES	INTERSECTIONS	LOCAL BUS INTERCHANGE	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMENT SCHOOLS	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VICTORIAN HERITAGE REGISTER	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT			NET DEVELOPMENT AREA OF PRECINCT	ACTIVE OPEN SPACE % OF NDA	PASSIVE OPEN SPACE % OF NDA	TOTAL PASSIVE AND ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DELIVERY TARGET % *	DIFFERENCE % NDA	DIFFERENCE AREA HA
PRECINCT 3																																	
Property 86	19.26														5.53		0.37			1.90							11.46	59.50%	0.00%	16.58%	16.58%	3.97%	12.61%	1.45
Property 87	10.36														3.12	1.06	0.57			0.58							5.03	48.55%	0.00%	11.53%	11.53%	3.97%	7.56%	0.38
Property 88	29.27		0.17												1.86		0.31			1.61							25.32	86.50%	0.00%	6.36%	6.36%	3.97%	2.39%	0.60
Property 101	0.07														0.07												0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 102	6.31														3.42					0.12							2.77	43.90%	0.00%	4.33%	4.33%	3.97%	0.36%	0.01
Property 103	6.53														1.81												4.72	72.28%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.19
Property 111	4.92		0.04																								4.88	99.19%	0.00%	0.00%	0.00%	3.97%		
Property 112	4.90																										4.90	100.00%	0.00%	0.00%	0.00%	3.97%		
Property 113 (MAC) Part	2.78	0.30																									2.48	89.21%	0.00%	0.00%	0.00%	3.97%		
Property 114 (MAC) Part	2.82	0.26																									2.56	90.78%	0.00%	0.00%	0.00%	3.97%		
Property 115	8.05				8.05																						0.00	0.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	0.00
Property 123	11.65	0.24	0.09	1.00					1.00																		9.32	80.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.37
Property 124 (MAC) Part	14.51																										14.51	100.00%	0.00%	0.00%	0.00%	3.97%	-3.97%	-0.58
SUBTOTAL	**121.43**	**0.80**	**0.30**	**1.00**	**8.05**	**0.00**	**0.00**	**0.00**	**1.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**15.81**	**1.06**	**1.25**	**0.00**	**0.00**	**4.21**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**87.95**	**72.43%**	**0.00%**	**4.79%**	**4.79%**	**3.97%**	**0.82%**	**0.72**
Road reserves	10.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.04	0.00	0.00%	0.00%	0.00%	0.00%			0.00
SUBTOTAL	**10.04**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**10.04**	**0.00**	**0.00%**	**0.00%**	**0.00%**	**0.00%**			**0.00**
TOTAL AREA 3	**131.47**	**0.80**	**0.30**	**1.00**	**8.05**	**0.00**	**0.00**	**0.00**	**1.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**15.81**	**1.06**	**1.25**	**0.00**	**0.00**	**4.21**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**10.04**	**87.95**	**66.90%**	**0.00%**	**4.79%**	**4.79%**			

*Passive Open Space Contribution is to be made via Clause 53.01
** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment

Amended by C232

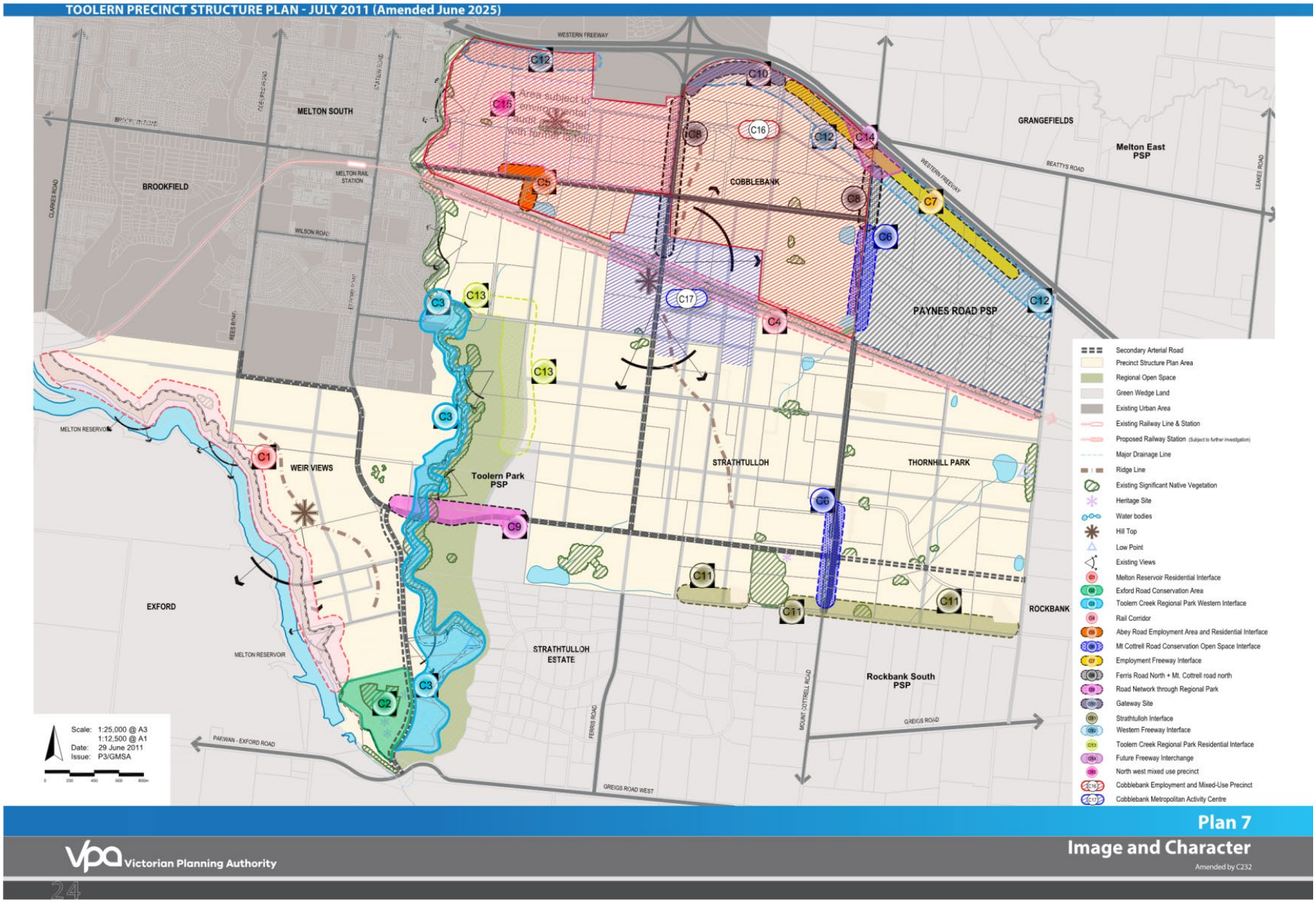
PRECINCT 4																																	
Property 89	45.80																0.58	17.43									27.79	60.68%						
Property 90	17.45														1.65		0.48	4.39									10.93	62.64%						
Property 91	0.01														0.01												0.00	0.00%						
Property 92	0.13																0.04										0.09	69.23%						
Property 93	1.89																0.09										1.80	95.24%						
Property 94	2.00																										2.00	100.00%						
Property 95	4.00		0.03												0.92												3.05	76.25%						
Property 96	6.56		0.01																								6.55	99.85%						
Property 97	13.23		0.03																								13.20	99.77%						
Property 98	2.01																										2.01	100.00%						
Property 99	10.01																										10.01	100.00%						
Property 100	12.14		0.07																								12.07	99.42%						
Property 104A	0.24														0.24												0.00	0.00%						
Property 104B	1.55														1.16												0.39	25.16%						
Property 104C	0.76														0.13												0.63	82.89%						
Property 104D	0.76																										0.76	100.00%						
Property 104E	1.69														0.35												1.34	79.29%						
Property 105	3.70														2.98												0.72	19.46%						
Property 106	0.04														0.01												0.03	75.00%						
Property 107	10.00														1.40												8.60	86.00%						
Property 108	0.67														0.05												0.62	92.54%						
Property 109	4.88														0.40												4.48	91.80%						
Property 110	4.88																										4.88	100.00%						
Property 113 (Emp) Part	2.21																										2.21	100.00%						
Property 114 (Emp) Part	0.78																										0.78	100.00%						
Property 116	23.48	0.01	0.02																								23.45	99.87%						
Property 117	7.80		0.27																								7.53	96.54%						
Property 118	17.94																										17.94	100.00%						

Table 2: Property Specific Land Use Budgets (continued)

		TRANSPORT				COMMUNITY						ENCUMBERED LAND AVAILABLE FOR RECREATION							UNENCUMBERED LAND		OTHER						TOTAL NET DEVELOPABLE AREA (HECTARES)	KEY PERCENTAGES				PASSIVE OPEN SPACE		
PROPERTY NUMBER	TOTAL AREA (HECTARES)	ARTERIAL ROADS AND BRIDGES	INTERSECTIONS	LOCAL BUS INTERCHANGE	RAILWAY RESERVATION	COMMUNITY FACILITIES	CIVIC	JUSTICE	EMERGENCY	MAJOR ACTIVITY CENTRE PUBLIC SPACE	GOVERNMENT EDUCATION	POWER EASEMENTS	GAS EASEMENTS	WATER/SEWER PIPE EASEMENT	WATERWAY / DRAINAGE LINE / WETLAND / RETARDING	HERITAGE	CONSERVATION	LANDFILL	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*	IDENTIFIED NON-GOVERNMENT SCHOOLS	REGIONAL PARK	BALANCE OF LAND SUBJECT TO LAND CAPABILITY ASSESSMENT	VICTORIAN HERITAGE REGISTER	EXISTING ROAD RESERVES NOT ALLOCATED FOR DEVELOPMENT		NET DEVELOPMENT AREA OF PRECINCT	ACTIVE OPEN SPACE % OF NDA	PASSIVE OPEN SPACE % OF NDA	TOTAL PASSIVE AND ACTIVE OPEN SPACE %	PASSIVE OPEN SPACE DELIVERY TARGET % *	DIFFERENCE % NDA	DIFFERENCE AREA HA
Property 119	7.28	0.12	0.19																							6.97	95.74%						
Property 120	2.90																									2.90	100.00%						
Property 121	12.34	0.31	0.21																							11.82	95.79%						
Property 122	12.66		0.09																							12.57	99.29%						
Property 124 (Emp) Part	97.82	2.48	2.57												8.25		2.47									82.05	83.88%						
Property 125	21.85																									21.85	100.00%						
Property 126	12.34	0.45																								11.89	96.35%						
Property 127	12.27	0.12																								12.15	99.02%						
Property 128	12.29	0.14	0.43														1.24									10.48	85.27%						
Property 129	11.84		0.28																							11.56	97.64%						
Property 130	6.65				6.65																					0.00	0.00%						
Property 144	6.44				6.44																					0.00	0.00%						
SUB-TOTAL	**413.29**	**3.63**	**4.20**	**0.00**	**13.09**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**17.55**	**0.00**	**4.90**	**21.82**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**348.10**	**84.2%**						
Precinct Emp road reserves	8.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.29	-3.51	-39.98%						
SUB-TOTAL	**8.78**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**12.29**	**0.00**	**0.00%**						
TOTAL EMP AREA	**422.07**	**3.63**	**4.20**	**0.00**	**13.09**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**17.55**	**0.00**	**4.90**	**21.82**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**12.29**	**348.10**	**82.47%**						
TOTAL PRECINCTS	**2090.69**	**21.66**	**25.56**	**1.00**	**23.49**	**8.09**	**1.50**	**2.00**	**1.00**	**0.40**	**37.87**	**0.00**	**0.00**	**0.00**	**145.82**	**1.06**	**38.72**	**21.82**	**53.46**	**48.17**	**15.49**	**44.74**	**10.46**	**0.00**	**52.00**	**1539.89**	**73.65%**						

*Passive Open Space Contribution is to be made via Clause 53.01

** Net Developable Area and Passive Open Space Contribution to be determined via a land capability assessment


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
MELTON SOUTH
BROOKFIELD
GRANGEFIELDS
Melton East PSP
COBBLEBANK
PAYNES ROAD PSP
WEIR VIEWS
Toolern Park PSP
STRATHTULLOH
THORNHILL PARK
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
WESTERN FREEWAY
BEATTYS ROAD
WILSON ROAD
GREIGS ROAD
GREIGS ROAD WEST
PAFWAN - EXFORD ROAD
FERRIS ROAD
MOUNT COTTRELL ROAD
Area subject to environmental audit associated with former landfill
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Secondary Arterial Road
Precinct Structure Plan Area
Regional Open Space
Green Wedge Land
Existing Urban Area
Existing Railway Line & Station
Proposed Railway Station (Subject to further investigation)
Major Drainage Line
Ridge Line
Existing Significant Native Vegetation
Heritage Site
Water bodies
Hill Top
Low Point
Existing Views
Melton Reservoir Residential Interface
Exford Road Conservation Area
Toolern Creek Regional Park Western Interface
Rail Corridor
Abey Road Employment Area and Residential Interface
Mt Cottrell Road Conservation Open Space Interface
Employment Freeway Interface
Ferris Road North + Mt. Cottrell road north
Road Network through Regional Park
Gateway Site
Strathtulloh Interface
Western Freeway Interface
Toolern Creek Regional Park Residential Interface
Future Freeway Interchange
North west mixed use precinct
Cobblebank Employment and Mixed-Use Precinct
Cobblebank Metropolitan Activity Centre
Plan 7
Image and Character
Amended by C232
Victorian Planning Authority
24

4.0 ELEMENTS

Amended by C232 This chapter sets out objectives, and planning and design requirements and guidelines for the following elements:

1. 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:

Objectives:

The Objectives must be met.

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

Plans:

The plans are a spatial expression of objectives.

Amended by C232 Planning and Design Requirements and Guidelines:

Planning and design requirements and guidelines including figures and tables that identify:

- requirements that must be met; or
- guidelines that should be met.

Amended by C232 If the responsible authority is satisfied that an application for an alternative to a planning and design requirement or guideline that should be met, meets the relevant objectives, the alternative may be considered to the satisfaction of the responsible authority.

4.1 IMAGE AND CHARACTER

4.1.1 IMAGE AND CHARACTER OBJECTIVES

The image and character objectives are:

- Create neighbourhoods and vibrant streets and spaces with their own distinct character that deliver environmental, aesthetic and functional benefits to the entire community.
- Support the identity, diversity and full potential of the 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 activity.
- Establish a coherent interconnected network of places that support social interaction and display a clear hierarchy of private, commercial and civic functions.
- Amended by C232 Deliver a well planned development that respects the major elements of the Toolern PSP area's environmental and cultural heritage and establishes a mechanism for the ongoing management of those assets
- Amended by C232 Provide a high-quality interface to Toolern Creek Regional Park and riparian areas.

4.1.2 IMPLEMENTATION

Amended by C232 The objectives for image and character are met by implementation of all the following:

- » Plan 5 – Future Urban Structure
- » Plan 7 – Image and Character
- » Planning and Design Requirements set out in 4.1.3
- » Toolern Creek Regional Park Western Interface – Urban Design Framework
- » Exford Road Conservation Area - Urban Design Framework
- » North-West Mixed-Use Precinct - Urban Design Framework

4.1.3 PLANNING AND DESIGN REQUIREMENTS

Amended by C232 The following planning and design requirements must be met:

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

4.1.4 TOOLERN CREEK REGIONAL PARK WESTERN INTERFACE – URBAN DESIGN FRAMEWORK

An Urban Design Framework 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:

- 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.
- Amended by C232 Address any relevant design guidelines prepared by the Victorian Government or City of Melton.
- Amended by C232 Respond to feedback received following consultation with Parks Victoria, City of Melton and landowners adjacent to Toolern Creek Regional Park.
- Set out guidelines that positively address the built form interface to Toolern Creek Regional Park.
- Amended by C232 Be informed by a Land Capability Assessment prepared by a suitably qualified person(s) to the satisfaction of the responsible authority in relation to properties 11, 12, 13 & 14 within the *Toolern Precinct Structure Plan* area.
- Based upon an opportunities and constraints analysis, establish appropriate setbacks from the Toolern Creek environs for development ensuring the provision of a passive open space corridor containing a shared path along the creek.
- Provide an indicative road layout plan.
- Demonstrate how development will contribute to the passive surveillance of the creek environs through the road layout plan, the siting of the shared path and the orientation of development to front roads and open space.
- Amended by C232 Locate pockets of lower density housing along the western interface where land is visually prominent when viewed from the Toolern Creek Regional Park.
- Show how the design and landscaping of frontage streets will be visually compatible with character of the Park.
- Show how building height, massing, architecture and materials will be visually compatible with character of the Park.
- Show how the landscaping of private land will be visually compatible with the Park, and how the usage of plant material reflects local indigenous plant communities and assists in 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 network.

4.1.5 EXFORD ROAD CONSERVATION AREA URBAN DESIGN FRAMEWORK

Amended by C232 The Exford Road Conservation Area is located at Lot 4B Exford Road (Property 147) and is shown on Plan 7 'Image & Character' of the PSP.

The Urban Design Framework must address:

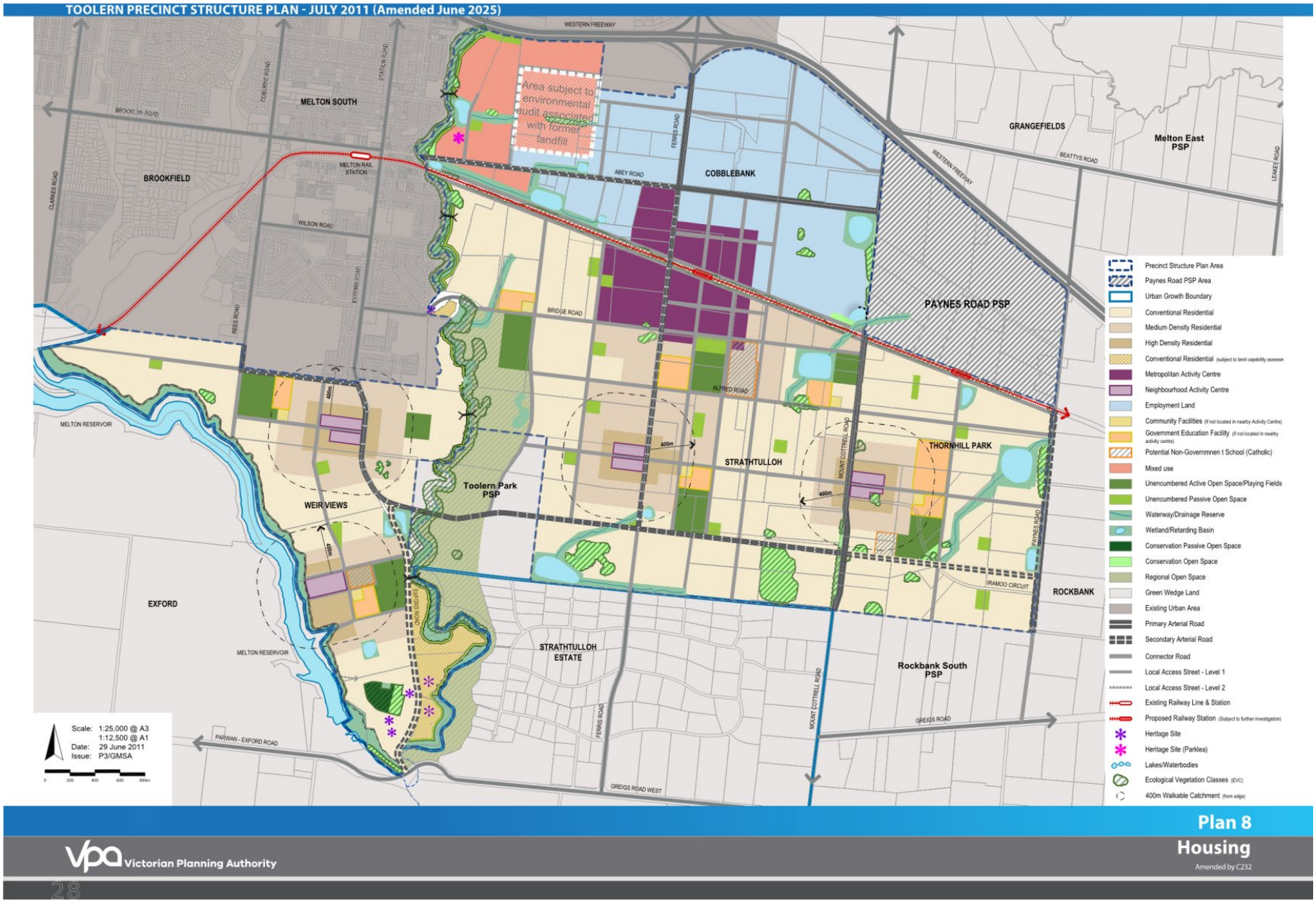
- The retention and protection of trees in accordance with the Native Vegetation Precinct Plan.
- Safe access to Exford Road, including the potential for new east west connector roads intersecting with Exford Road.
- Amended by C232 Areas of heritage significance within the precinct, and advice from Heritage Victoria on those areas:
  - Flood risk and other reservoir safety issues;
  - Slope;
  - Open space linkages;
  - Walking trails;
  - The future widening and re-alignment of Exford Road;
  - Ongoing management requirements of Southern Rural Water;
  - The location of easements; and
  - The potential for land within the area to be transferred to a public authority; and
  - The location of a 6 hectare Exford Road public open space reserve (passive/conservation parkland), to be provided in accordance with Plan 5 – Future Urban Structure Plan

Amended by C232 Table 3: Planning and Design Requirements and Guidelines

Character Area	Planning and design requirements and guidelines
General	The following planning and design requirements must be met: • Create a series of contiguous neighbourhoods arranged around a hierarchy of appropriately scaled activity centres. • Create compact, pedestrian friendly neighbourhoods with many of the activities of daily living occurring in activity centres located within walking distance of most houses. • Focus concentrations of commercial, civic and institutional activity into mixed-use activity centres. • Provide a generous mix of housing types and price levels within neighbourhoods and activity centres. • Create a permeable street network with pedestrian priority that allows maximum freedom of movement and multiple transport options. • Locate land uses and higher than conventional housing within walking distance of public transport stops. • Respect, enhance and respond to local topography, geology and climate and connect to the natural environment. • Create a range of accessible urban parks and landscapes that provide recreation, encourage biodiversity and help support a balanced environment. • Development oriented to front roads and open space, where appropriate. The following planning and design guidelines should be met: • Design streets and roadways to support the safe and efficient conveyance of vehicles as well as the civic and commercial activities that front them. • Ensure the pedestrian environment is characterised by active frontages at street level. • Establish buildings and urban forms capable of adaptation over time to meet changing needs and to promote the continued use of existing resources.
C1 – Melton Reservoir Residential Interface	The following planning and design requirements must be met: • The minimum setbacks illustrated in the Melton Reservoir Open Space/Residential Interface Cross-Section 2. • Place a road reservation between residential development and the riparian buffer/passive open space. • Ensure active frontages address the Reservoir. The following planning and design guideline should be met: • Provide for a future road connection to Clarkes Road Reserve.
C2 – Exford Road Conservation Area	The following planning and design requirements must be met: • Commence development in accordance with an approved conservation management plan. • Development in or adjacent to the significant Box Gum Woodland must ensure that: – The ecological value of the woodland is not significantly reduced. – The heritage character of the area is not significantly diminished. – The allotment design and layout results in a high retention of trees on the site. • 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 the Exford Road Conservation Area until an Urban Design Framework has been approved by the Responsible • Authority. (refer Section 4.1.5) The following planning and design guidelines should be met: • Maintain a clear visual link between the Exford Homestead and the coach house. • Ensure development adjacent to the Exford Homestead enhances the heritage qualities of site and creates a focal point for the community. • Ensure the open space network and trail network provides connections to the Exford Homestead. • Large clusters of trees are to be protected and enhanced within a 6ha public open space reserve. • Ensure that development appropriately integrates with the precinct to the north.
C3 – Toolern Creek Regional Park - Western Interface	The following planning and design requirements must be met: • 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 Toolern Creek Regional Park (refer to Plan 7) until an Urban Design Framework has been approved by the Responsible Authority. (Refer Section 4.1.4) • The minimum setbacks illustrated in the Toolern Creek Open Space/Residential Interface - Cross-Section 1.
C4 – Rail Corridor	The following planning and design requirement must be met: • Front development or provide an appropriate frontage to the rail corridor. The following planning and design guidelines should be met: • Provide a road reservation and shared pathway adjacent and parallel to the rail corridor. • Provide low or transparent front fences to buildings to allow passive surveillance of the railway corridor. • 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.). • Provide pedestrian and cycle crossings adjacent to open space areas that connect to the wider path network within precinct.

Table 3: Planning and Design Requirements and Guidelines (cont.)

Character Area	Planning and design requirements and guidelines
C5 – Residential Employment Interface	The following planning and design guidelines should be met: • 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. • Hours of operation for employment uses should be limited so as not to unreasonably compromise residential amenity. • Provide for loading and deliveries away from the street. • Integrate advertising signage into the building so as not dominate the façade, and do not internally illuminate. • Incorporate broad canopied, evergreen street trees into street and/or site landscaping.
C6 – Mount Cottrell Road Linear Open Space Interface	The following planning and design requirements must be met: • Align Mount Cottrell Road to the east to protect the native vegetation along the western side of the road reservation. • Provide landscaping in residential areas that are local indigenous species and sympathetic to the native vegetation character of the conservation area.
C7 – Employment Freeway Interface	The following planning and design requirements must be met: • Provide a road reservation adjacent and parallel to the Western Freeway. • Address development to the Western Freeway. The following planning and design guidelines should be met: • Locate office components to the front of the building to face the Western Freeway. • Landscape the Western Freeway with low vegetation so as not to obscure visibility from the Western Freeway.
C8 – Ferris Road North and Shogaki Drive	The following planning and design requirements must be met: • Ensure an attractive streetscape is achieved through well-designed and high-quality buildings and landscaping along Ferris Road and Shogaki Drive. • Provide a well-designed and high-quality rail overpass. The following planning and design guidelines should be met: • Avoid the use of frontage areas for storage of goods and materials. • Avoid ad hoc chain mesh fencing along the frontage areas. • Activate the street with appropriate ground floor uses. • Minimise building setbacks to strengthen built form presence. • Locate office components to the front of the building to face the Ferris Road or Shogaki Drive.
C9 – Road Network Through Regional Park	The following planning and design requirements must be met: • Provide north-south pedestrian connections under the bridge on both sides of Toolern Creek • Locate the bridge to avoid native vegetation in and adjacent to the Toolern Creek. • Design the bridge and specify materials that are sympathetic to adjacent open space areas. The following planning and design guidelines should be met: • Promote reduced vehicle speeds through road design that considers the local creek character. • Ensure that the design of the bridge does not create a barrier between the northern and southern sections of the Toolern Creek Regional Park. • Minimise noise impacts through bridge design or acoustic attenuation measures. • Ensure that views to and from areas of high aesthetic value are not significantly reduced as a result of the new bridge.
C10 – Toolern Gateway site	The following planning and design requirements must be met: • Create landmark feature buildings of high quality at the Ferris Road and Western Freeway Interchange. • Ensure buildings front the Western Freeway and Ferris Road. The following planning and design guidelines should be met: • Situate larger buildings in this location. • Provide access to and from Ferris Road where possible.
C11 – Strathtulloh Interface	The following planning and design requirement must be met: • Provide a landscape buffer adjacent to Strathtulloh Estate. The following planning and design guidelines should be met: • Provide larger allotments adjacent to the Strathtulloh Estate, south of Toolern. • Provide low and/or transparent fencing adjacent to Strathtulloh Estate (e.g. post and wire).
C12 – Western Freeway Interface	The following planning and design requirement must be met: • 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 uses.
C13 – Toolern Creek Regional Park Residential Interface	The following planning and design requirements must be met: • Minimise the visual impact of any new development on the landscape qualities of Toolern Creek Regional Park. • 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. • Link pedestrian and cycle routes to the Toolern Creek Regional Park trail network. The following planning and design guidelines should be met: • Configure allotments to respond to topography and/or vegetation. • Take advantage of views and vistas. • Development in and adjacent to existing canopy trees should not exceed the canopy height. • Incorporate new canopy trees into development.
C14 – Proposed Western Freeway / Mount Cottrell Road Interchange Interface	The following planning and design requirement must be met: • 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.
C15 – North-West Mixed-Use Precinct (land shown east of the Toolern Creek (known as the ECNAM property), north of Abey Road, south of the Western Freeway and west of the Harness Racing Victoria existing facility and Ferris Road)	The following planning and design requirement must be met: • 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 to Section 4.3.6)
C16 – Cobblebank Employment and Mixed-Use Precinct	The following planning and design requirement must be met: • 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 to Sections 4.3.5 and 4.3.6)
C17 – Cobblebank Metropolitan Activity Centre Precinct	The following planning and design requirement must be met: • 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 4.3.4)


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
Area subject to environmental audit associated with former landfill
MELTON RESERVOIR
WEIR VIEWS
Toolern Park PSP
STRATHTULLOH
THORNHILL PARK
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Conventional Residential
Medium Density Residential
High Density Residential
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Mixed use
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
Primary Arterial Road
Secondary Arterial Road
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Existing Railway Line & Station
Heritage Site
Heritage Site (Parklea)
Lakes/Waterbodies
400m Walkable Catchment
Plan 8
Housing
Amended by C232
Victorian Planning Authority

4.2 HOUSING

4.2.1 HOUSING OBJECTIVES

The objectives for housing are:

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

4.2.2 IMPLEMENTATION

Amended by C232 The objectives for housing are met by implementation of all the following:

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

4.2.3 PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

GENERAL

Amended by C232 The following planning and design requirements must be met:

- Provide an average density of no less than 20 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.
- Locate conventional density and medium density housing as defined in the glossary, to generally conform to the areas shown 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 passive surveillance.
- Ensure that building proportion, scale and character are appropriate to their urban context.
- If land identified in Plan 5 for a non-government education facility is not purchased for that use at the time of subdivision, that land may be used for the underlying housing density as shown in Plan 8.

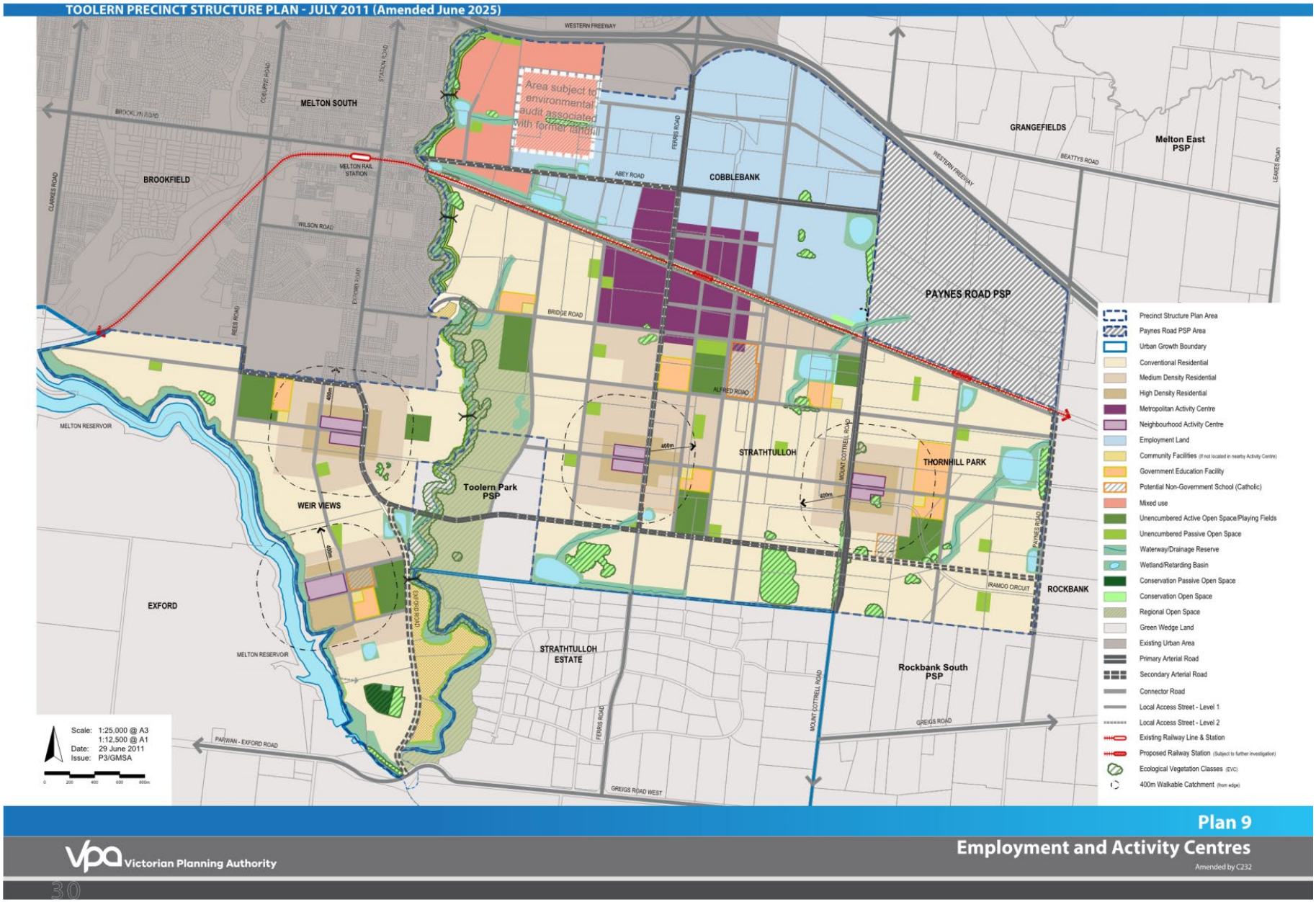
If in the opinion of the responsible authority a planning and design guideline is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

The following planning and design guidelines should be met:

- Provide a broad mix of dwelling types including, but not limited to:
  - Multi-storey apartments
  - Terrace housing
  - Apartments/studios above garages
  - Semi-detached housing
  - Detached housing
  - Shop-top apartments (in activity centres)
  - Live/work units (in and/or around activity centres)
- Ensure streetscapes are not dominated by garages or parking courts.
- Ensure front fences do not exceed 1.2 metres in height.

ALTERNATIVE DENSITY PATTERNS

Alternative density patterns to those illustrated in Plan 8 that result 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 will be achieved.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
Area subject to environmental audit associated with former landfill
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
BRIDGE ROAD
ALFRED ROAD
STRATHTULLOH
THORNHILL PARK
Toolern Park PSP
WEIR VIEWS
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
MELTON RAIL STATION
ABEY ROAD
WILSON ROAD
BEATTYS ROAD
GREIGS ROAD
GREIGS ROAD WEST
PARWAN - EXFORD ROAD
IRAMOO CIRCUIT
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Conventional Residential
Medium Density Residential
High Density Residential
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Government Education Facility
Potential Non-Government School (Catholic)
Mixed use
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
Primary Arterial Road
Secondary Arterial Road
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Existing Railway Line & Station
Proposed Railway Station
Ecological Vegetation Classes
400m Walkable Catchment
Plan 9
Employment and Activity Centres
Amended by C232
Victorian Planning Authority
30

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 and types that will enable the creation of one job for every new household.
- Establish a hierarchy of high-quality, mixed-use, urban activity centres that are functional, attractive, and meet the needs of business and the community, where:

Amended by C232

  - A Metropolitan Activity Centre serves as the primary activity centre and retailing node for the *Toolern Precinct Structure Plan* area.
  - A series of Neighbourhood Activity Centres provide neighbourhood retailing and services, including community uses.
  - Provide Neighbourhood Activity Centres which are integrated with the adjacent residential neighbourhoods.
  - Local Convenience Centres outside designated centres provide local retailing and services.
  - Facilitate walking, cycling and public transport usage within and to activity centres and employment areas.
  - Make public transport integral to the function of activity centres and employment areas.
  - Ensure that building proportion, scale and character are appropriate to their urban context.
  - Accommodate a range of entertainment, leisure and tourism related uses that complement Melton Entertainment Complex.
  - To boost local employment opportunities through the development and promotion of employment land in Toolern.

4.3.2 IMPLEMENTATION

Amended by C232

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

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

Amended by C232

Table 4: Employment Area Requirements and Guidelines

The following planning and design requirements and guidelines must be followed:

Amended by C232

Theme	Planning and Design Requirements and Guidelines
Building types, lot size and land use	The following planning and design requirements 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 impinge on amenity to the east of Ferris Road. • Position office components of industrial buildings to the street front. 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.
Frontages	The following planning and design guidelines should be met: • Minimise front building setbacks with clearly defined principal entrances addressing streets or public spaces. • 'Activate' 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.
Height and massing	The following planning and design requirements must be met: • Ensure height, massing and disposition of buildings on the opposite side of roads surrounding the Metropolitan Activity Centre are generally consistent with the height, massing and disposition of buildings within the Metropolitan Activity Centre. • Reduce the visual bulk of large buildings through building and landscape design.
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.
Pedestrian and cyclist movement	The following planning and design requirements must be met: • Plan for accessible 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 Metropolitan Activity Centre and Employment Area.
Landscaping	The following planning and design requirement must be met: • Provide only low landscaping along the Western Freeway frontage. The following planning and design guideline should be met: • Provide appropriately designed landscaping treatments, setbacks and buffers to minimise the impacts of blank sections of façade fronting principal streets.

4.3.3 PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

Amended by C232 **ACTIVITY CENTRE REQUIREMENTS AND GUIDELINES**

Amended by C232 The following planning and design requirements 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 Plan 9.
- Create a limited network of predominantly commercial streets edged by mixed-use buildings accommodating retail, office, community, residential, and other uses.
- Establish a continuous built edge to streets.
- Integrate the planning and design of neighbourhood activity centres with the planning and development of community infrastructure and services.
- Use building forms and commercial formats that support the 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 friendly and convenient locations.

The following planning and design guidelines should be met:

- Place large retail formats (such as supermarkets or bulky retail units) behind or above street-front retail tenancies.
- Build retail and commercial frontages to the edge of footways with clearly defined principal entrances addressing streets or public spaces.
- 'Activate' ground-level frontages on commercial sections of streets and ensure the design of upper levels is compatible with overall façade character.
- Provide a 'fine-grained' scale of predominantly retail shop-fronts with frequent tenancies along the street.
- Design streets to a building height to street width ratio as close to 1:2 as possible, with a minimum of 1:3.
- Provide as much on-street parking as possible.
- Locate off-street parking behind buildings fronting commercial streets, or in basements or parking structures, and provide access 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.
- Locate taller buildings or those of more notable design on prominent sites and at major intersections.

Amended by C232 Table 5: Hierarchy, role and function of Activity Centres

Amended by C232

Type	Function
Metropolitan Activity Centre (site area approximately 100 hectares)	• The Metropolitan Activity Centre serves as the primary Activity Centre and transport hub for the *Toolern Precinct Structure Plan* area. The Centre will provide higher order retailing, services, civic, leisure and social infrastructure. • The Centre will develop in accordance with the *Toolern Precinct Structure Plan* towards a total of approximately 3,000 dwellings and 70,000 sqm of retail floor space which will be delivered in stages in response to demand. • Anchored by a main street and shopping side streets, the Centre's retail offer is expected to include three or four large supermarkets, discount department stores, a small department store, a wide range of specialty and comparison retail shops, restaurants and cafes, and a variety leisure and entertainment activities. • The Centre will provide business, civic and government services serving Toolern 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. • 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 (site area approximately 4 hectares)	• Neighbourhood Activity Centres provide retailing and services, civic, recreation and social infrastructure for the catchment area within 800-1000 metres of the Centre. • 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 community facilities. They are anchored by a traditional main street and serviced by an abutting / co-located or proximate community hub (e.g. multipurpose community centre, government and/or non-government primary school, and active recreation reserves and facilities). • Centres should provide mixed-use live/work buildings to accommodate businesses providing goods and services within the neighbourhood catchment.
Local Convenience Centres	• Local Convenience Centres provide limited retailing and services to meet the daily needs of residents within the immediate area. • 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. • Uses should be accommodated in mixed-use live/work buildings configured in a small main street environment. Home-based businesses are encouraged in and around Local Convenience Centres.

4.3.4 ACTIVITY CENTRE URBAN DESIGN FRAMEWORK

The Urban Design Framework must:

- Be generally consistent with the role and function for the activity centre set out in Table 5.
- 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 centres).
- Address the whole of the activity centre site.
- Amended by C232 Address any relevant design guidelines prepared by the Victorian Government or City of Melton.
- Demonstrate an appropriate design response that addresses the Activity Centre objectives and planning and design Guidelines.
- Explain how the Framework responds to feedback received following consultation with infrastructure agencies including VicRoads and the Department of Transport or landowners within the activity centre.
- Show how the activity centre relates to existing or approved development in the area.
- Show the location of public spaces, including parks, conservation reserves and squares.
- Include an overall landscape concept for the activity centre.
- Set out guidelines to positively address environmental sustainability including integrated water management, energy conservation and where appropriate, the vegetation protection objectives in the .
- Demonstrate how public transport will be integrated within the Activity Centre, developed in consultation with the Department of Transport.
- Set out provisions for car parking including the location and design of car parking areas and car parking rates for proposed uses within the activity centre.
- Set out design guidelines for the provision of advertising signs.
- Set out arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the activity centre and adjoining neighbourhoods.
- Show how opportunities for medium and higher density housing and future commercial expansion can be incorporated into the activity centre.

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.

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 incorporate within the overall design.
- Locate manufacturing and industrial uses with adverse amenity potential at suitable distances from residential interfaces and incorporate management measures where required.
- Show how the interface with the arterial road network will be managed:
  - 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 employment);
  - to create gateways at appropriate locations;
  - to provide a high amenity and visually attractive environment on roads leading to residential areas.
- Set out design guidelines for development on arterial roads and other roads which ensure high quality built form through 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 treatments.
- Identify sites in prominent locations particularly on corner intersections with arterial or connector roads for significant high amenity building or landmark structures.
- Set out design guidelines which positively address environmentally sustainability including integrated water 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.
- Indicate how public transport will be integrated within the employment land, which is developed in accordance with the requirements of the Department of Transport.
- Show how the employment land relates to and responds positively to the adjacent activity centre and residential land through high quality urban design treatments. Set out measures to avoid long blank walls with minimal visual interest.
- Amended by C232 Consider the views of and include any requirements of Vic Roads in relation to the future freeway interchange at Mount Cottrell Road.

4.3.6 NORTH-WEST MIXED-USE PRECINCT - URBAN DESIGN FRAMEWORK

Amended by C232

Amended by C232 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 Road, south of the Western Freeway and west of the Harness Racing Victoria existing facility and Ferris Road)

The Urban Design Framework plan must:

- Encourage a mix of uses which may include residential, office, business park, industrial and specialized employment uses.
- Ensure the proposed uses and developments are compatible with the existing Harness Racing Victoria facility, which is a significant recreational asset.
- Ensure that the proposed uses and development respond appropriately to any environmental constraints posed by the former Melton landfill.
- Create a range of lot sizes, catering to diverse industry needs to the satisfaction of the responsible authority.
- Address the sensitivities between residential and employment land uses by developing appropriate interface treatments which address visual, acoustic and other amenity requirements.
- Ensure that development interfacing with the existing Harness Racing Facility has a strong emphasis on high quality building and landscape design.
- Amended by C232 Ensure that development presents buildings with a high quality frontage to the Ferris Road, Western Freeway and Abey Road, avoiding blank walls and exposed storages areas.
- Achieve a uniformity of landscaping through the preparation of specific landscape design guidelines.
- Amended by C232 Provide service road frontage to the Western Highway (without providing direct access) if smaller industrial lots are envisaged along this main gateway. If larger industrial lots are envisaged provide a landscape buffer between the rear of larger industrial lots and the Western Freeway.
- Encourage a mixture of housing densities with residential development integrated within the wider precinct.
- Design a road network design to enable planting and ensure the safe movement of heavy vehicles where the network services the employment areas.
- Ensure the road network servicing the residential areas does not encourage truck and heavy vehicle traffic in these locations.
- Ensure the development makes provision for cycling and pedestrian movements.
- Amended by C232 Provide linkages within the mixed-use employment area to the proposed residential development located to the west, to facilitate pedestrian and cycling access to the Toolern Creek linear open space corridor.
- 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.
- Demonstrate how the development will contribute to the passive surveillance of the creek environs through road layout design, the siting of shared paths and the orientation of development to front roads and open space.

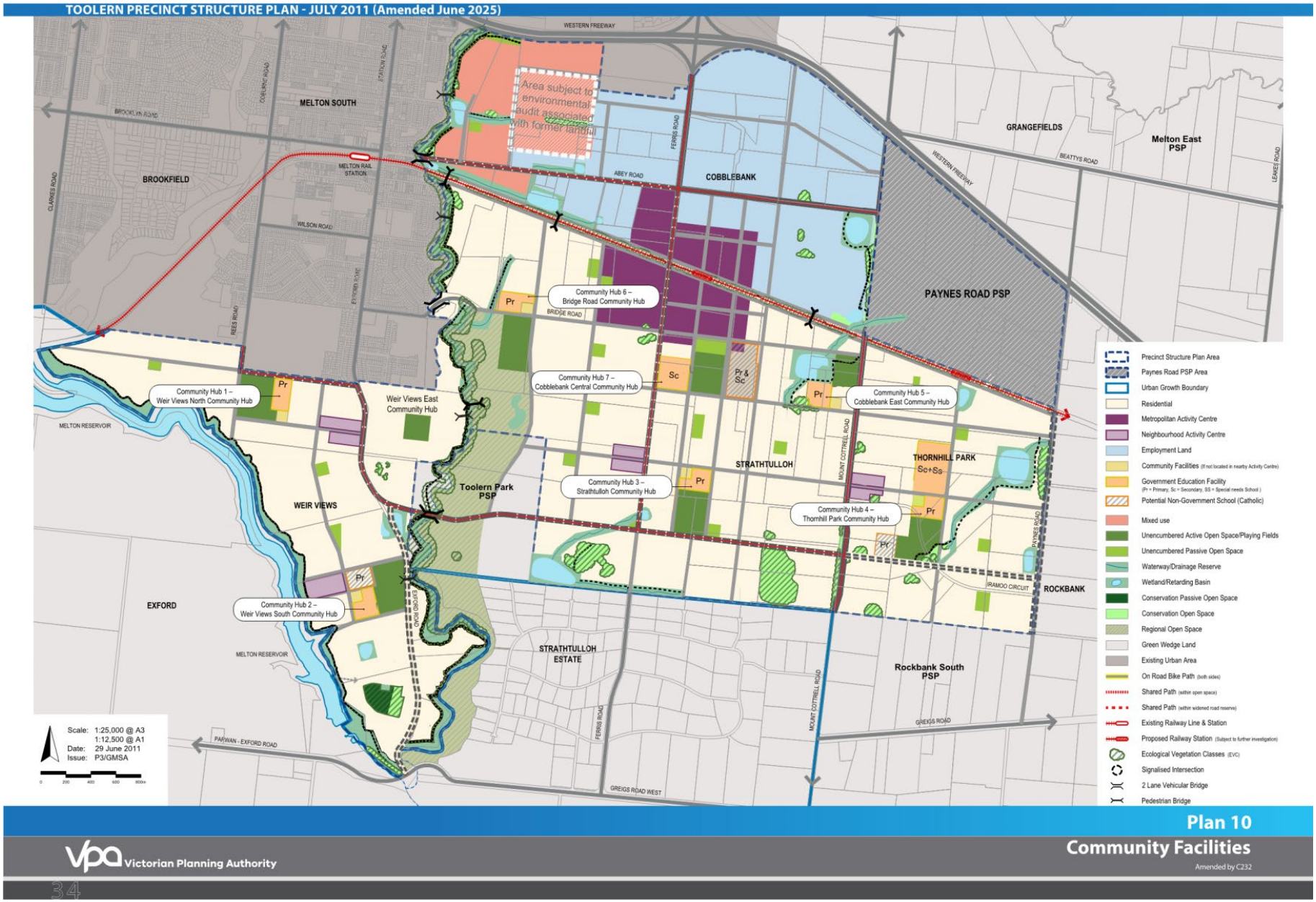
Amended by C232 Table 6: Metropolitan Activity Centre Land Use Components

Amended by C232

ANTICIPATED LAND USE	INDICATIVE FLOOR AREA (SQM)
Retail	70,000
Commercial	25,000
Health centre and consulting suites	5,000
Higher Order Civic Facility, including a Level 3 Community Centre	2,500
Indoor Recreation 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**

Table 7: Neighbourhood Activity Centre Land Use Components

ANTICIPATED LAND USE	INDICATIVE FLOOR AREA (SQM)
Supermarket	2,000
Speciality retail	1,500
Cafes, bars and restaurants	500
Office	1,000
Approximately 120 dwellings	18,000
Total estimate floor area	**23,000**


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
Area subject to environmental audit associated with former landfill
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
Community Hub 6 – Bridge Road Community Hub
Community Hub 7 – Cobblebank Central Community Hub
Community Hub 5 – Cobblebank East Community Hub
Community Hub 1 – Weir Views North Community Hub
Weir Views East Community Hub
Community Hub 3 – Strathtulloh Community Hub
Community Hub 4 – Thornhill Park Community Hub
Community Hub 2 – Weir Views South Community Hub
Toolern Park PSP
STRATHTULLOH
THORNHILL PARK
WEIR VIEWS
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Residential
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Government Education Facility
Potential Non-Government School (Catholic)
Mixed use
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
On Road Bike Path
Shared Path
Existing Railway Line & Station
Proposed Railway Station
Ecological Vegetation Classes
Signalised Intersection
2 Lane Vehicular Bridge
Pedestrian Bridge
Plan 10
Community Facilities
Amended by C232
Victorian Planning Authority
34

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

Amended by C232 The objectives for community facilities are met by implementation of all the following:

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

Amended by C232 ### 4.4.3 PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

Amended by C232 The following planning and design requirements must be met:

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

The following planning and design guidelines should be met:

- Locate primary schools on a connector street carrying a local bus service.
- Locate secondary schools on connector streets with direct access to the Principal Public Transport Network (PPTN).
- Locate health services in community hubs or activity centres.
- Locate emergency services with easy access to the arterial road network.
- Locate justice services with easy access to the Principal Public Transport Network (PPTN) and as part of a community hub or activity centre.
- Co-locate community facilities with each other, within or close to an activity centre or with good visual and physical links to an activity centre.
- Co-locate community facilities with active and passive open space where possible.
- Locate long day care adjacent to schools or multi-purpose community centres where possible.
- Address safe and convenient access to community facilities by walking, cycling through strategic placement of pedestrian crossings and provision of facilities to lock/store bicycles.
- Ensure that community facilities contribute to the community's safety, sense of security and passive surveillance.
- Ensure that the amenity and aesthetic character of community facilities is of a high quality and are configured to maximise urban design and public art outcomes.

Amended by C232 • Build on any heritage assets and / or natural features that currently exist and emphasise any unique characteristics that may be present.

4.4.4 COMMUNITY FACILITIES DELIVERY STATEMENT

Amended by C232 Community facilities should be delivered in an integrated and coordinated manner to enable both early and cost-effective provision.

The following statements should guide these outcomes:

INTEGRATED, EFFICIENT AND TIMELY PROVISION

- Funding opportunities and partnerships will be sought to support the early provision of community facilities.

Amended by C232 • The Victorian Planning Authority will work closely with the City of Melton through the infrastructure working group to explore and pursue opportunities for partnership approaches to support integrated and timely provision of key community facilities.

Amended by C232 • Potential funding sources to be considered include:
  - Toolern Development Contribution Plan.
  - The City of Melton Capital Works Program.

Amended by C232 • Development Proponent Funding. This may include an injection of 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 City of Melton as the Collecting Agency.

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

Amended by C232 • Growth Area Development Fund. Council may make application to the Victorian Planning 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.

Amended by C232 • 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 City Council through a community hub steering committee.
  - The development of community hub concept plans and metropolitan 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.
- 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.

Amended by C232 These statements apply to community hubs, (which include metropolitan and neighbourhood activity centres) identified on Plan 10 – Community Facilities.

Amended by C232 Table 8: Community Facilities Table

Amended by C232

Area 1			
Facilities and services	**Location**	**Area (ha)**	**Responsibility**
Weir Views North Community Hub			
Proposed government primary school (Toolern Waters P-6)	Community Hub 1	3.5	Dept. of Education and Training (DET)
Level 1 multipurpose community centre	Community Hub 1	0.8	Melton City Council
Active open space reserve comprising playing fields and a pavilion	Community Hub 1	9.83	Melton City Council
Weir Views East Community Hub			
Active open space reserve comprising playing fields and a pavilion	Located to the east of Community Hub 1	4	Melton City Council
Weir Views South Community Hub			
Proposed government primary school (Weir Views P-6)	Community Hub 2	3.5	DET
Non-government (Catholic) primary school – opened in 2022	Community Hub 2	3	Catholic Education Melbourne
Level 2 multipurpose community centre	Community Hub 2	1.0	Melton City Council
Active open space reserve comprising playing fields and a pavilion	Community Hub 2	8.96	Melton City Council
Passive Open Space in Charge Area One			
Passive Open Space parks including but not limited to local playgrounds, BBQs, BBQ shelters, walking paths, landscaping	Distributed throughout the area and generally within 400m of most residents		Melton City Council constructed by development proponents

Amended by C232

Area 2			
Facilities and services	**Location**	**Area (ha)**	**Responsibility**
Cobblebank Metropolitan Activity Centre			
Higher education precincts	Metropolitan Activity Centre	5	Unknown
Melton Hospital precinct	Metropolitan Activity Centre	4	Department of Health (DOH)
Higher Order Civic Facility, including a Level 3 Community Centre	Metropolitan Activity Centre	3	Melton City Council
Indoor Recreation Centre	Metropolitan Activity Centre	2.5	Melton City Council
Justice and emergency services precinct (law court and police)	Metropolitan Activity Centre	2	Department of Justice and Community Services
Public art installation (within retail component of Metropolitan Activity Centre)	Metropolitan Activity Centre		Melton City Council
Strathtulloh Community Hub			
Proposed government primary school (Strathtulloh Safari P-6)	Community Hub 3	3.5	DET
Level 1 multipurpose community centre	Community Hub 3	0.8	Melton City Council
Active open space reserve comprising playing fields and a pavilion	Community Hub 3	8.45	Melton City Council
Thornhill Park Community Hub			
Proposed government primary school (Thornhill Park P-6)	Community Hub 4	3.5	DET
Proposed government secondary school (Thornhill Park 7-12)	Community Hub 4	8.4	DET
Proposed government specialist school (Thornhill Park Specialist School)	Community Hub 4	2.1	DET
Level 1 multipurpose community centre	Community Hub 4	0.8	Melton City Council
Active open space reserve comprising playing fields and a pavilion	Community Hub 4	9.3	Melton City Council
Potential non-government (Catholic) primary school	Community Hub 4	2.56	Catholic Education Melbourne
Public art installation (within retail component)	Community Hub 4	0	Melton City Council

Amended by C232

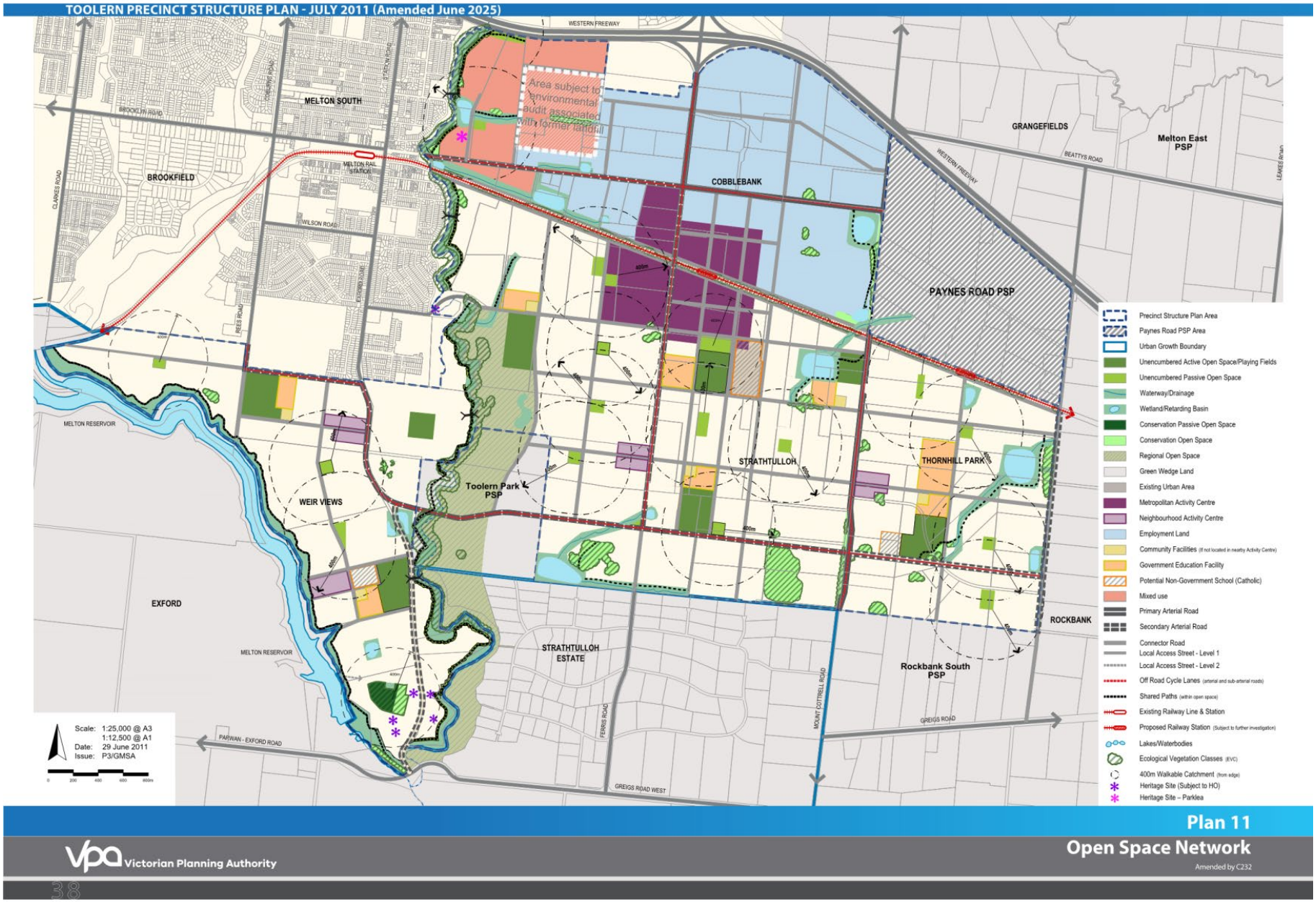
Area 2

Facilities and services	Location	Area (ha)	Responsibility
Cobblebank East Community Hub			
Proposed government primary school (Cobblebank P-6)	Community Hub 5	3.5	DET
Level 2 multipurpose community centre	Community Hub 5	1.0	Melton City Council
Active open space reserve comprising playing fields and a pavilion	Community Hub 5	4.56	Melton City Council
Bridge Road Community Hub			
Government primary school (Strathtulloh P-6) – opened in 2022	Community Hub 6	3.5	DET
Level 1 multipurpose community centre	Community Hub 6	0.8	Melton City Council
Active open space reserve playing fields and a pavilion	Community Hub 6 – located in the northern section of the Toolern Creek Regional Park	11	Melton City Council
Cobblebank Central Community Hub			
Proposed government secondary school (Cobblebank 7-12)	Community Hub 7	6.2	DET
Passive Open Space park which includes a youth activity node and adventure playground	Community Hub 7	2.9	Melton City Council
Active open space reserve comprising playing fields and a pavilion	Community Hub 7	7.9	Melton City Council
Potential non-government (Catholic) primary school and secondary school	Community Hub 7	9.93	Catholic Education Melbourne
Toolern Park Precinct Structure Plan Community Hub			
Active open space reserve comprising playing fields and a pavilion	Toolern Park PSP	9	Melton City Council
Passive Open Space in Charge Area Two			
Passive Open Space parks including but not limited to local playgrounds, BBQs, BBQ shelters, walking paths, landscaping	Distributed throughout the area and generally within 400m of most residents		Melton City Council constructed by development proponents

Amended by C232

Area 3

Facilities and services	Location	Area (ha)	Responsibility
Passive Open Space in Charge Area Three			
Passive Open Space parks including but not limited to local playgrounds, BBQs, BBQ shelters, walking paths, landscaping	Distributed throughout the area and generally within 400m of most residents		Melton City Council constructed by development proponents


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
Area subject to environmental audit associated with former landfill
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
MELTON RESERVOIR
WEIR VIEWS
Toolern Park PSP
STRATHTULLOH
THORNHILL PARK
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
PARWAN - EXFORD ROAD
GREIGS ROAD WEST
GREIGS ROAD
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Government Education Facility
Potential Non-Government School (Catholic)
Mixed use
Primary Arterial Road
Secondary Arterial Road
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Off Road Cycle Lanes
Shared Paths
Existing Railway Line & Station
Proposed Railway Station
Lakes/Waterbodies
Ecological Vegetation Classes
400m Walkable Catchment
Heritage Site (Subject to HO)
Heritage Site – Parklea
Plan 11
Open Space Network
Amended by C232
Victorian Planning Authority

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:

- Provide an accessible and connected network of open spaces suitable for a broad range of civic, passive and active recreation uses.
- Maintain and enhance environmental, landscape and heritage features where possible.
- Amended by C232 Conserve and manage areas of significant native vegetation and fauna habitat in accordance with the *Toolern Native Vegetation Precinct Plan* and
- Maximise the community value of drainage and conservation reserve areas.

4.5.2 IMPLEMENTATION

Amended by C232 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
- *Toolern Native Vegetation Precinct Plan*
- Planning and Design Requirements and Guidelines set out in 4.5.3
- 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 encumbered or unencumbered open space.
  - The total provision of open space for each land parcel must be consistent with the open space areas set out in Table 2 – Toolern Property Specific Land Budget.
- Additional open space to that identified in Table 2 – Toolern Property Specific land budget may be provided but is not to receive an open space credit. This can include smaller local parks which serve to protect vegetation rather than having a functional open space purpose or public spaces within activity centres. These open space reserves are not credited toward the passive open space contribution required by Clause 53.01 – Public Open Space Contribution and Subdivision of the Melton Planning Scheme.
- 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 rectangle with a minimum width of approximately 80metres

HOW TO MAKE A PUBLIC OPEN SPACE CONTRIBUTION IN THIS PRECINCT

Amended by C232 Further to the public open space contribution required at Clause 53.01 – Public Open Space Contribution and Subdivision of the Melton Planning Scheme, this provision sets out the amount of land to be contributed by each property (refer to Plan 6 for property numbers) in the precinct and consequently where a cash contribution is required in lieu of land. Where Table 2: Distribution of passive open 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.
- more than 0% and less than 3.97% of the land as POS, the contribution is a land contribution equal to the percentage specified in Table 2 of this PSP as POS and a further cash contribution that is equal to the difference in value between the land contribution and 3.97% of the site value.
- more than 3.97% of the land as POS, the contribution is a land contribution equal to the percentage specified in Table 2 of this PSP as POS.

In the latter instance, the subdivider may request that the responsible authority reimburse 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.

Amended by C232 4.5.3 PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

GENERAL

Amended by C232 The following planning and design requirements must be met

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

Amended by C232 The following planning and design guideline should be met:

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

PASSIVE OPEN SPACE

Amended by C232 The following planning and design requirements 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 former quarry and landfill site.

Amended by C232 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 housing densities.
- Plant local indigenous flora species (preferred) or Australian native species.
- Provide formally configured and centrally located civic spaces (suitable for public gatherings, community events, markets etc.) within activity centres.
- Provide 10 metre passive open space corridor along the Melton Reservoir and 20 metre passive open space 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 20 metre passive open space corridor will be in accordance with the approved Urban Design Framework(s).

ACTIVE OPEN SPACE

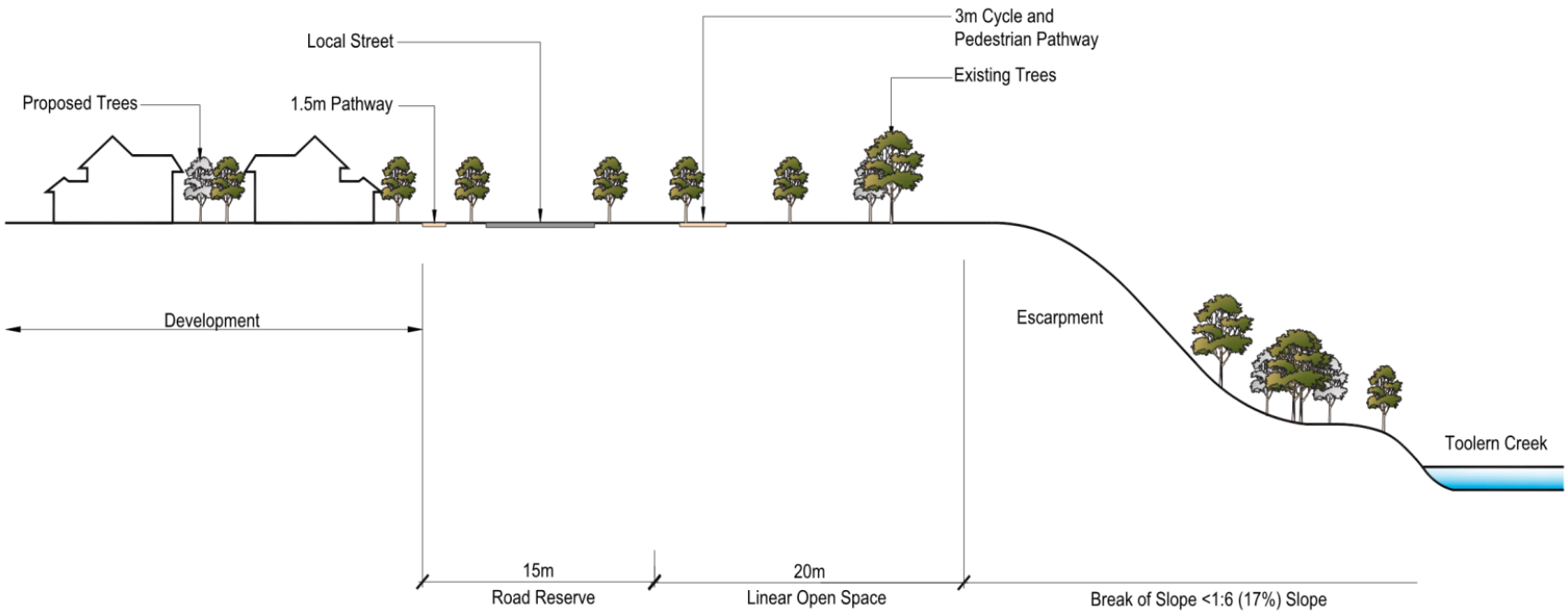
Amended by C232 The following planning and design requirements must be met:

- 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 schools.
- Locate active open spaces within 400 metres of a public transport stop.

The following planning and design guidelines should be met:

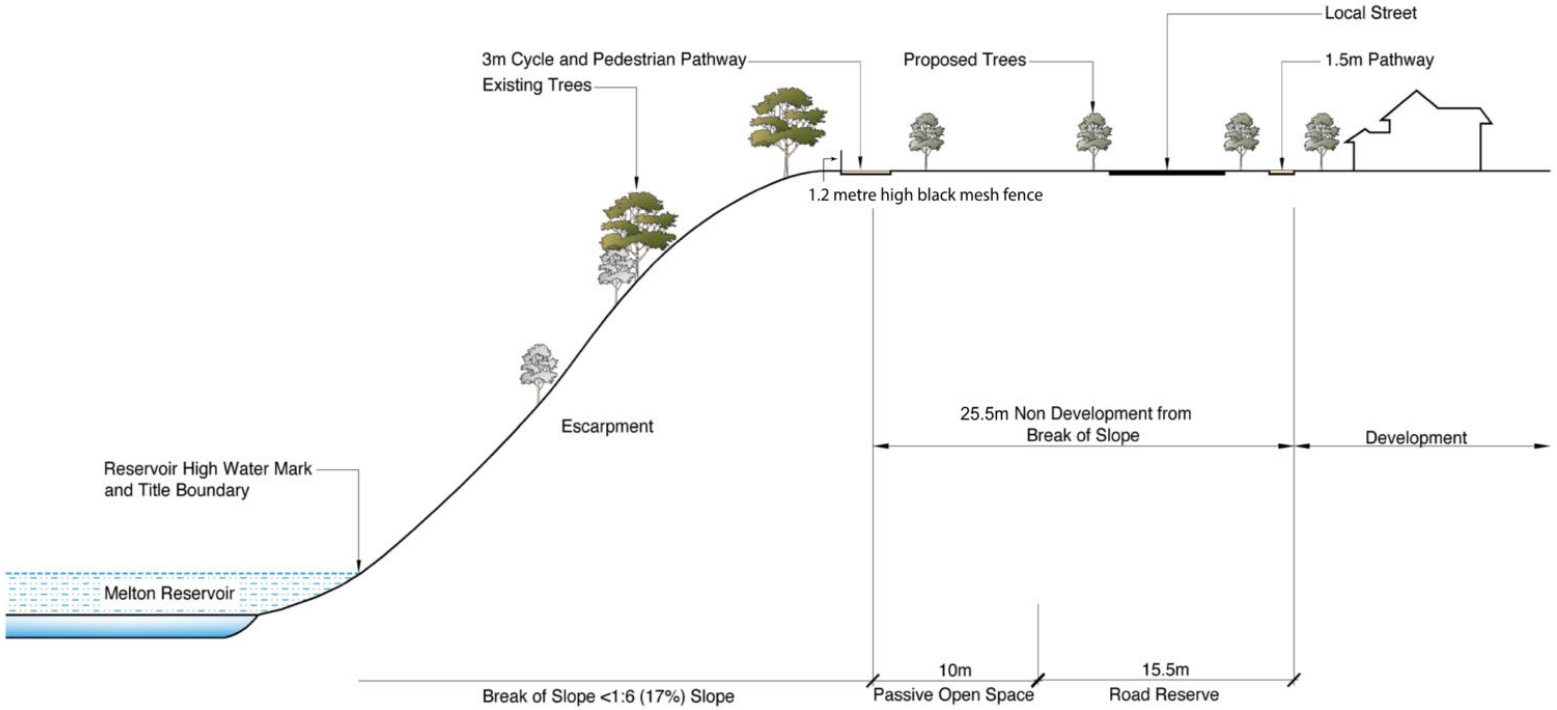
- Avoid roads between active open spaces and government schools.
- Amended by C232 Provide a minimum of 8 hectares of active open space adjacent to each Activity Centre or Community Hub. Where 8 hectares of unencumbered active open space is not achievable due to site constraints, encumbered open space may be utilised for active open space provided the functional use of the site is not compromised. The encumbered land must not be credited towards the passive open space contribution required by Clause 53.01 – Public Open Space Contribution and Subdivision of the scheme or counted as a credit towards satisfaction of 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 compromised.

Cross-Section 1: **Toolern Creek**

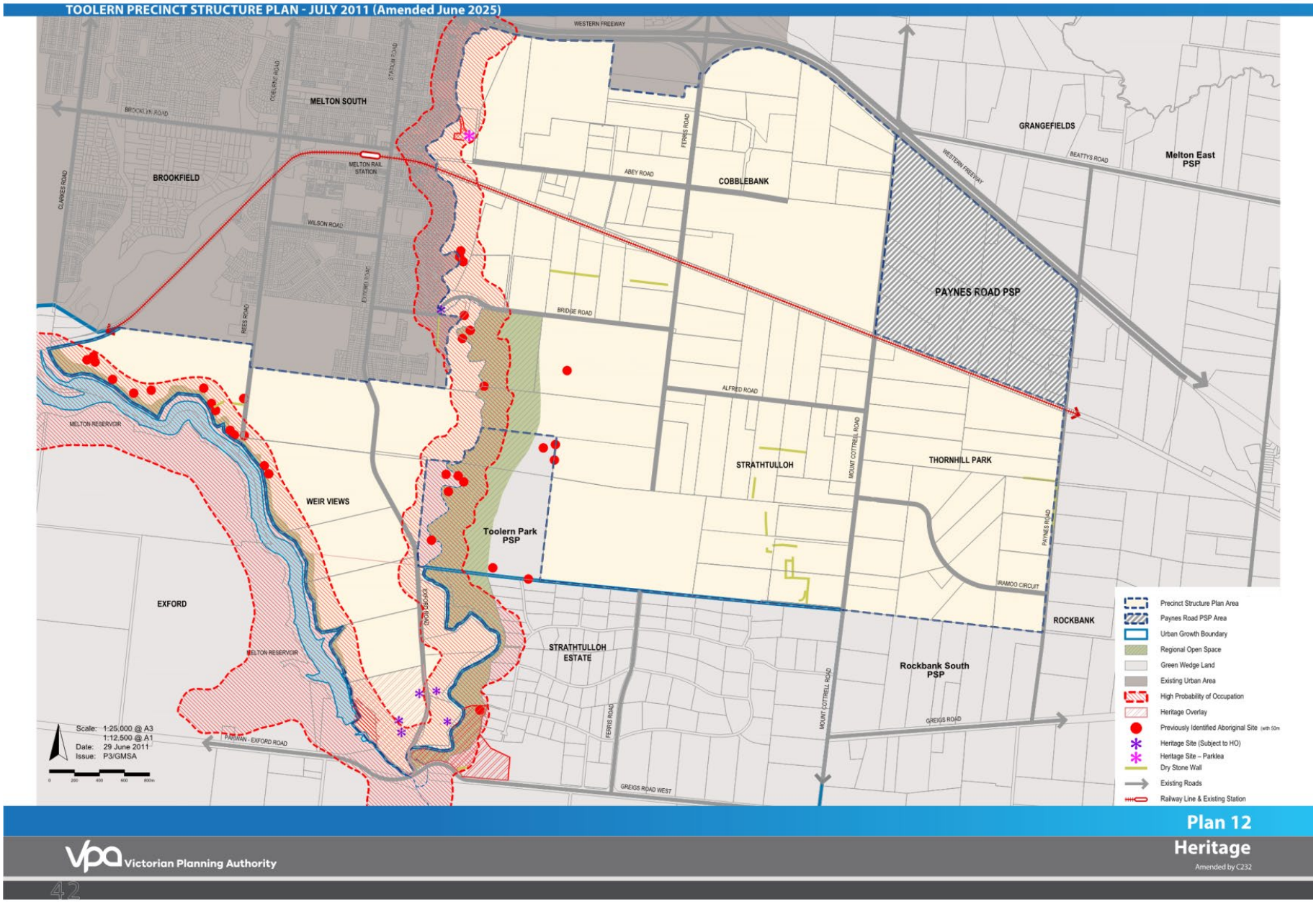


Scale: 1:250 @ A3
Date: 13 April 2010
Issue: PEx. v 2

Amended by C232 Cross-Section 2: **Melton Reservoir**



Scale: 1:250 @ A3
Date: 19 March 2010
Issue: PEx. v 1


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
STRATHTULLOH
THORNHILL PARK
WEIR VIEWS
Toolern Park PSP
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
BROOKLYN ROAD
MELTON RAIL STATION
WILSON ROAD
ABEY ROAD
BRIDGE ROAD
ALFRED ROAD
FERRIS ROAD
MOUNT COTTRELL ROAD
PAYNES ROAD
IRAMOO CIRCUIT
GREIGS ROAD
GREIGS ROAD WEST
PARWAN - EXFORD ROAD
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Regional Open Space
Green Wedge Land
Existing Urban Area
High Probability of Occupation
Heritage Overlay
Previously Identified Aboriginal Site
Heritage Site (Subject to HO)
Heritage Site – Parklea
Dry Stone Wall
Existing Roads
Railway Line & Existing Station
Plan 12
Heritage
Amended by C232
Victorian Planning Authority
42

CONSERVATION AND HERITAGE

Amended by C232 The following planning and design requirements must be met:

- Protect and maintain significant vegetation within open space areas.
- Amended by C232 Erect 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.
- Amended by C232 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 City of Melton.
- Amended by C232 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.

Amended by C232 The following planning and design guidelines should be met:

- Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those on Plans 4 and 12, should liaise with the designated Registered Aboriginal Party to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.
- Development of Property 87 should provide on-site interpretation of the house that was destroyed by fire in 2018 (HO74).
- Development of Property 87 should provide on-site interpretation of the heritage fabric to be retained within the Toolern Creek waterway reservation (the Toolern Creek ford, the cobbled driveway, and the driveway plantings).

CONSTRUCTED WATERWAYS

Amended by C232 The following planning and design requirement must be met:

- Locate constructed waterways in an open space environment.

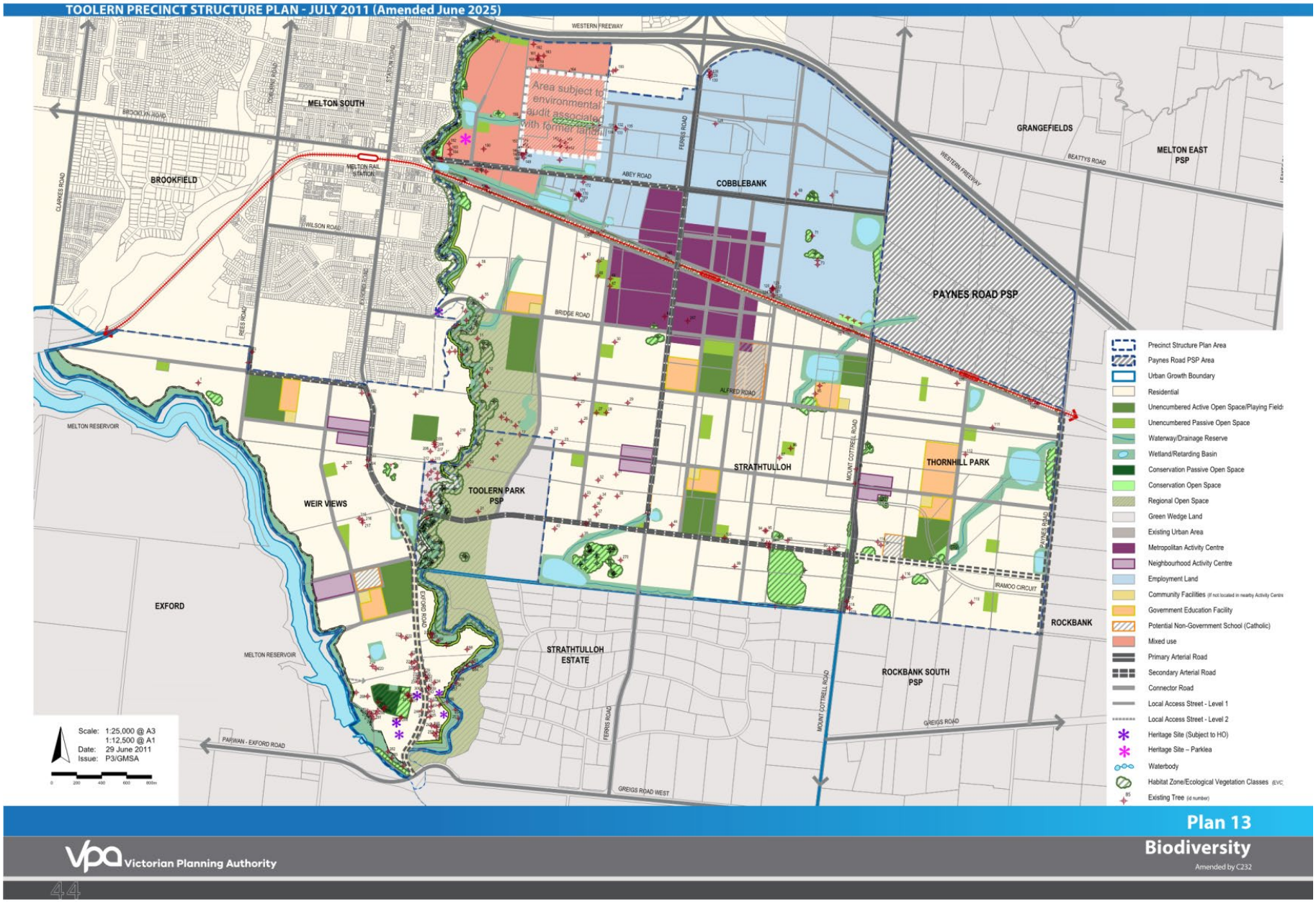
The following planning and design guidelines should be met:

- 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 compromised.

TOOLERN CREEK REGIONAL PARK & TOOLERN CREEK

Amended by C232 The following planning and design requirements 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 planting along the passive open space corridors on either side of Toolern Creek.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
MELTON EAST PSP
PAYNES ROAD PSP
STRATHTULLOH
THORNHILL PARK
TOOLERN PARK PSP
WEIR VIEWS
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
ROCKBANK SOUTH PSP
MELTON RESERVOIR
Area subject to environmental audit associated with former landfill
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Residential
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Government Education Facility
Potential Non-Government School (Catholic)
Mixed use
Primary Arterial Road
Secondary Arterial Road
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Heritage Site (Subject to HO)
Heritage Site – Parklea
Waterbody
Habitat Zone/Ecological Vegetation Classes
Existing Tree
Plan 13
Biodiversity
Amended by C232
Victorian Planning Authority
44

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) 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.

Amended by C232
- Active open space areas will benefit from the preparation of master plans by City of Melton to guide their staged delivery over time. Master plans for active open space areas will be prepared by City of Melton.

4.5.5 BIODIVERSITY

OBJECTIVES

Amended by C232
- To plan for the long-term conservation management of areas of significant native vegetation and fauna habitat in accordance with the *Toolern Precinct Structure Plan*;
- To plan for biodiversity values to be retained within the precinct as they function in part to link habitats across the landscape and provide a focus for revegetation activities; and

Amended by C232
- To enhance the biodiversity of the area to provide habitat and ecological connectivity throughout the precinct as the area develops in accordance with the *Toolern Precinct Structure Plan*.

Amended by C232 Note: The *Toolern Native Vegetation Precinct Plan* applies to land within the Paynes Road PSP as illustrated on Plan 13.

IMPLEMENTATION

Amended by C232 The objectives for biodiversity are met by implementation of all the following:

- » Plan 13: Biodiversity
- » Biodiversity Conservation Planning and Design Requirements and Guidelines
- » The *Toolern Native Vegetation Precinct Plan*
- » Urban Growth Zone – Schedule 3

Amended by C232 BIODIVERSITY CONSERVATION PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

Amended by C232 The following planning and design requirements must be met on land identified in Plan 13 – *Native Vegetation Plan* of the PSP as remnant patches or trees to be protected:

- Any construction stockpiles and machinery must be placed away from areas supporting native vegetation, fill and drainage lines to the satisfaction of the responsible authority.
- All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to Construction Techniques for Sediment Pollution Control (EPA 1991).
- Only indigenous plants of local provenance may be used in revegetation works of designated biodiversity reserves.

Amended by C232
- Prior to commencement of any works during the construction phase, a highly visible vegetation protection fence must be erected around twice the canopy distance of each scattered tree and more than 2 metres from areas of all other native vegetated areas which have been identified to be protected in the Native Vegetation Precinct Plan (NVPP) referred to in the Schedule to Clause 52.16 – Native Vegetation Precinct Plan, unless otherwise agreed to in writing by the Secretary of the Department of Environment, Land, Water and Planning (DELWP) and to the satisfaction of the responsible authority.
- Water run-off must be designed to ensure that native vegetation to be protected is not compromised.

The following planning and design guidelines should be met:

- Where possible, all scattered trees be protected to twice the canopy and plant indigenous ground storey.

Amended by C232
- The root zone of all scattered trees which are to be protected should be avoided by ensuring that no development occurs within an area equivalent to twice the canopy of the tree. Indigenous ground storey vegetation should be planted in the root zone of the protected scattered tree, unless otherwise agreed to in writing by the Secretary of the Department of Environment, Land, Water and Planning (DELWP) and to the satisfaction of the responsible authority.
- Street trees and public open space landscaping will contribute to habitat for indigenous fauna species in particular arboreal animals and avifauna (birds). Where practicable the use of indigenous trees is encouraged along streets and in parks. Lower level indigenous planting is encouraged where it can be demonstrated it is compatible with the planning and design guidelines for street tree 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 fauna habitat through appropriate design and planting.

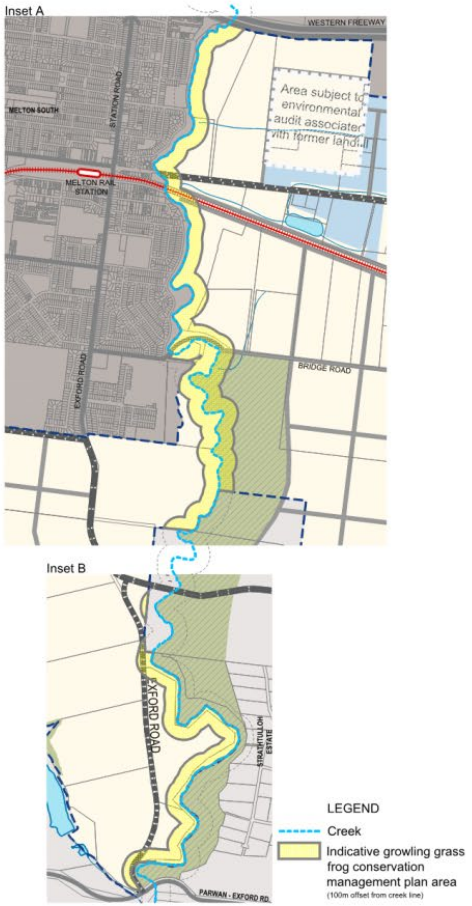
STRIPED LEGLESS LIZARD

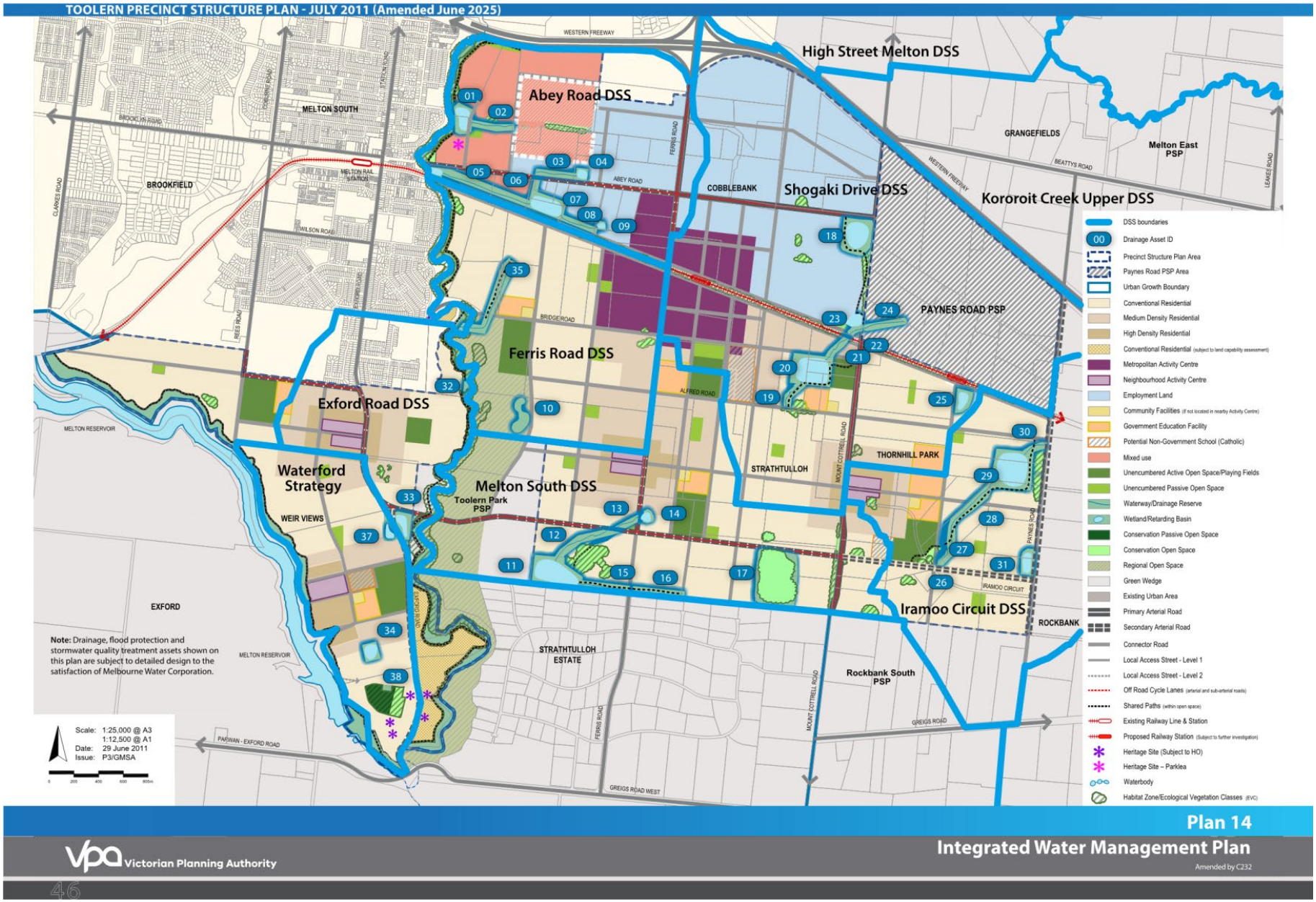
Amended by C232 The precinct may provide (albeit sub-optimal) habitat for Striped Legless Lizard (Threatened FFG and Vulnerable EPBC). Permit requirements relating to the relocation/salvage of Striped Legless Lizards are detailed in Section 4 of Clause 37.07 Urban Growth Zone – Schedule 3.

GROWLING GRASS FROG CONSERVATION MANAGEMENT PLAN

Amended by C232 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 in Section 4 of Clause 37.07 Urban Growth Zone – Schedule 3.

Figure 3: Growling Grass Frog Conservation Management Plan Area




TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
High Street Melton DSS
Abey Road DSS
Shogaki Drive DSS
Kororoit Creek Upper DSS
Ferris Road DSS
Exford Road DSS
Waterford Strategy
Melton South DSS
Toolern Park PSP
PAYNES ROAD PSP
Melton East PSP
Rockbank South PSP
Iramoo Circuit DSS
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
THORNHILL PARK
STRATHTULLOH
STRATHTULLOH ESTATE
WEIR VIEWS
EXFORD
ROCKBANK
MELTON RESERVOIR
Note: Drainage, flood protection and stormwater quality treatment assets shown on this plan are subject to detailed design to the satisfaction of Melbourne Water Corporation.
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
DSS boundaries
Drainage Asset ID
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Conventional Residential
Medium Density Residential
High Density Residential
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities
Government Education Facility
Potential Non-Government School (Catholic)
Mixed use
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge
Existing Urban Area
Primary Arterial Road
Secondary Arterial Road
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Off Road Cycle Lanes
Shared Paths
Existing Railway Line & Station
Proposed Railway Station
Heritage Site (Subject to HO)
Heritage Site – Parklea
Waterbody
Habitat Zone/Ecological Vegetation Classes
Plan 14
Integrated Water Management Plan
Amended by C232
Victorian Planning Authority
46

4.5.6 INTEGRATED WATER MANAGEMENT

OBJECTIVES

- 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

Amended by C232 The objectives for integrated water management are met by implementation of all the following:

- » Planning and Design Requirements and Guidelines set out in 4.5.6
- » Plan 14 – Integrated Water Management Plan
- » Plan 18 – Utilities
- » Table 9 – Stormwater Infrastructure
- » Any approved integrated water management strategy for the precinct.

Amended by C232 PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

Amended by C232 The following planning and design requirements must be met:

- Amended by C232 Conform to relevant policies and strategies being implemented by the City of Melton, Melbourne Water and Greater Western Water.
- Amended by C232 Drainage, flood protection and stormwater quality treatment assets must be designed generally in accordance with the Development Services Scheme (as amended from time to time), Plan 14 and Table 9 to the satisfaction of Melbourne Water Corporation and the responsible 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.
- Amended by C232 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, DSE, 2004* or to a level nominated in any approved integrated water management strategy, whichever is greater.

Amended by C232

The following planning and design guideline should be met:

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

Amended by C232 Table 9: Stormwater Infrastructure

Amended by C232 STORMWATER ASSET ID	TYPE	WATERWAY CORRIDOR WIDTH (M)	REQUIRED LAND AREA (HA)	PROPERTY NUMBER	DEVELOPMENT SERVICES SCHEME	RESPONSILIBITY
1	Wetland	N/A	3.17	86 and 87	Abey Road	Melbourne Water
2	Waterway	50	1.86	88	Abey Road	Melbourne Water
3	Waterway	50	1.66	90 and 91	Abey Road	Melbourne Water
4	Sediment pond	N/A	0.92	95	Abey Road	Melbourne Water
5	Waterway	60	5.29	101, 102 and 103	Abey Road	Melbourne Water
6	Waterway	50	0.44	104A, 104B and 104C	Abey Road	Melbourne Water
7	Retarding basin, wetland	N/A	4.43	104A, 104B, 104E, 105 and 106	Abey Road	Melbourne Water
8	Waterway	50	1.45	107 and 108	Abey Road	Melton City
9	Sediment pond	N/A	0.40	109	Abey Road	Melton City
10	Wetland	N/A	2.20	27	Ferris Road	Melbourne Water
11	Retarding basin, wetland	N/A	8.00	29	Melton South	Melbourne Water
12	Waterway	60	3.00	29	Melton South	Melbourne Water
13	Waterway	60	0.90	29	Melton South	Melbourne Water
14	Sediment pond	N/A	0.80	29	Melton South	Melbourne Water
15	Waterway	60	2.28	29	Melton South	Melbourne Water
16	Waterway	60	2.33	29	Melton South	Melbourne Water
17	Retarding basin	N/A	11.98	58 and 60	Melton South	Melton City
18	Retarding basin, wetland	N/A	6.51	124	Shogaki Drive	Melbourne Water
19	Waterway	60	1.44	37	Shogaki Drive	Melbourne Water
20	Retarding basin, wetland	N/A	7.68	37, 38, 39, 40 and 41	Shogaki Drive	Melbourne Water
21	Waterway	60	1.12	38	Shogaki Drive	Melbourne Water
22	Waterway	60	0.96	124	Shogaki Drive	Melbourne Water
23	Sediment pond	N/A	0.78	124	Shogaki Drive	Melton City
25	Retarding basin, wetland	N/A	2.00	66	Shogaki Drive	Melton City
26	Sediment pond	N/A	0.58	72 and 73	Iramoo Circuit	Melbourne Water
27	Waterway	60	2.24	72 and 73	Iramoo Circuit	Melbourne Water
28	Waterway	60	2.00	72	Iramoo Circuit	Melbourne Water
29	Retarding basin, wetland	N/A	10.00	67, 68 and 74	Iramoo Circuit	Melbourne Water
30	Waterway	60	0.98	67	Iramoo Circuit	Melbourne Water
31	Retarding basin, wetland	N/A	2.20	75 and 76	Iramoo Circuit	Melton City
32	Bioretention system	N/A	0.24	3	Exford Road	Melton City
33	Wetland	N/A	2.48	7	Exford Road	Melbourne Water
34	Wetland	N/A	1.37	10	Waterford	Melbourne Water
35	Waterway	40	4.18	16, 17, 18, 19 and 25	Ferris Road	Melbourne Water
37	Retarding basin, wetland	N/A	1.21	8	Waterford	Melton City
38	Retarding basin, wetland	N/A	0.35	147	Waterford	Melton City

4.6 TRANSPORT AND MOVEMENT

4.6.1 OBJECTIVES

Amended by C232
- Establish a fully integrated transit-oriented development that enables a shift to public and active transport modes.

Amended by C232
- Locate uses and activities that will benefit from and generate demand for transit infrastructure and services within transit-oriented precincts.
- Provide spatial patterns of development that make it easier to plan and efficiently operate public transport services.
- Provide a road network that is permeable and facilitates efficient and direct pedestrian, cyclist and vehicle movement.
- Consider equally the safety, convenience, and comfort of cyclists, pedestrians, public transport users, motorists, and the surrounding community when planning and designing streets.

Amended by C232
- Provide the necessary infrastructure to ensure the Toolern PSP area develops as a transit-oriented community.

Amended by C232
- Meet DDA requirements to deliver suitable access to those with limited mobility.

4.6.2 IMPLEMENTATION

Amended by C232 The objectives for transport and movement are met by implementation of the following:

- » Plan 5 – Future Urban Structure
- » Plan 15 – Road Network
- » Plan 17 – Walking and Trails
- » Plan 16 – Public Transport
- » Planning and Design Requirements and Guidelines set out in 4.6.3 including:
  - – Table 10 – Road Hierarchy
  - – Road Cross-sections

Amended by C232 4.6.3 PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

GENERAL

Amended by C232 The following planning and design requirements must be met:

- Orient roads in a north-south and east-west grid, except in areas where natural or physical constraints do not permit.
- Provide pedestrian and cycle through-routes to maintain access and permeability where vehicle through routes are not possible.

The following planning and design guidelines should be met:

- Arrange arterial and sub-arterial roads to achieve a grid network of one mile (1600m).
- Avoid the use of culs-de-sac except in areas where natural or physical constraints require them.
- Provide pedestrian and cyclist through-routes where culs-de-sac are required.
- Create small breaks in medians to serve as pedestrian and cyclist refuges where pedestrian and cyclist routes cross divided roads.

ARTERIAL ROADS

Amended by C232 The following planning and design requirements must be met:

Amended by C232
- Realign Mount Cottrell Road – north of the rail corridor – to the east to protect native vegetation and avoid low lying land.

Amended by C232
- Realign Mount Cottrell Road – south of the rail corridor – to the west to create a corridor to protect native vegetation.
- Allocate the outer lane of PPTN routes for priority bus services.
- Construct wire rail safety barriers where trees are to be planted in central medians.
- Provide access to buildings fronting arterial roads from service roads, local roads or lanes only.

SUB-ARTERIAL ROADS

Amended by C232 The following planning and design requirements must be met:

- Place controlled intersections where sub-arterials meet arterials and sub-arterials.
- 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.

Amended by C232
- Apply VicRoads Access Management Policy 6 to the section of Ferris Road between Shogaki Drive and Alfred Road adjacent to the Metropolitan Activity Centre.

CONNECTOR AND LOCAL ROADS

Amended by C232 The following planning and design requirements must be met:

- Create a road network which reinforces the grid of arterial roads.
- Create a road environment conducive to low vehicle speeds and 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.

Amended by C232 ROAD AND RAIL GRADE SEPARATION

Amended by C232 The following planning and design requirements must be met:

- Provide or make provision for grade separation at the Melbourne-Ballarat railway line at Mount Cottrell Road (overpass), Ferris Road (overpass), East Road (overpass) and Paynes Road (overpass) crossing points.
- Maintain connections to open space, pedestrian and cyclist networks and key land uses surrounding grade separated crossing points.
- Physically separate pedestrian and cyclist connections associated with road overpasses from traffic.

Amended by C232
- Ensure the Mount Cottrell Road overpass accommodates heavy trucks, buses and freight movement.
- Achieve a high-degree of surveillance at below grade pedestrian and cycle routes.

Amended by C232
- Maximise capacity on Ferris Road and Mount Cottrell Road before construction of overpasses.

TOOLERN CREEK CROSSINGS

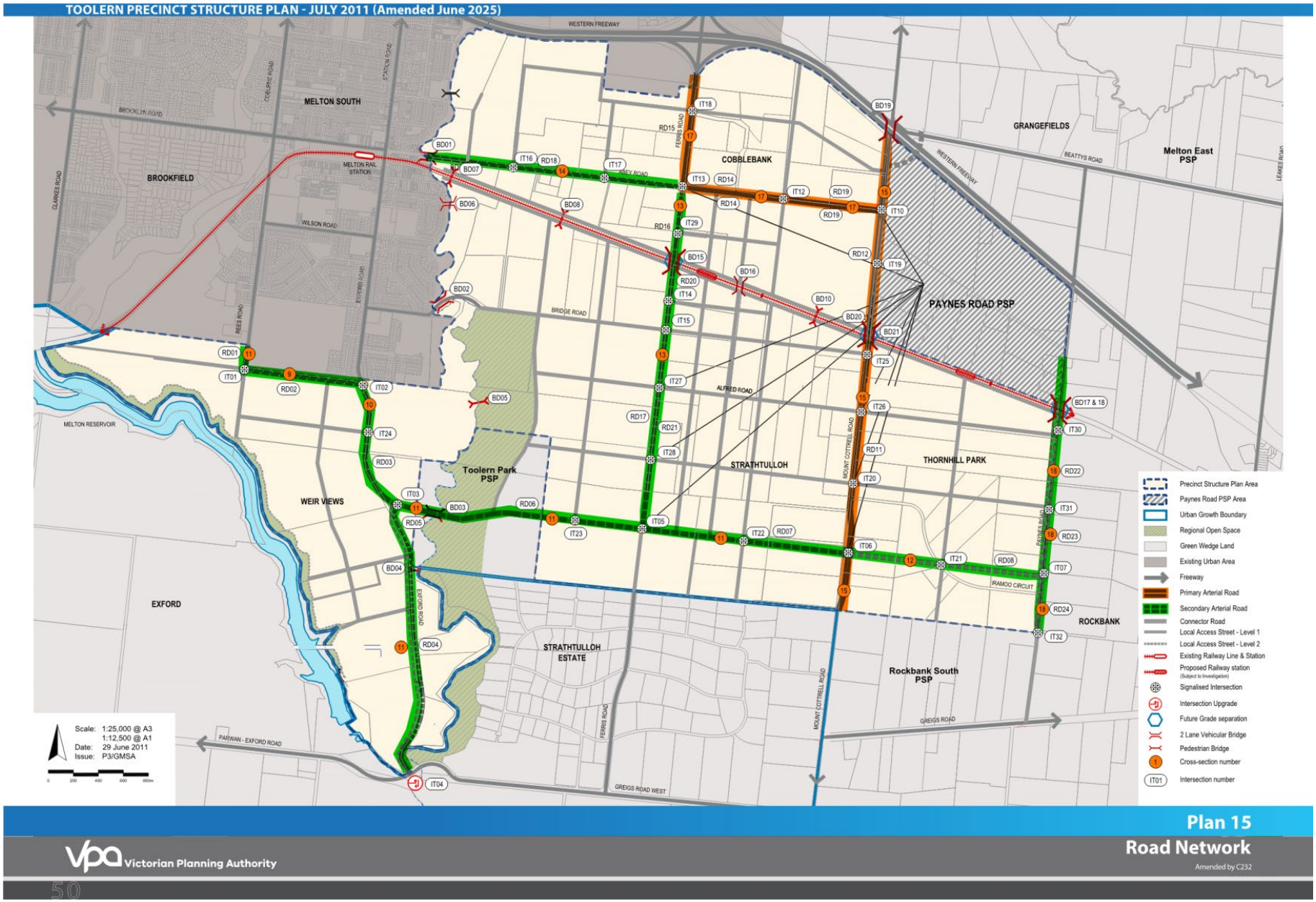
Amended by C232 The following planning and design requirements must be met:

- Provide three vehicular crossing points over Toolern Creek at Bridge Road, Abey Road and the east west arterial.
- Locate the Bridge Road creek crossing proximate to the heritage listed 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 crossings.

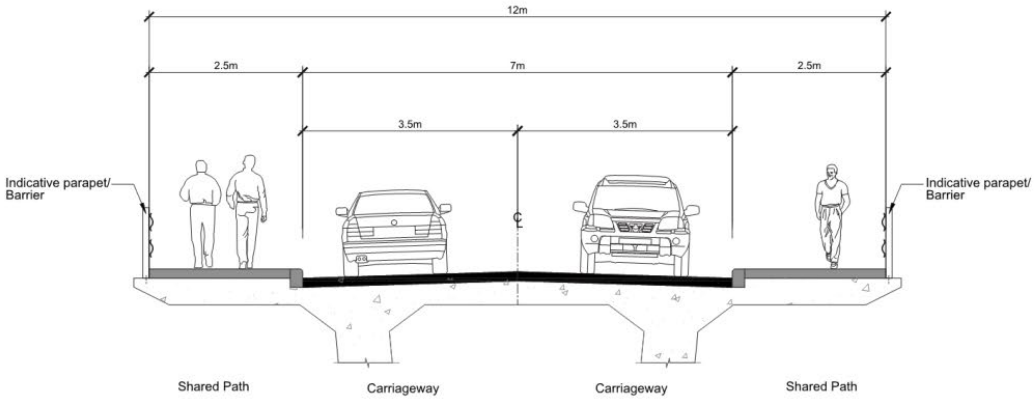
Amended by C232 Table 10: Road Hierarchy

Amended by C232 ROAD/STREET	TRAFFIC LANES	MEDIAN	POSTED SPEED	BUS	PROPERTY ACCESS AND PARKING	ON ROAD CYCLE LANE	TWO WAY OFF ROAD CYCLE PATH	SHARED PATH	RESPONSIBILITY (ULTIMATE)
Ferris Road (north of Shogaki Drive) RD15	6	Yes	80	Yes	No	No	Yes	No	VicRoads
Shogaki Drive RD14 and RD19	6	Yes	80	Yes	No	No	Yes	No	VicRoads
Mount Cottrell Road RD11 and RD12	6	Yes	80	Yes	No	No	Yes	No	VicRoads
East-West Arterial (east of Mount Cottrell Road) RD08	4	Yes	60	Yes	*	Yes	No	Yes	Council
Ferris Road (Shogaki Drive to East-West Arterial) RD16 and RD17	4	Yes	60	Yes	*	Yes	No	Yes	Council
East-West Arterial (west of Mount Cottrell Road) RD05, RD06 and RD07	4	Yes	60	Yes	*	Yes	No	Yes	Council
Rees Road RD01	4	Yes	60	Yes	*	Yes	No	Yes	Council
Sub-arterial (Rees Road to Exford Road) RD02	4	Yes	60	Yes	*	Yes	No	Yes	Council
Exford Road (north of East-West Arterial Road) RD03	4	Yes	60	Yes	*	Yes	No	Yes	Council
Exford Road (south of East-West Arterial Road) RD04	4	Yes	60	Yes	*	Yes	No	Yes	Council
Abey Road RD18	4	Yes	60	Yes	*	Yes	No	Yes	Council
Paynes Road RD22, RD23 and RD24	4	Yes	60	Yes	*	Yes	No	Yes	Council
Connector Roads	2	No	50	Yes	*	Yes	No	Yes	Council
Local Roads	2	No	50	No	Yes	No	No	No	Council

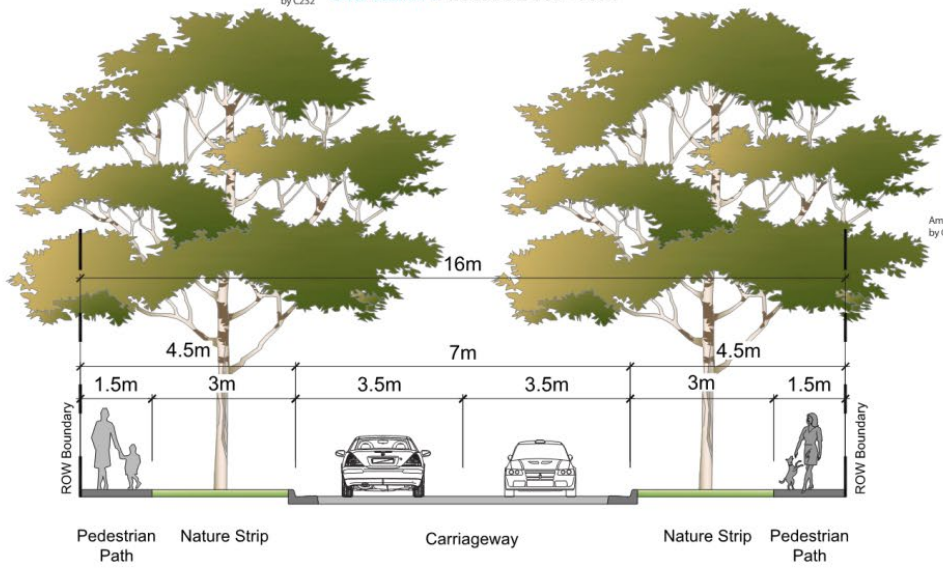
Amended by C232 * To be determined in consultation with VicRoads and - City of Melton


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
STRATHTULLOH
THORNHILL PARK
Toolern Park PSP
WEIR VIEWS
EXFORD
STRATHTULLOH ESTATE
Rockbank South PSP
ROCKBANK
MELTON RESERVOIR
WESTERN FREEWAY
BROOKLYN ROAD
MELTON RAIL STATION
WILSON ROAD
BRIDGE ROAD
ALFRED ROAD
FERRIS ROAD
MOUNT COTTRELL ROAD
RAMOO CIRCUIT
PARWAN - EXFORD ROAD
GREIGS ROAD
GREIGS ROAD WEST
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Regional Open Space
Green Wedge Land
Existing Urban Area
Freeway
Primary Arterial Road
Secondary Arterial Road
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Existing Railway Line & Station
Proposed Railway station
Signalised Intersection
Intersection Upgrade
Future Grade separation
2 Lane Vehicular Bridge
Pedestrian Bridge
Cross-section number
Intersection number
Plan 15
Road Network
Amended by C232
Victorian Planning Authority

Cross-Section 3: **Abey Road Bridge over Toolern Creek – 12m**



Amended by C232 Cross-Section 4: **Local Street - 16m**

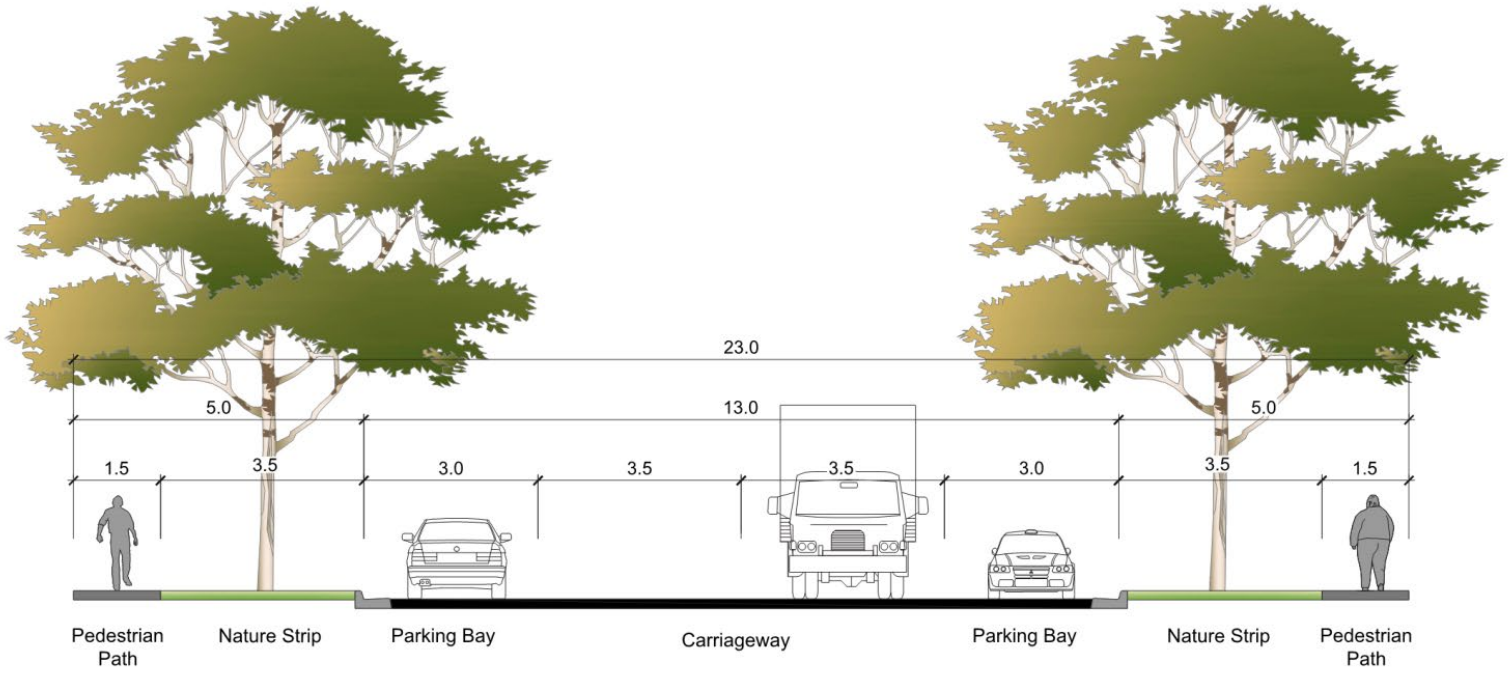


Amended by C232 **NOTES:**

The following planning and design requirements must be met:

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*
- Where roads abut school drop-off zones, grassed nature strip should be replaced with pavement
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority

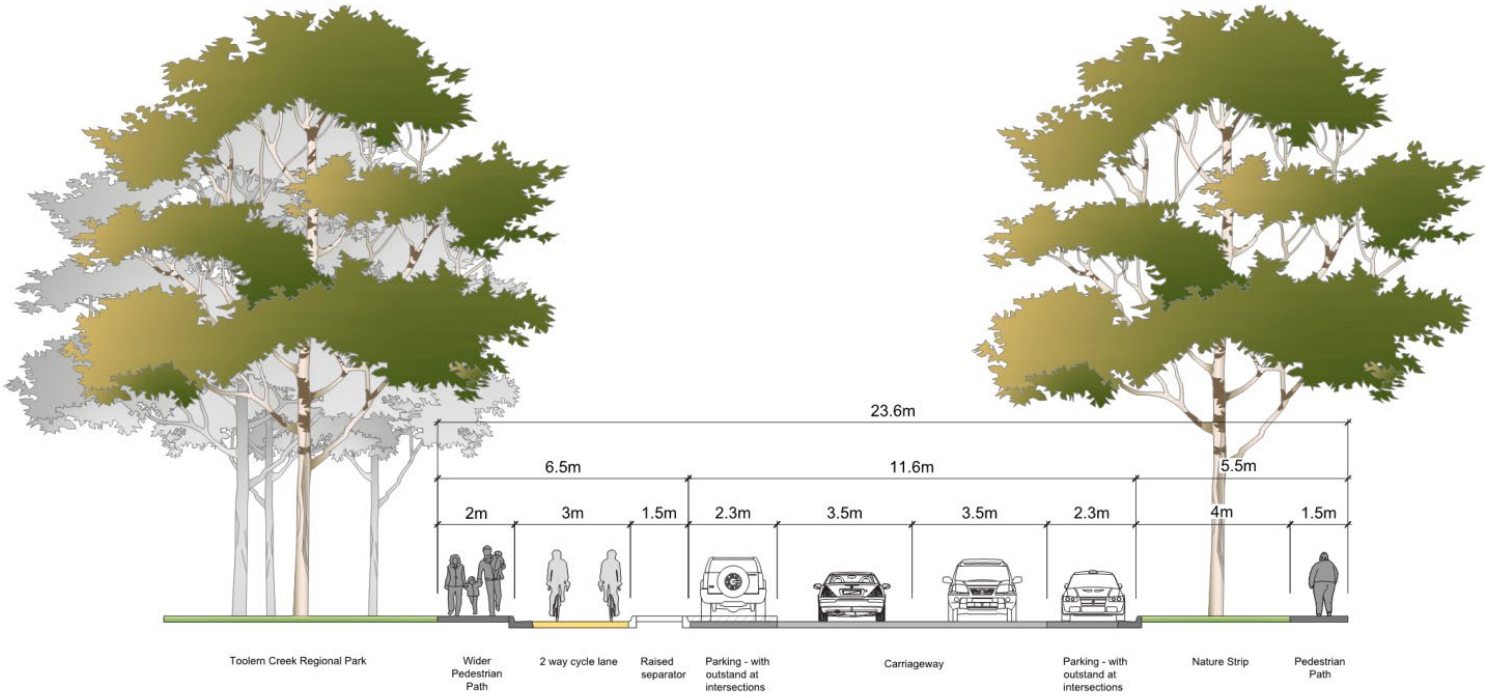
Amended by C232 Cross-Section 5: **Industrial Access Street – Employment 23m**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority

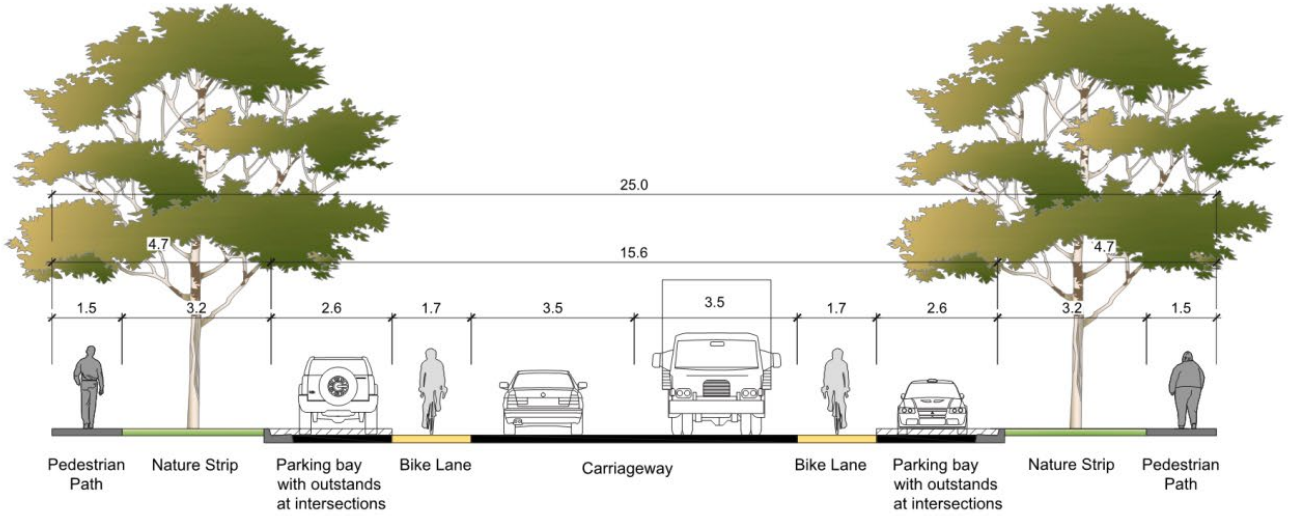
Amended by C232 Cross-Section 6: **Connector Streets Levels 1 and 2 - Regional Park Interface with Copenhagen Style Bike Lane – 23.5m**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- All kerbs are to be B2 Barrier Kerb as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority
- Trees are to be planted in the outstands at intersections

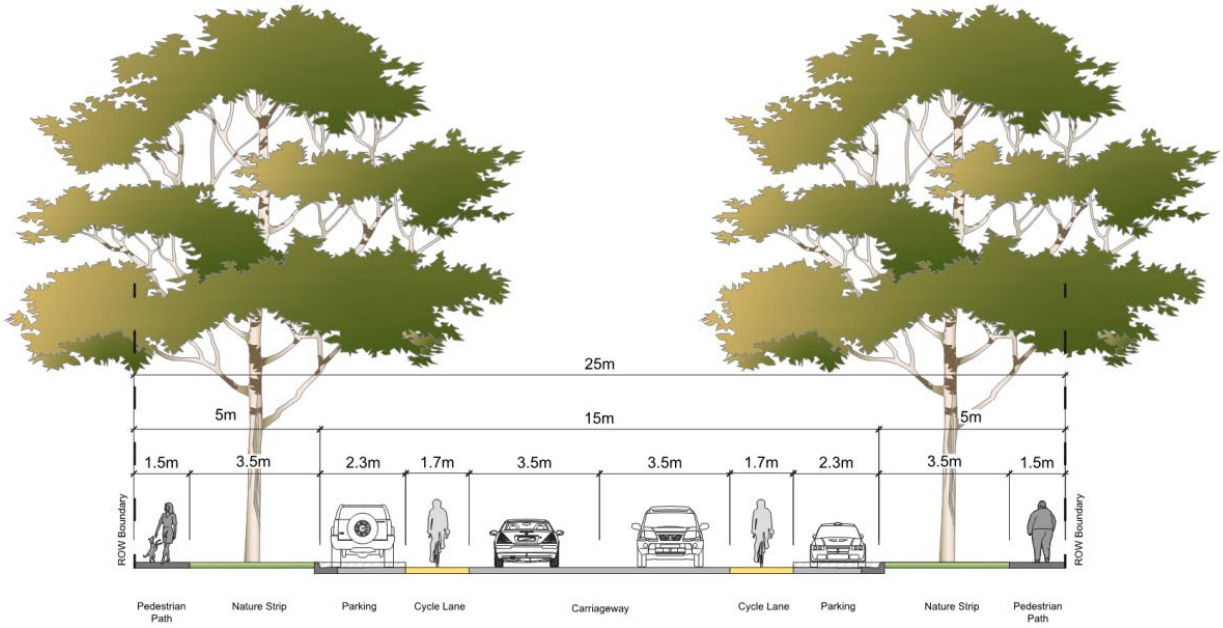
Amended by C232 Cross-Section 7: **Connector Street – Industrial 25m**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority
- Trees are to be provided in the outstands at intersections

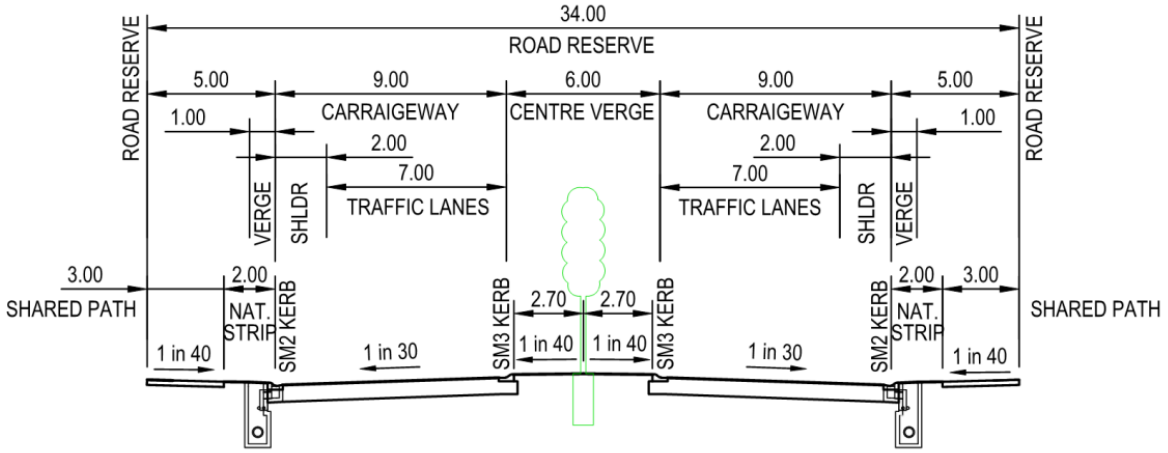
Amended by C232 Cross-Section 8: **Connector Road 25m**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- Kerbs are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*
- Where roads abut school drop-off zones and thoroughfares, grassed nature strip should be replaced with pavement. Canopy tree planting must be incorporated into any additional pavement
- Verge widths may be reduced where roads abut open space with the consent of the responsible authority
- Trees are to be provided in the outstands at intersections

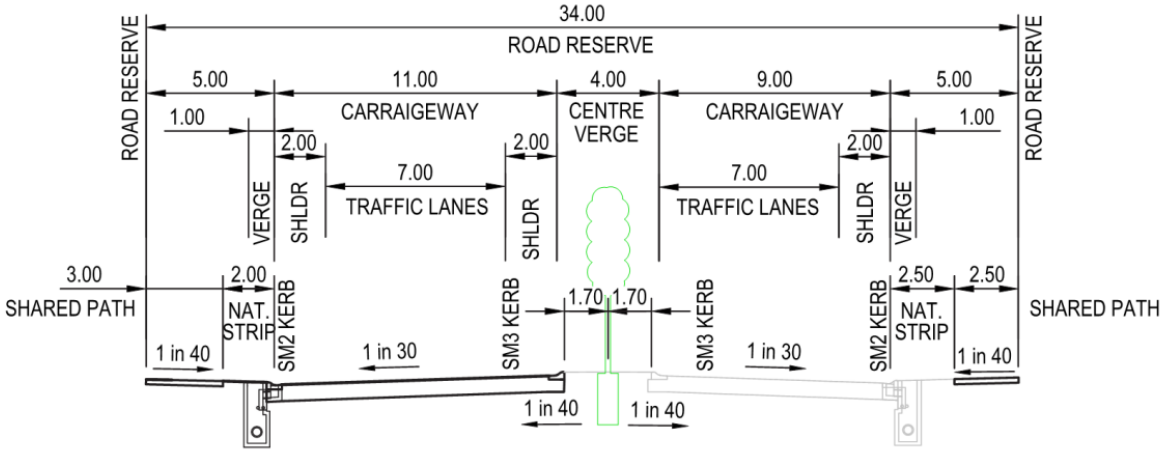
Amended by C232 Cross-Section 9: **Secondary Arterial Road 4-Lane (34 metre) 60km/h – RD02**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

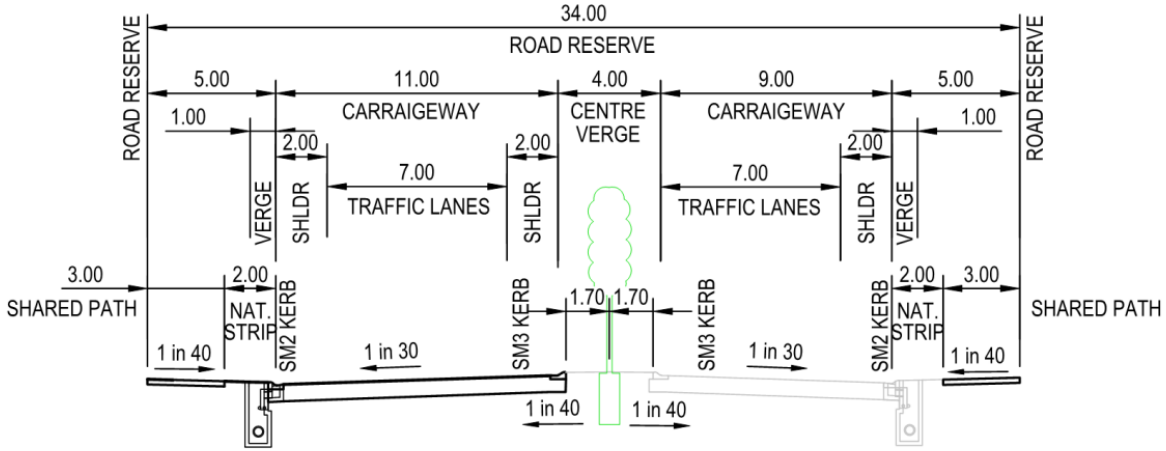
Amended by C232 Cross-Section 10: **Secondary Arterial Road 4-Lane (34 metre) 60km/h – RD03**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

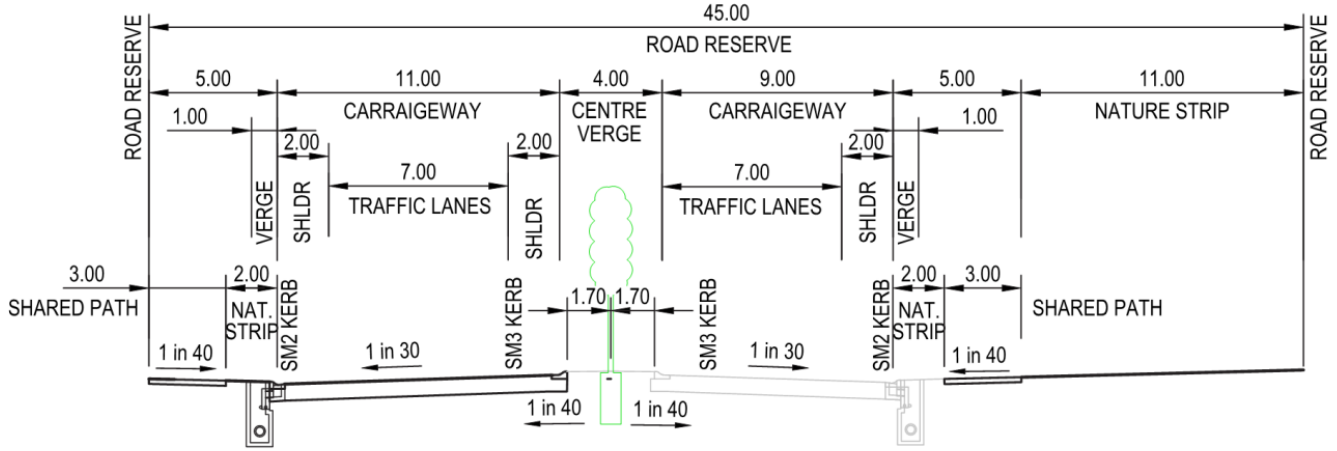
Amended by C232 Cross-Section 11: **Secondary Arterial Road 4-Lane (34 metre) 60km/h – RD01, RD04, RD05, RD06 and RD07**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

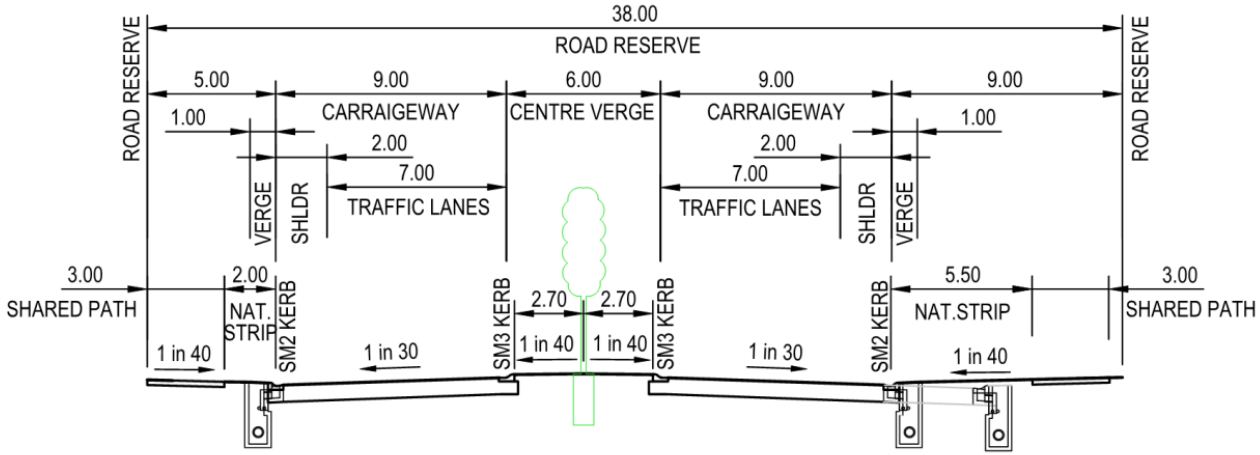
Amended by C232 Cross-Section 12: **Secondary Arterial Road 4-Lane (45 metre) 60 km/h – RD08**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

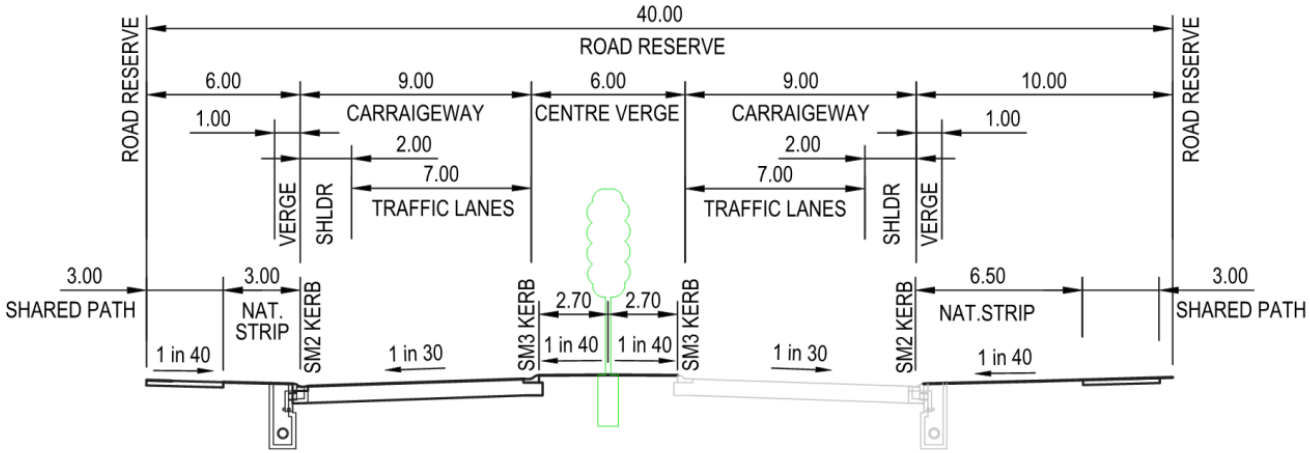
Amended by C232 Cross-Section 13: **Secondary Arterial Road 4-Lane (38 metre) 60km/h – RD16 and RD17**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

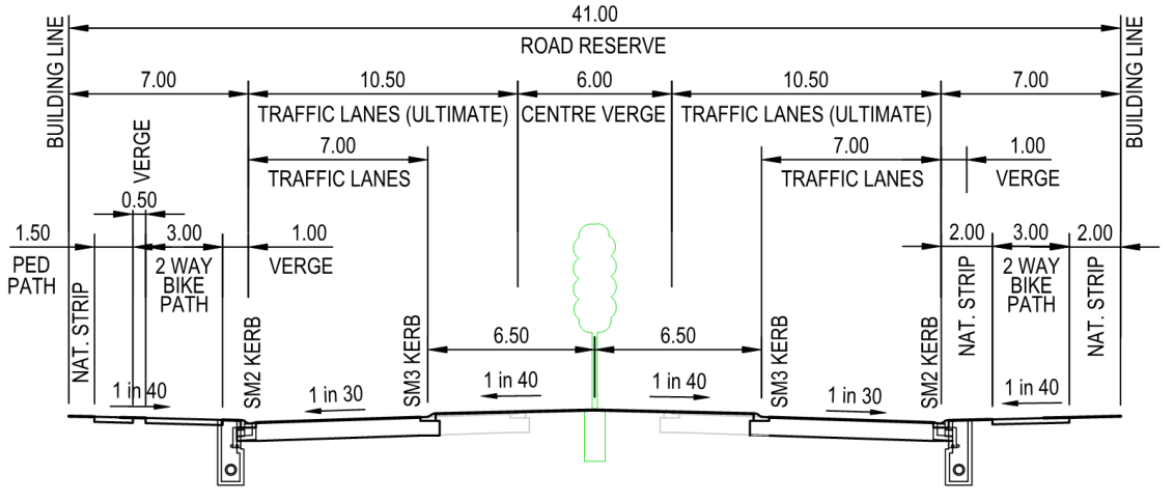
Amended by C232 Cross-Section 14: **Secondary Arterial Road 4-Lane (40 metre) 60 km/h – RD18**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

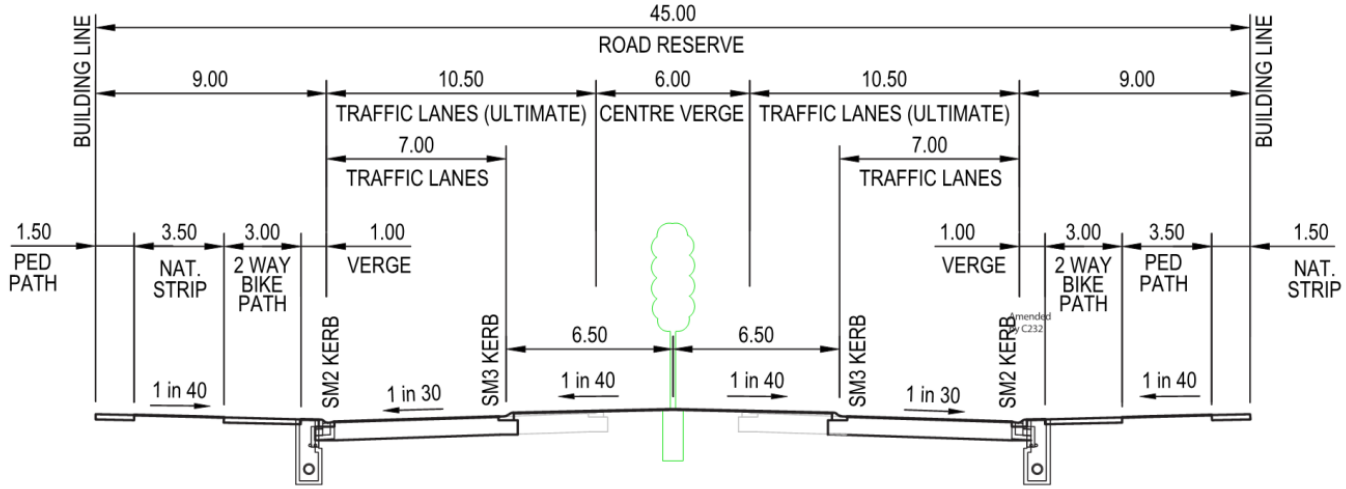
Amended by C232 Cross-Section 15: **Primary Arterial Road 6-Lane (41 metre) 80km/h – RD11 and RD12**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Low level plantings on the 0.5m strip, to delineate between pedestrian and bike path
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

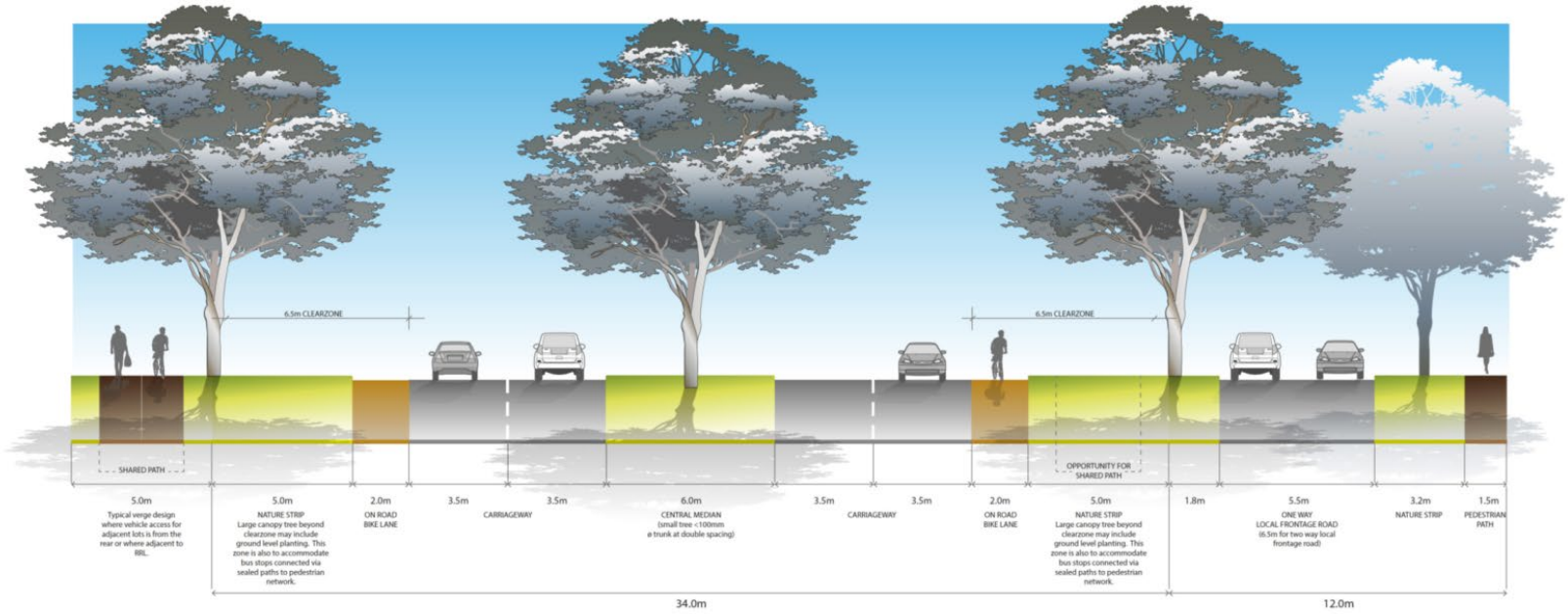
Amended by C232 Cross-Section 16: **Primary Arterial Road 6-Lane (45 metre) 80km/h – RD14, RD15 and RD19**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

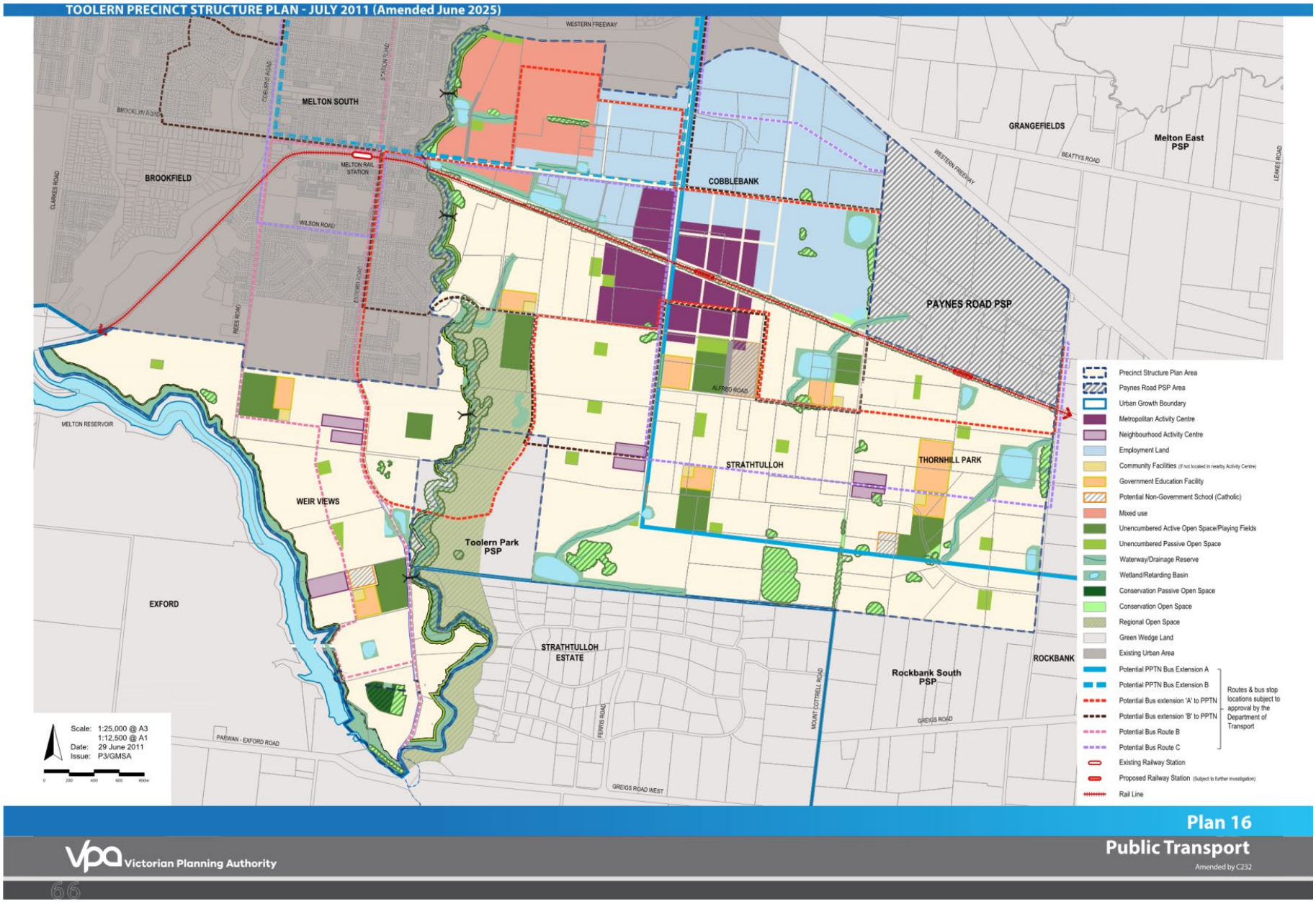
Amended by C232 Cross-Section 17: **Secondary Arterial Road 4-Lane (34 metre) 60km/h – RD22, RD23 and RD24**



Amended by C232 **NOTES:**

- Mature street tree sizes must be in accordance with Melton City Council's landscaping policy
- See VicRoads Tree Planting Policy. Large trees within the road reserve to be protected by safety barriers, else small tree <100mm diameter trunk at double spacing
- Kerbs for arterial carriageways are to be SM2 Semi-Mountable Kerb, and local frontage roads are to be B2 Barrier Kerbs as per Figure 008 in *Engineering Design and Construction Manual for Subdivision in Growth Areas*

This page has been intentionally left blank.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
WESTERN FREEWAY
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
MELTON RAIL STATION
WILSON ROAD
BEATTYS ROAD
CLARKES ROAD
REES ROAD
LEAKES ROAD
ALFRED ROAD
MELTON RESERVOIR
STRATHTULLOH
THORNHILL PARK
WEIR VIEWS
Toolern Park PSP
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
PARWAN - EXFORD ROAD
FERRIS ROAD
MOUNT COTTRELL ROAD
GREIGS ROAD
GREIGS ROAD WEST
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities (If not located in nearby Activity Centre)
Government Education Facility
Potential Non-Government School (Catholic)
Mixed use
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
Potential PPTN Bus Extension A
Potential PPTN Bus Extension B
Potential Bus extension 'A' to PPTN
Potential Bus extension 'B' to PPTN
Potential Bus Route B
Potential Bus Route C
Routes & bus stop locations subject to approval by the Department of Transport
Existing Railway Station
Proposed Railway Station (Subject to further investigation)
Rail Line
Plan 16
Public Transport
Amended by C232
Victorian Planning Authority
66

PRINCIPAL PUBLIC TRANSPORT NETWORK

Amended by C232 Proposed Rail Stations and associated infrastructure (subject to further investigation)

Amended by C232 The following planning and design requirements must be met:

Amended by C232
- Make provision for a railway station, with four platform capacity, at the Metropolitan Activity Centre to the east of Ferris Road.
- Make provision for Paynes Road Railway Station.

Amended by C232
- Make provision for a multimodal transport interchange adjacent the railway stations with car parks that will enable efficient transfer between rail, bus, taxis, private motor vehicles, cyclists and pedestrians.

Amended by C232
- Provide high-quality pedestrian and cyclist connections between the railway stations and land uses north and south.

Amended by C232
- Provide a safe and active environment for pedestrians and cyclists in and around the railway stations.
- Plan for a bus interchange to include:
  - 'All weather', covered waiting area/s.
  - Seating.
  - Toilets.
  - All day amenities (e.g. coffee shop, newsagency etc.).
  - Passenger information.
  - Secure bicycle storage facilities in a prominent and secure location
- Good lighting and surveillance.
- Bus Network.

Amended by C232 The following planning and design requirements must be met:

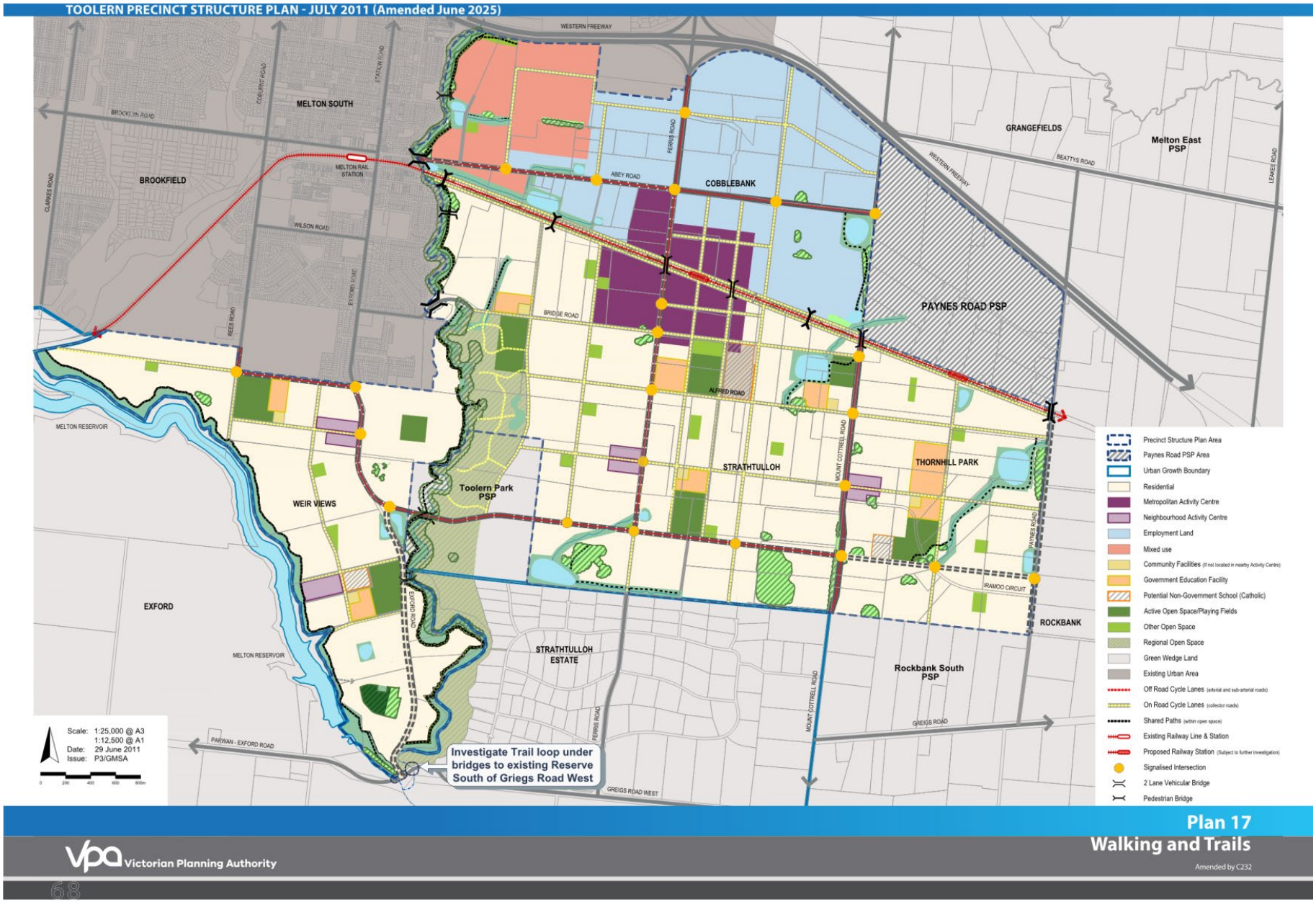
- Provide for a bus route along Ferris Road, the east-west arterial and Abey Road or an alternative route approved by the Department of Transport.
- Where a requirement for a bus route or bus stop has been nominated by the Director of Public transport:
  - Bus stop facilities must be constructed in accordance 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.
  - 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.
  - Pavements, roads and verges on collector roads to be designed to accommodate bus stops.

Amended by C232
  - Bus stops must comply with the *Commonwealth Disability Discrimination Act 1992* and the *Disability Standard for Accessible Public Transport (DSAPT) 2002*.
  - The design of all bus stops must be in accordance with Vic Roads Bus Stop Guidelines and DOI Requirements for Bus Stop Compliance.
- The design of bus stops must include:
  - Passenger hard stand areas
  - Tactile ground surface indicators
  - 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.

Amended by C232
- Provide a high-quality, safe and all-day pedestrian connection between the bus interchange and rail stations.


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
STRATHTULLOH
THORNHILL PARK
Toolern Park PSP
WEIR VIEWS
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
Investigate Trail loop under bridges to existing Reserve South of Griegs Road West
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Residential
Metropolitan Activity Centre
Neighbourhood Activity Centre
Employment Land
Mixed use
Community Facilities
Government Education Facility
Potential Non-Government School (Catholic)
Active Open Space/Playing Fields
Other Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
Off Road Cycle Lanes
On Road Cycle Lanes
Shared Paths
Existing Railway Line & Station
Proposed Railway Station
Signalised Intersection
2 Lane Vehicular Bridge
Pedestrian Bridge
Plan 17
Walking and Trails
Amended by C232
Victorian Planning Authority

WALKING AND CYCLING

Amended by C232 The following planning and design requirements must be met:

- Design all roads to consider the needs of pedestrians and cyclists
- Provide off-road cycling facilities on arterial and sub-arterial roads.
- Provide dedicated on-road cycling facilities on collector roads.
- Design intersections to accommodate pedestrian and cyclist crossings.
- Continue dedicated pedestrian routes and cycle lanes through intersections.
- Signalise pedestrian crossing points in areas where pedestrian and/or vehicle traffic is high.

DEVELOPMENT WITHIN 200 METRES OF THE WESTERN FREEWAY

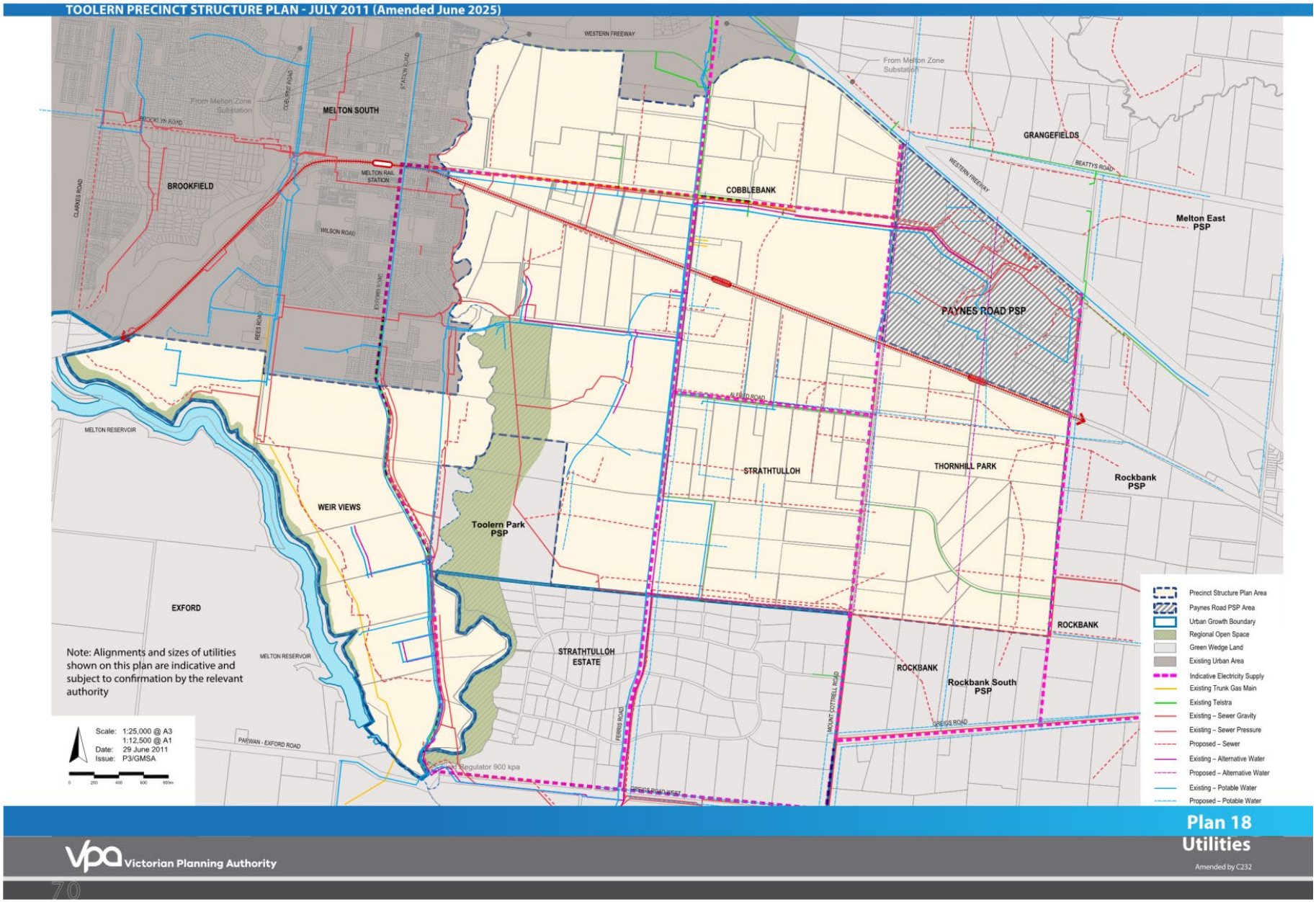
Amended by C232 The following planning and design requirement must be met:

- Development of land near the Western Freeway must be undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive uses.

4.6.4 IMPLEMENTATION

Amended by C232 The objectives for transport and movement are met by implementation of the following:

» Plan 19 - Walking & Trails


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
MELTON SOUTH
BROOKFIELD
COBBLEBANK
GRANGEFIELDS
Melton East PSP
PAYNES ROAD PSP
STRATHTULLOH
THORNHILL PARK
Rockbank PSP
WEIR VIEWS
Toolern Park PSP
EXFORD
STRATHTULLOH ESTATE
ROCKBANK
Rockbank South PSP
MELTON RESERVOIR
WESTERN FREEWAY
From Melton Zone Substation
MELTON RAIL STATION
WILSON ROAD
ALFRED ROAD
PARWAN - EXFORD ROAD
Note: Alignments and sizes of utilities shown on this plan are indicative and subject to confirmation by the relevant authority
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Paynes Road PSP Area
Urban Growth Boundary
Regional Open Space
Green Wedge Land
Existing Urban Area
Indicative Electricity Supply
Existing Trunk Gas Main
Existing Telstra
Existing – Sewer Gravity
Existing – Sewer Pressure
Proposed – Sewer
Existing – Alternative Water
Proposed – Alternative Water
Existing – Potable Water
Proposed – Potable Water
Plan 18
Utilities
Amended by C232
Victorian Planning Authority
70

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;
  - gas; and
  - telecommunications.

4.7.2 IMPLEMENTATION

Amended by C232 The objectives for utilities are met by implementation of all the following:

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

Amended by C232 4.7.3 PLANNING AND DESIGN REQUIREMENTS AND GUIDELINES

Amended by C232 The following planning and design requirements must be met:

- Provide new electricity supply infrastructure (excluding infrastructure to support cables with a voltage greater than 66kv) underground (excluding substations),
- Identify new substations at the subdivision design response stage to ensure effective integration with the surrounding neighbourhood and to minimise amenity impacts, and
- Provide access to each new lot to be via a sealed road.

The following planning and design guidelines should be met:

- Ensure development staging does not create circumstances in which residents are unreasonably isolated from commercial and community facilities or public transport.
- Integrate development with adjoining developments, including the timely provision of connecting roads and walking/cycling paths.
- Remove existing above ground electricity lines along the local and arterial road network.
- Relocate the existing gas pipeline and easement to ensure the efficient use of the urban land.

4.7.4 STAGING

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

- Development staging should not create circumstances in which residents will be unreasonably isolated from commercial and community facilities or public transport.
- Development staging should, to the extent practicable, be integrated with adjoining developments, including the timely provision of connecting roads and walking / cycling paths.
- Access to each new lot to be via a sealed road.
- Development should be staged so that large fauna, if present, do not become land locked.

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:

- 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 non-Government organisations

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;
- 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.

- Council approved fencing and landscaping (where required) along arterial roads.
- Local pedestrian and bicycle paths along local arterial roads, collector roads and local streets and within local parks.
- Basic improvements to local parks and passive open space including earthwork, grassing, tree planting, local playgrounds and shared paths and footpaths, BBQs, basic furniture and structures (i.e. park shelter).
- Local drainage systems except where the item is funded through a Drainage Scheme.
- Infrastructure as required by utility services providers including water, sewerage, drainage (except where the item is funded through a Drainage Scheme) , electricity, gas, and telecommunications.

5.1.2 DEVELOPMENT CONTRIBUTIONS PLAN

A development contribution plan has been prepared for the Toolern Precinct in conjunction with this Precinct Structure Plan. The Development Contribution Plan is an incorporated document of the Melton 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 Toolern Precinct DCP).

COMMUNITY INFRASTRUCTURE LEVY (CIL)

The Development Contribution Plan requires that new development in the Toolern Precinct meets the cost of delivering the following community infrastructure items funded through the Community Infrastructure Levy (CIL).

DEVELOPMENT INFRASTRUCTURE LEVY (DIL)

The Development Contribution Plan requires that new development in the Toolern Precinct meets the cost (in whole or part) of delivering the following development infrastructure funded through the Development Infrastructure Levy (DIL).

5.1.3 INFRASTRUCTURE AND SERVICES REQUIRED TO SUPPORT DEVELOPMENT OF THE PRECINCT

Amended by C232 Table 11 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.
- Lead Agency. (The agency responsible for the coordination and approval of the project.
- Other agencies and / or developers may have an involvement in the project).
- Timing and Indicative Capital Cost ($2010).
- Project group 4: Bus stops on PPTN, street lighting and trail network along significant roads.
- Project group 5: Community facilities (Youth), District Sport Reserve and Secondary College.

5.2 DELIVERY AND MONITORING

Amended by C232 The Victorian Planning Authority and City of Melton will jointly implement the Precinct Infrastructure Plan.

Amended by C232 The Victorian Planning Authority has established a Melton Infrastructure Working Group to manage the monitoring, review, prioritisation and implementation of identified projects.

Amended by C232 Table 11: Infrastructure and Services required within the precinct

Amended by C232 PROJECT CATEGORY	PIP PROJECT ID	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2010-13 M=2015-18 L=2020+
ROAD PROJECTS					
Road	RD01	Rees Road: Coburns Road (PSP boundary) to East West Arterial (IT01)	Construction of a 2-lane arterial road (interim layout). Purchase of land to increase reserve width from 20m to 34m (ultimate)	Melton City Council	S – M
Road	RD02	East West Arterial – Rees Road (IT01) to Exford Road (IT02).	Construction of a 2-lane arterial road (interim standard) Purchase of land to increase reserve width from 0m to 34m (ultimate).	Melton City Council	S – M
Road	RD03	Exford Road - East West Arterial (IT02) to East West Arterial (IT03).	Re-construct existing 2-lane road to provide 2-lane arterial road (interim standard). Purchase land to increase reserve width from 20m to 34m (ultimate).	Melton City Council	S - M
Road	RD04	Exford Road – East West Arterial (IT03) to Greigs Road (IT04).	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 20m to 34m (ultimate).	Melton City Council	S - M
Road	RD05	East West Arterial – Exford Road (IT03) to Toolern Creek (BD03).	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	Melton City Council	S - M
Road	RD06	East West Arterial - Toolern Creek (BD03) to Ferris Road (IT05).	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	Melton City Council	S -M
Road	RD07	East West Arterial – Ferris Road (IT05) to Mount Cottrell Road (IT06).	Construction of a 2-lane arterial road. (interim layout). Purchase land to increase reserve width from 0m to 34m (ultimate).	Melton City Council	M - L
Road	RD08	East West Arterial – Mount Cottrell Road (IT06) to Paynes Road (IT07).	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width to 0m to 45m (ultimate).	Melton City Council	M - L
Road	RD09	Project deleted		Melton City Council	
Road	RD10	Project deleted		Melton City Council	
Road	RD11	Mount Cottrell Road - Melbourne Ballarat Rail Line to PSP southern boundary.	Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	Melton City Council	S - M
Road	RD12	Mount Cottrell Road – Western Freeway to Melbourne Ballarat Rail Line.	Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).	Melton City Council	M - L
Road	RD14	Shogaki Drive – Ferris Road (IT13) to Industrial Connector Road (IT12).	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 40m to 45m (ultimate).	Melton City Council	M - L
Road	RD15	Ferris Road – Western Freeway to Shogaki Drive (IT13).	Construction of additional lane in either direction to existing 4-lane divided road to provide ultimate 6-lane divided arterial road (ultimate layout). Purchase land to increase reserve width from 34m to 45m (ultimate).	Melton City Council	L
Road	RD16	Ferris Road – Abey Road (IT13 to Melbourne Ballarat Rail Line.	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 34m to 38m (ultimate).	Melton City Council	S - M
Road	RD17	Ferris Road - Melbourne Ballarat Railway Line to East West Arterial (IT05)	Construction of a 2-lane arterial road (interim layout).	Melton City Council	S - M
Road	RD18	Abey Road – Toolern Creek (BD01) to Ferris Road (IT13).	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve with from 19m to 38m (ultimate).	Melton City Council	S - M
Road	RD19	Shogaki Drive - Industrial Connector Road (IT12) to Mount Cottrell Road (IT10)	Construction of a 2-lane arterial road (interim layout). Purchase land to increase reserve width from 0m to 45m (ultimate).	Melton City Council	S - M
Road	RD20	Ferris Road - Melbourne Ballarat Rail Line to East West Arterial (IT05).	Purchase land to increase reserve width from 20m to 38m, for road section on Property 30 only.	Melton City Council	S - M
Road	RD21	Ferris Road - Melbourne Ballarat Rail Line to East West Arterial (IT05).	Purchase land to increase reserve width from 20m to 38m, for balance of required land (excluding Property 30).	Melton City Council	S - M
Road	RD22	Paynes Road: Alfred Road (IT30) to East-West Connector Road 1 (IT31)	Construction of a 2-lane arterial road (interim standard).	Melton City Council	
Road	RD23	Paynes Road: East-West Connector Road 1 (IT31) to East West Arterial (IT07)	Construction of a 2-lane arterial road (interim standard).	Melton City Council	
Road	RD24	Paynes Road: East West Arterial (IT07) to East-West Connector Road 2 (IT32)	Construction of a 2-lane arterial road (interim standard).	Melton City Council	

Table 11: Infrastructure and Services required within the precinct (continued)

PROJECT CATEGORY	PIP PROJECT ID	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2010-13 M=2015-18 L=2020+
INTERSECTION PROJECTS					
Intersection	IT01	Intersection: Rees Road and East West Arterial	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - M
Intersection	IT02	Intersection: East West Arterial and Exford Road	Construction of signalised T-intersection (interim standard).	Melton City Council	S - M
Intersection	IT03	Intersection: Exford Road and East West Arterial	Construction of signalised T-intersection (interim standard).	Melton City Council	S - M
Intersection	IT04	Intersection: Exford Road and Greigs Road	Upgrade of protected right-turn lane and left-turn deceleration lane, including drainage and landscaping.	Melton City Council	S - M
Intersection	IT05	Intersection: East West Arterial and Ferris Road	Purchase of land and construction of signalised 4-way intersection (interim standard).	Melton City Council	M - L
Intersection	IT06	Intersection: East West Arterial and Mount Cottrell Road	Purchase of land and construction of signalised 4-way intersection (interim standard).	Melton City Council	M - L
Intersection	IT07	Intersection: East West Arterial and Paynes Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	M - L
Intersection	IT08	Project Deleted		Melton City Council	
Intersection	IT09	Project Deleted		Melton City Council	
Intersection	IT10	Intersection: Mount Cottrell Road and Shogaki Drive	Purchase of land and construction of signalised 4-way intersection (interim standard).	Melton City Council	M
Intersection	IT12	Intersection: Shogaki Drive and Industrial Connector Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - M
Intersection	IT13	Intersection: Ferris Road and Shogaki Drive	Purchase of land and construction of signalised 4-way intersection (interim standard).	Melton City Council	S - M
Intersection	IT14	Intersection: Ferris Road and Hollingsworth Drive	Construction of signalised T-intersection (interim standard).	Melton City Council	S - L
Intersection	IT15	Intersection: Ferris Road and Bridge Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - L
Intersection	IT16	Intersection: Abey Road and Industrial Connector Road	Construction of a signalised T-intersection (interim standard).	Melton City Council	S - L
Intersection	IT17	Intersection: Abey Road and Bundy Drive	Construction of a signalised T-intersection (interim standard).	Melton City Council	S - L
Intersection	IT18	Intersection: Ferris Road and Shakamaker Drive	Construction of signalised 4-way intersection (ultimate standard).	Melton City Council	S - L
Intersection	IT19	Intersection: Mount Cottrell Road and Baxterpark Drive	Construction of signalised T-intersection (interim standard).	Melton City Council	S - L
Intersection	IT20	Intersection: Mount Cottrell Road and Southern Connector Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - L
Intersection	IT21	Intersection: East West Arterial and Eastern North- South Connector Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - L
Intersection	IT22	Intersection: East West Arterial and Central North- South Connector Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - L
Intersection	IT23	Intersection: East West Arterial and Western North- South Connector Road	Construction of signalised T-intersection (interim standard).	Melton City Council	S - L
Intersection	IT24	Intersection: Exford Road and Elpis Road	Construction of signalised T-intersection (interim standard).	Melton City Council	S - L
Intersection	IT25	Intersection: Mount Cottrell Road and Bridge Road	Construction of signalised T-intersection (interim standard).	Melton City Council	S - L
Intersection	IT26	Intersection: Mount Cottrell Road and Alfred Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - L
Intersection	IT27	Intersection: Ferris Road and Alfred Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - L
Intersection	IT28	Intersection: Ferris Road and Southern Connector Road	Construction of signalised 4-way intersection (interim standard).	Melton City Council	S - L
Intersection	IT29	Intersection: Ferris Road and Enterprise Street	Construction of a signalised 4-way intersection (interim standard).	Melton City Council	
Intersection	IT30	Intersection: Paynes Road and Alfred Road	Construction of a signalised 4-way intersection (interim standard).	Melton City Council	
Intersection	IT31	Intersection: Paynes Road and East-West Connector Road 1	Construction of a signalised 4-way intersection (interim standard).	Melton City Council	
Intersection	IT32	Intersection: Paynes Road and East-West Connector Road 2	Construction of a signalised 4-way intersection (interim standard).	Melton City Council	
BRIDGE PROJECTS					
Bridge	BD01	Abey Road Bridge	Construction of an arterial road bridge over the Toolern Creek.	Melton City Council	S - L
Bridge	BD02	Bridge Road Bridge	Construction of a connector road bridge over the Toolern Creek.	Melton City Council	S - L
Bridge	BD03	East West Arterial Bridge	Construction of an arterial road bridge over the Toolern Creek.	Melton City Council	S - L
Bridge	BD04	Shared Use Pedestrian Bridge 1: Toolern Creek	Construction of a shared use pedestrian bridge over the Toolern Creek.	Melton City Council	S - L
Bridge	BD05	Shared Use Pedestrian Bridge 2: Toolern Creek	Construction of a shared use pedestrian bridge over the Toolern Creek.	Melton City Council	S - L
Bridge	BD06	Shared Use Pedestrian Bridge 3: Toolern Creek	Construction of a shared use pedestrian bridge over the Toolern Creek.	Melton City Council	S - L
Bridge	BD07	Pedestrian Underpass 1: Melbourne Ballarat Railway	Construction of a pedestrian underpass.	Melton City Council	S - L
Bridge	BD08	Pedestrian Underpass 2: Melbourne Ballarat Railway	Construction of a pedestrian underpass.	Melton City Council	S - L

Table 11: Infrastructure and Services required within the precinct (continued)

PROJECT CATEGORY	PIP PROJECT ID	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2010-13 M=2015-18 L=2020+
Bridge	BD09	Project Deleted			
Bridge	BD10	Pedestrian Underpass 3: Melbourne Ballarat Railway	Construction of a pedestrian underpass.	Melton City Council	S - L
Bridge	BD11	Project Deleted			
Bridge	BD12	Project Deleted			
Bridge	BD13	Project Deleted			
Bridge	BD14	Shared Use Pedestrian Bridge: 4 Toolern Creek	Construction of a shared use pedestrian bridge over the Toolern Creek.	Melton City Council	S - L
Bridge	BD15	Ferris Road Rail Overpass	Construction of a rail-road grade separation at the intersection of Ferris Road and the Melbourne-Ballarat rail corridor (interim standard).	Department of Transport	M - L
Bridge	BD16	East Road Rail Overpass	Construction of a rail-road grade separation at the intersection of East Road and the Melbourne-Ballarat rail corridor (interim standard).	Melton City Council	
Bridge	BD17	Paynes Road Rail Overpass	Construction of a rail-road grade separation at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor (interim standard).	Department of Transport	
Bridge	BD18	Paynes Road Level Crossing Upgrade	Construction of an upgrade to the level crossing at the intersection of Paynes Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard).	Department of Transport	
Bridge	BD19	Mount Cottrell Road Freeway Interchange	Purchase of land for the construction of a half diamond interchange at the intersection of Mount Cottrell Road and the Western Freeway corridor (ultimate standard, southern approach only)	Department of Transport	
Bridge	BD20	Mount Cottrell Road Rail overpass	Purchase of land for the construction of a rail-road grade separation at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor (ultimate standard).	Department of Transport	M - L
Bridge	BD21	Mount Cottrell Road Level Crossing Upgrade	Construction of an upgrade to the level crossing at the intersection of Mount Cottrell Road and the Melbourne-Ballarat rail corridor, including automatic gates and pedestrian crossings (ultimate standard).	Department of Transport	
PUBLIC TRANSPORT PROJECTS					
Bus	PT01	Bus Interchange	Purchase land to provide for Local Bus Interchange (1 Hectare)	Melton City Council	M - L
Bus		Toolern Bus Services	Introduction of new bus services	Department of Transport	S - L
Bus		Bus stops	Provision of bus stops to be delivered within local road system as part of subdivision construction.	Developer works	S - L
EDUCATION PROJECTS					
School		Primary School	Proposed government primary school (Toolern Waters P-6) located in Community Hub 1	DET	S – M
School		Primary School	Proposed government primary school (Weir Views P-6) located in Community Hub 2	DET	S - M
School		Primary School	Non-government primary school located in Community Hub 2	Catholic Education Melbourne	S - M
School		Primary School	Proposed government primary school (Strathtulloh Safari P-6) located in Community Hub 3	DET	M - L
School		Primary School	Proposed government primary school (Thornhill Park P-6) located in Community Hub 4	DET	M - L
School		Specialist School	Proposed government specialist school (Thornhill Park Specialist) located in Community Hub 4	DET	M - L
School		Secondary School	Proposed government secondary school (Thornhill Park 7-12) located in Community Hub 4	DET	M - L
School		Primary School	Non-government primary school located in Community Hub 4	Catholic Education Melbourne	S - M
School		Primary School	Proposed government primary school (Cobblebank P-6) located in Community Hub 5	DET	M
School		Primary School	Government primary school (Strathtulloh P-6) located in Community Hub 6 – opened 2022	DET	M - L
School		Primary School and Secondary School	Non-government primary and secondary schools located in Community Hub 7	Catholic Education Melbourne	S - M
School		Secondary School	Proposed government secondary school (Cobblebank 7-12) located in Community Hub 7	DET	M

Table 11: Infrastructure and Services required within the precinct (continued)

PROJECT CATEGORY	PIP PROJECT ID	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2010-13 M=2015-18 L=2020+
COMMUNITY FACILITY PROJECTS					
Civic	CI01	Cobblebank Higher Order Civic Facility	Higher Order Civic Facility, including a Level 3 Community Centre, located within the Metropolitan Activity Centre.	Melton City Council	M - L
Civic	CI02	Cobblebank Indoor Recreation Centre	Indoor Recreation Centre located within the Metropolitan Activity Centre		
Community Services	CI03 and CI04	Weir Views North Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 1.	Melton City Council	S - M
Community Services	CI06 and CI07	Weir Views South Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 2.	Melton City Council	S - M
Community Services	CI09 and CI10	Strathtulloh Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 3.	Melton City Council	M - L
Community Services	CI12 and CI13	Thornhill Park Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 4.	Melton City Council	M - L
Community Services	CI15 and CI16	Cobblebank East Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 2) in Community Hub 5.	Melton City Council	M - L
Community Services	CI18A, CI18B, CI19A and CI19B	Bridge Road Community Centre	Purchase of land and construction of a multi-purpose community centre (Level 1) in Community Hub 6.	Melton City Council	M - L
Health		Health Precinct	Construction of a health precinct, including Melton Hospital, in the Metropolitan Activity Centre	DHHS	M - L
Emergency		Emergency Services Precinct	Construction of emergency services precinct in the Metropolitan Activity Centre	DHHS	M - L
Justice		Justice Precinct	Construction of Justice Precinct in the Metropolitan Activity Centre	DHHS	M - L
SPORTS RESERVES AND OPEN SPACE PROJECTS					
Passive		Passive Park Construction	Basic improvements to open space including earthworks, grading seeding, garden beds, paths and trails, local playground equipment, BBQs and shelters.	Developer works	S-L
Passive	OS09	Cobblebank Metropolitan Activity Centre Open Space	Purchase of 1.0 hectare for Metropolitan Activity Centre Public Open Space	Melton City Council	S - L
Active	OS01 and AR01	Weir Views North Sports Reserve	Construction of a sports reserve in Community Hub 1 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ - Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	Melton City Council	S - M
Active	AR02	Weir Views North Sports Reserve Pavilion	Construction of a pavilion in Community Hub 1, including all building works, landscaping, and related infrastructure	Melton City Council	S - M
Active	OS02 and AR03	Weir Views East Sports Reserve	Construction of a sports reserve incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ	Melton City Council	S - M
Active	AR04	Weir Views East Sports Reserve Pavilion	Construction of a pavilion, including all building works, landscaping, and related infrastructure	Melton City Council	S - M

Table 11: Infrastructure and Services required within the precinct (continued)

PROJECT CATEGORY	PIP PROJECT ID	TITLE	PROJECT DESCRIPTION	LEAD AGENCY	TIMING: S=2010-13 M=2015-18 L=2020+
Active	OS03 and AR05	Weir Views South Sports Reserve	Construction of a sports reserve in Community Hub 2 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ	Melton City Council	M - L
Active	AR06	Weir Views South Sports Reserve Pavilion	Construction of a pavilion in Community Hub 2, including all building works, landscaping, and related infrastructure	Melton City Council	M - L
Active	OS04 and AR07	Strathtulloh Sports Reserve	Construction of a sports reserve in Community Hub 3 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ	Melton City Council	M - L
Active	AR08	Strathtulloh Sports Reserve Pavilion	Construction of a pavilion in Community Hub 3, including all building works, landscaping, and related infrastructure	Melton City Council	M - L
Active	OS05 and AR09	Thornhill Park Sports Reserve	Construction of a sports reserve in Community Hub 4 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ - Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	Melton City Council	M - L
Active	AR10	Thornhill Park Sports Reserve Pavilion	Construction of a pavilion in Community Hub 4, including all building works, landscaping, and related infrastructure	Melton City Council	M - L
Active	OS06 and AR10	Cobblebank East Sports Reserve	Construction of a sports reserve in Community Hub 5 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ	Melton City Council	
Active	AR11	Cobblebank East Sports Reserve Pavilion	Construction of a pavilion in Community Hub 5, including all building works, landscaping, and related infrastructure	Melton City Council	M - L
Active	OS07 and AR12	Cobblebank Central Sports Reserve	Construction of a sports reserve in Community Hub 7 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ	Melton City Council	M - L
Active	AR13	Cobblebank Central Sports Reserve Pavilion	Construction of a pavilion in Community Hub 6, including all building works, landscaping, and related infrastructure	Melton City Council	M - L
Active	AR15A and AR15B	Bridge Road Sports Reserve	Construction of a sports reserve in Community Hub 6 incorporating: - Playing surfaces and car parks, including all construction works, landscaping, and related infrastructure - Playground including play space, youth space, picnic facilities, and BBQ - Tennis / multi-purpose hard courts incorporating 4 courts with lighting and parking, including all construction works, landscaping and related infrastructure	Melton City Council	M - L
Active	AR16	Bridge Road Sports Reserve Pavilion	Construction of a pavilion in Community Hub 7, including all building works, landscaping, and related infrastructure	Melton City Council	M - L
Active		Toolern Creek Regional Park	Establishment of Toolern Creek Regional Park	Parks Victoria	S

This page has been intentionally left blank.

6.0 OTHER INFORMATION

6.1 ACRONYMS

Amended by C232

AHD	Australian Height Datum
CBD	Central Business District
CIL	Community Infrastructure Levy
CPTED	Crime Prevention Through Environmental Design
DCP	Development Contribution Plan
DELWP	Department of Environment, Land, Water and Planning
DET	Department of Education and Training
DIL	Development Infrastructure Levy
DoT	Department of Transport
VPA	Victorian Planning Authority
Ha	Hectare
HO	Heritage Overlay
NDA	Net Developable Area
NDHa	Net Developable Hectare
NRHa	Net Residential Hectare
NVPP	Native Vegetation Precinct Plan
PIP	Public Infrastructure Plan
PPTN	Principal Public Transport Network
PSP	Precinct Structure Plan
P-6	GovernmentSchool Prep to Year 6
Sq m	Square Metres
UGB	Urban Growth Boundary
UGZ	Urban Growth Zone
WSUD	Water Sensitive Urban Design
7-12	Government School Year 7 to Year 12

6.2 GLOSSARY

ACTIVE OPEN SPACE

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

ACTIVITY CENTRE

Amended by C232

Provide the focus for services, commercial and retail-based employment 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 intensity of use. In the growth areas, these are referred to as metropolitan activity centres, major activity centres, neighbourhood activity centres and local centres. For further information refer to *Plan Melbourne 2017-2050*.

AFFORDABLE HOUSING

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

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

CO-LOCATION

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

Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education 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 (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); Ambulance Victoria Stations, mental health facilities); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

CONNECTOR STREET

Amended by C232

A lower order street providing for low to moderate volumes and moderate speeds linking local streets to the arterial network. Managed by the relevant local council. (See Table C1 in Clause 56.06 – Access and Mobility). This Precinct Structure Plan provides a variation to the Connector Street, as defined in Table C1 in Clause 56.06 – Access and Mobility of the Melton Planning Scheme. Detailed cross-sections 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 hectare.

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

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

FREEWAY

Amended by C232

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 VicRoads.

FRONTAGE

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

Areas on the fringe of metropolitan Melbourne around major regional 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 Wyndham.

Amended by C232

GROWTH AREA CORRIDOR PLAN

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

HIGH DENSITY HOUSING

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

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 metres.

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

Amended by C232 Activity centres that have similar characteristics to Metropolitan Activity Centres but serve smaller catchment areas. For further information refer to *Plan Melbourne 2017-2050*.

MAJOR EMPLOYMENT AREA

Amended by C232 Areas identified on the Growth Corridor Plan for economic and employment growth.

MEDIUM DENSITY HOUSING

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

METROPOLITAN ACTIVITY CENTRE

Amended by C232 Higher-order centres with diverse employment options, services and housing stock, supported by good transport connections. For further information refer to *Plan Melbourne 2017-2050*.

NATIVE VEGETATION

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

NATIVE VEGETATION PRECINCT PLAN

Amended by C232 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 Clause 52.16 – Native Vegetation Precinct Plan.

NEIGHBOURHOOD ACTIVITY CENTRE

Amended by C232 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 one or more metropolitan or major activity centres. For further information refer to *Plan Melbourne 2017-2050*.

NET DEVELOPABLE AREA

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 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 (i.e. Net Developable Hectare ("NDHa")).

NET RESIDENTIAL AREA

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

PASSIVE OPEN SPACE

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, revitalisation, contemplation and enjoying nature.

PRECINCT INFRASTRUCTURE PLAN

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.

PRECINCT STRUCTURE PLAN

A statutory document that describes how a precinct or series of sites 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.

PRINCIPAL PUBLIC TRANSPORT NETWORK

Amended by C232 A high-quality public transport network that connects Metropolitan 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.

PUBLIC TRANSPORT INTERCHANGE

Amended by C232 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 metropolitan or major activity centre.

RAMSAR

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.

SENSITIVE USE

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

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

Non-profit housing owned and managed for the primary purpose 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 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

Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition 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 future urban development.

WATER SENSITIVE URBAN DESIGN

A sustainable water management approach that aims to provide water quality treatment, flood management to reduce the pollution carried to our waterways and more sustainable urban landscapes. Key principles include minimising water resistant areas; recharging natural groundwater 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 temporary rainfall storage (retarding basins/wetlands) to reduce the load on drains and improve landscape viability.

*NOTE: ** The definition of community facilities is all inclusive. This definition does not define Community facilities for the purpose of development contribution calculations.*

6.3 SUPPORTING INFORMATION

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 Plan for Melbourne's Growth Areas*, Department of Sustainability and Environment, 2005
- *A Strategic Framework for Creating Liveable New Communities*, Growth Areas Authority, March 2008
- *Activity Centre Design Guidelines*, Department of Sustainability and Environment, January 2005
- Amended by C232 *Benchmark Infrastructure Report*, Victorian Planning Authority, 11 April 2019
- *Central Region Sustainable Water Strategy*, Department of Sustainability and Environment, 2004
- Amended by C232 *Cobblebank Employment and Mixed-Use Urban Design Framework*, Melton City Council, 2019
- Amended by C232 *Cobblebank Metropolitan Activity Centre Urban Design Framework*, Melton City Council, 2019
- *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,
- *Healthy by Design: A planners' guide to environments for active living*, National Heart Foundation of Australia, 2004
- *Heritage Council of Victoria and Heritage Victoria Guidelines for Higher Density Residential Development*, Department of Sustainability and Environment, October 2004
- Amended by C232 *Kororoit Creek Regional Strategy 2005-2030*, Land Design Partnership, September 2006
- *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
- Amended by C232 *Melbourne Industrial and Commercial Land Use Plan*, Department of Environment, Land, Water and Planning, 2020
- *Our Environment, Our Future*, Department of Sustainability and Environment, 2006
- Amended by C232 Paynes Road Precinct Structure Plan, Metropolitan Planning Authority, 2016
- Amended by C232 *Plan Melbourne 2017-2050*, Department of Environment, Land, Water and Planning, 2017
- *Planning for all of Melbourne: The Victorian Government Response to the Melbourne 2030 Audit*, State of Victoria, 2008
- *Planning for Community Infrastructure in Growth Areas*, Australian Social and Recreation Research Pty Ltd for Growth Area Councils, April 2008
- *Port Phillip and Westernport Regional Catchment Strategy*, Port Phillip Regional Catchment and Land Protection Board, 1997
- *Public Transport Guidelines for Land Use Development*, Department of Transport, 2008
- Amended by C232 *Rockbank Development Contributions Plan*, Metropolitan Planning Authority, 2016
- Amended by C232 *Rockbank Precinct Structure Plan*, Metropolitan Planning Authority, 2016
- *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, December 2007
- *Toolern Growth Area Social Infrastructure Estimates*, ASR Research, January 2009.
- *Background Report for the Toolern*, Melton South - Rockbank, Victoria, Ecology Partners, December 2008
- *Toolern Precinct Structure Plan Transport and Movement Study*, Booz & Co, February 2008.
- Amended by C232 *Toolern Precinct Structure Plan Review – Community Infrastructure Recommendations Report*, ASR Research, January 2021
- Amended by C232 *Toolern Precinct Structure Plan Review –Heritage Overlay (Parklea) Review Recommendations Report*, Extent Heritage, April 2020
- Amended by C232 *Toolern Precinct Structure Plan Review – Transport Projects Review Recommendations Report*, Cardno, March 2022
- *Transport Modelling Report*, Growth Area Planning Toolern Precinct Plans, Veitch Lister Consulting, 30 September 2008.
- *Urban Development Program*, Department of Planning and Community Development
- *Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO, 1999
- *VicRoads Access Management Policies*, Version 1.02, VicRoads, May 2006
- *Victorian Greenhouse Strategy*, Department of Natural Resources and Environment, 2002
- *Victorian Heritage Strategy*, Heritage Victoria, 2000
- *Victoria's Native Vegetation Management: A Framework for Action*, Department of Sustainability and Environment.
- Amended by C232 *West Growth Corridor Plan*, Growth Areas Authority, 2012

PART 2: TOOLERN NATIVE VEGETATION PRECINCT PLAN

Amended by C232 This is the *Toolern Native Vegetation Precinct Plan* listed under the Schedule to Clause 52.16 of the Melton Planning Scheme.

Amended by C232 The *Toolern Native Vegetation Precinct Plan* applies to all land shown in Map 2, including the Paynes Road PSP area.

Amended by C232 Note: The *Toolern Native Vegetation Precinct Plan* applies to land within Toolern PSP, Part C (Paynes Road PSP) as illustrated on Map 2.

PURPOSE

Amended by C232 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.
- Amended by C232 Ensure that areas set aside to protect native vegetation are managed to conserve ecological values in accordance with the *Toolern Precinct Structure Plan*.
- Amended by C232 Ensure that the removal, destruction or lopping of native 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 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

- To manage the vegetation to be retained for conservation and allow for passive recreation on the periphery of habitat zones, without damaging native vegetation, such as walking and cycling tracks and other passive recreation facilities.
- To protect and manage the habitat zones and scattered trees identified to be retained to improve the long term health and 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 PROTECTED

Amended by C232 The 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 52.16-3.

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 approach.

Amended by C232 Decisions relating to the removal of certain individual trees or areas of native vegetation have been made in a holistic manner taking into account scattered trees and habitat zones which are proposed to be protected. The ad hoc removal of native vegetation which is identified as to be protected may undermine the holistic and landscape wide approach to the preparation of this NVPP. In determining whether to grant a permit for the removal of native vegetation under the provisions of Clause 52.16-3, the responsible authority will consider the above context, in addition to the following:

- Amended by C232 whether the proposal will produce acceptable outcomes in terms of the Planning Policy Framework, and the *Native Vegetation Precinct Plan*
- whether the granting of a permit could set an undesirable precedent
- the cumulative impact of vegetation removal on the plan
- whether it is satisfied that any conditions and requirements that would apply to the proposal under the plan can be met, and
- Amended by C232 the decision guidelines in Clause 52.16-5.
- Native vegetation that can be removed, lopped or destroyed

The native vegetation to be removed is as described in Tables 3 and 4 and shown in Maps 3 – 8 to this plan.

NATIVE VEGETATION – OFFSET PROVISIONS

Amended by C232 The native vegetation (habitat zones or scattered trees) which is shown 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 Environment, Land, Water and Planning and the responsible authority.

Amended by C232 The native vegetation must not be removed until the offsets required are identified and secured to the satisfaction of the Department of Environment, Land, Water and Planning, and the responsible authority.

Amended by C232 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 the Department Environment, Land, Water and Planning.

PLANNING & DESIGN GUIDELINES

The following conditions and requirements for permits must be met:

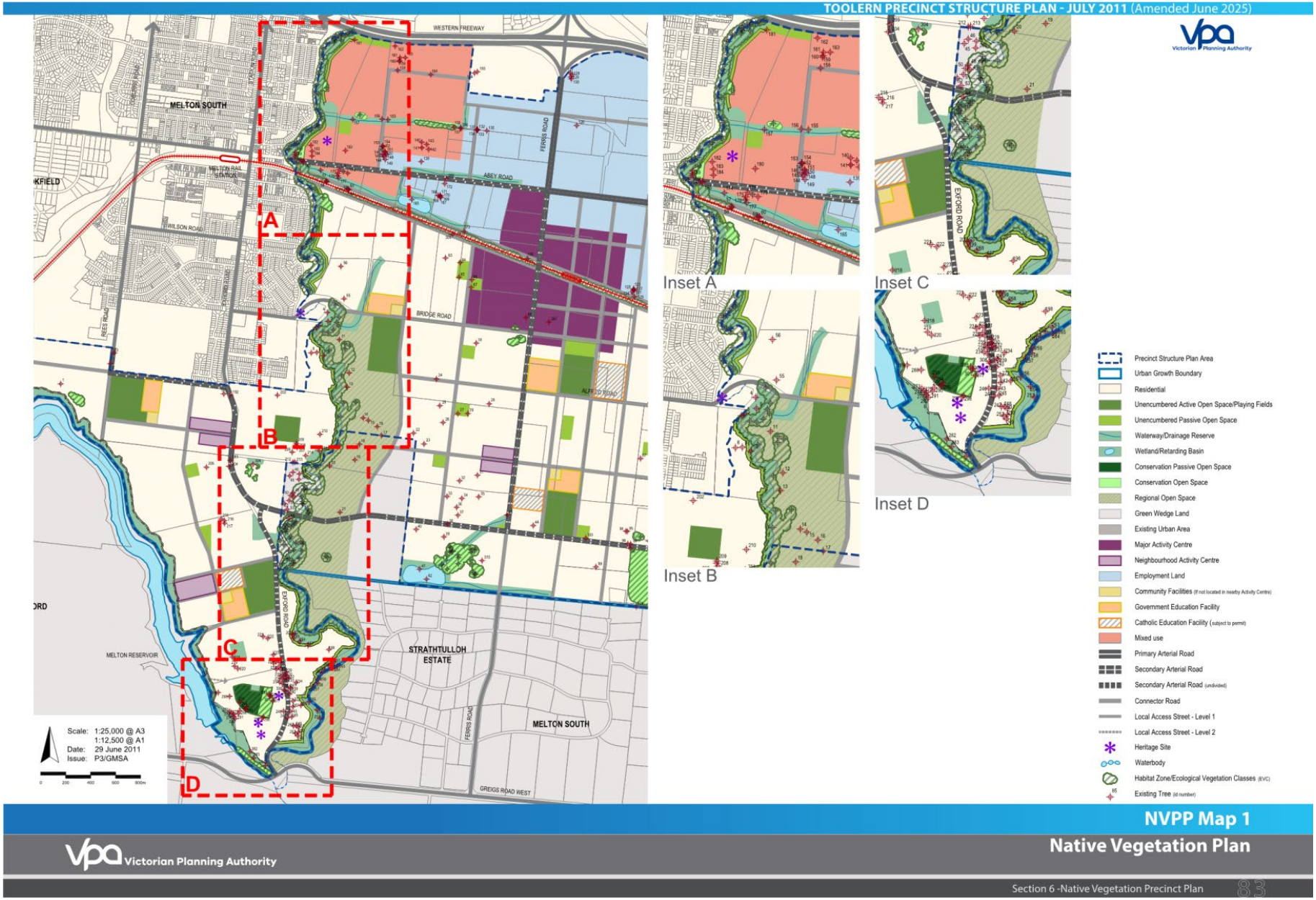
- The native vegetation described in Tables 3 and 4 and shown in Maps 3 – 8 can be removed, destroyed or lopped subject to the following requirements and conditions:
  - Any construction stockpiles and machinery must be placed away from areas supporting native vegetation, fill and drainage lines to the satisfaction of the responsible authority.
  - Amended by C232 All earthworks must be undertaken in a manner that will minimise soil erosion and adhere to *Construction Techniques for Sediment Pollution Control* (EPA 1991).
  - Only indigenous plants of local provenance may be used in revegetation works of designated biodiversity reserves.
  - Amended by C232 Prior to commencement of any works during the construction phase, a highly visible vegetation protection fence must be erected around twice the canopy of each scattered tree and more than 2 metres from all other native vegetated areas which have been identified to be protected in the NVPP referred to in schedule 52.16 unless otherwise agreed to in writing by the Secretary of the Department of Environment, Water, Land and Planning 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
  - Amended by C232 Prior to felling any tree which may be removed, the tree must be examined by a suitably qualified zoologist for the presence of fauna in hollows or external nests. If native fauna species are located, they must be salvaged and translocated to the closest suitable vegetation in consultation with the Department of Environment, Water, Land and Planning.
  - Water run-off must be designed to ensure that native vegetation to be protected is not compromised.

PROCEDURES FOR THE COLLECTION OF ANY PAYMENTS

No payments are necessary or specified.

REFERENCE DOCUMENTS

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


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Victorian Planning Authority
MELTON SOUTH
WESTERN FREEWAY
FERRIS ROAD
ABEY ROAD
WILSON ROAD
BRIDGE ROAD
EXFORD ROAD
MELTON RESERVOIR
STRATHTULLOH ESTATE
GREIGS ROAD WEST
A
B
C
D
Inset A
Inset B
Inset C
Inset D
Scale: 1:25,000 @ A3
1:12,500 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Urban Growth Boundary
Residential
Unencumbered Active Open Space/Playing Fields
Unencumbered Passive Open Space
Waterway/Drainage Reserve
Wetland/Retarding Basin
Conservation Passive Open Space
Conservation Open Space
Regional Open Space
Green Wedge Land
Existing Urban Area
Major Activity Centre
Neighbourhood Activity Centre
Employment Land
Community Facilities (if not located in nearby Activity Centre)
Government Education Facility
Catholic Education Facility (subject to permit)
Mixed use
Primary Arterial Road
Secondary Arterial Road
Secondary Arterial Road (undivided)
Connector Road
Local Access Street - Level 1
Local Access Street - Level 2
Heritage Site
Waterbody
Habitat Zone/Ecological Vegetation Classes (EVC)
Existing Tree (id number)
NVPP Map 1
Native Vegetation Plan
Victorian Planning Authority
Section 6 -Native Vegetation Precinct Plan
83

NVPP Table 1: Habitat Zones to be Protected

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	HABITAT ZONE	EVC DESCRIPTION	SIZE OF AREA TO BE PROTECTED	CONSERVATION STATUS	OVERALL CONSERVATION SIGNIFICANCE	LARGE OLD TREES
	HOUSE_ADDRESS	PARCEL_DESCRIPTION		NO. AND INITIALS	IN HECTARES	LEAST CONCERN, ENDANGERED ETC	LOW, HIGH ETC	TOTAL NUMBER
135	845-875 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PLT: LP: 118420	PSW / LS1.02	(784) PSW / LS	0.237	Endangered	High	N/A
136	877-907 MT COTTRELL RD, ROCKBANK 3335	LOT: 7 PLT: LP: 204344V	PSW / LS1.03	(784) PSW / LS	0.039	Endangered	High	N/A
137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PG	(132_63) PG	0.009	Endangered	Very High	N/A
137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PGW1.10	(55) PGW	0.526	Endangered	High	3
137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PSW / LS1.04	(784) PSW / LS	0.092	Endangered	High	N/A
65	1053-1083 MT COTTRELL RD, ROCKBANK 3335	LOT: 7 PLT: LP: 129316	PGW1.11	(55) PGW	0.481	Endangered	High	2
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	PGW1.18, 1.19, 1.20	(55) PGW	0.601	Endangered	High	N/A
77B	1125-1163 MT COTTRELL RD, ROCKBANK 3335	LOT: 10 LP: 146147	PGW1.13	(55) PGW	0.024	Endangered	High	N/A
69B	1085-1123 MT COTTRELL RD, ROCKBANK 3335	LOT: 11 LP: 146147	PGW1.12	(55) PGW	0.278	Endangered	High	4
128	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	PGW1.06	(55) PGW	0.511	Endangered	High	3
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PGW1.16	(55) PGW	2.352	Endangered	High	3
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PGW2.03	(55) PGW	0.129	Endangered	High	N/A
	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PW1	(803) PW	0.013	Endangered	High	N/A
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PW2.04	(803) PW	2.051	Endangered	High	2
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 4 LP: 208087S	PGW1.17	(55) PGW	0.020	Endangered	High	N/A
56	1156-1184 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 LP: 208087S	PGW1.15	(55) PGW	0.310	Endangered	High	1
	1156-1184 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 LP: 208087S	PW1	(803) PW	0.080	Endangered	High	N/A
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	PGW1.14	(55) PGW	0.160	Endangered	High	N/A
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	PW2.04	(803) PW	0.052	Endangered	High	N/A
60	1222-1254 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 3 LP: 208087S	PGW2.03	(55) PGW	0.125	Endangered	High	N/A
60	1222-1254 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 3 LP: 208087S	PSW / LS1.01	(784) PSW / LS	1.496	Endangered	High	8
60	1222-1254 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 3 LP: 208087S	PW2.04	(803) PW	5.128	Endangered	High	2
	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 6 LP: 208087S	PGW2	(55) PGW	0.008	Endangered	High	N/A
58	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 6 LP: 208087S	PW2.04	(803) PW	0.028	Endangered	High	N/A
58	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 6 LP: 208087S	PW5	(803)PW	0.150	Endangered	High	N/A
	BROOKLYN RD, MELTON SOUTH 3338	LOT: 34 LP: 4707	CGW1.03	(68) CGW	0.069	Endangered	High	N/A
	2-6 BROOKLYN RD, MELTON SOUTH 3338	PCA: SEC: 5	CGW1.03	(68) CGW	1.892	Endangered	High	N/A
1	139-247 REES RD, MELTON SOUTH 3338	CA: 1 SEC: B	PW1.10	(803) PW	0.654	Endangered	High	3
37A	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	PSW / LS1.06	(784) PSW / LS	0.554	Endangered	High	N/A
49A 49B	59-85 ALFRED RD, MELTON SOUTH 3338	LOT: 6 LP: 115214	PSW / LS1.07	(784) PSW / LS	0.280	Endangered	High	N/A
15	51-55 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 LP: 138428	CGW1.04	(68) CGW	2.636	Endangered	High	13
15	51-55 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 LP: 138428	PW2.02,2.03,2.05	(803) PW	1.539	Endangered	High	4
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	CGW1.06	(68) CGW	3.203	Endangered	High	4
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	PGW1.04,1.05	(55) PGW	0.129	Endangered	High	N/A
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	CGW1.02	(68) CGW	1.353	Endangered	High	13
24	238-276 FERRIS RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 203717	PW1.08	(803) PW	0.169	Endangered	High	1
	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	LS1	(104) LS	0.232	Endangered	Very High	1
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PG	(132_63) PG	2.196	Endangered	Very High	N/A
	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PGW2	(55) PGW	0.000	Endangered	High	N/A
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW1.11	(803) PW	1.150	Endangered	High	1
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW2	(803) PW	0.391	Endangered	High	1
72	3 IRAMOO CRCT, ROCKBANK 3335	LOT: 3 LP: 146148	PGW1.23,1.24,1.25	(55) PGW	0.562	Endangered	High	3
81	5 IRAMOO CRCT, ROCKBANK 3335	LOT: 5 PLT: LP: 146148	PGW1.22	(55) PGW	0.261	Endangered	High	N/A
74	312-350 PAYNES RD, ROCKBANK 3335	LOT: 12 PLT: LP: 146147	LS1.04	(104) LS	0.637	Endangered	Very High	N/A
25 26	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	CGW1.06	(68) CGW	1.589	Endangered	High	2
25 26	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	PW1.09,1.11	(803) PW	0.355	Endangered	High	1

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

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	HABITAT ZONE	EVC DESCRIPTION	SIZE OF AREA TO BE PROTECTED	CONSERVATION STATUS	OVERALL CONSERVATION SIGNIFICANCE	LARGE OLD TREES
	HOUSE_ADDRESS	PARCEL_DESCRIPTION		NO. AND INITIALS	IN HECTARES	LEAST CONCERN, ENDANGERED ETC	LOW, HIGH ETC	TOTAL NUMBER
26	142-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 413347H	PW1.06	(803) PW	0.624	Endangered	High	1
25 26	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 PS: 413347H	CGW1.06	(68) CGW	2.229	Endangered	High	4
25 26	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 PS: 413347H	PW1.11	(803) PW	0.960	Endangered	High	3
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	PW1.14,1.15	(803) PW	1.032	Endangered	High	5
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	PW4.02	(803) PW	4.880	Endangered	High	20
101 102	193 ABEY RD, MELTON SOUTH 3338	LOT: RES3 PTL: PS: 419106Y	PGW2.02	(55) PGW	0.019	Endangered	High	N/A
101 102	193 ABEY RD, MELTON SOUTH 3338	LOT: RES3 PTL: PS: 419106Y	CGW1.03	(68) CGW	0.047	Endangered	High	N/A
11	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	CGW2.01	(68) CGW	1.634	Endangered	High	N/A
12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 422772Q ST:	CGW2	(68) CGW	0.325	Endangered	High	N/A
Creekline	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	CGW1.06/1.07	(68) CGW	0.011	Endangered	High	N/A
Creekline	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	CGW2	(68) CGW	2.630	Endangered	High	N/A
83	2/6 IRAMOO CRCT, ROCKBANK 3335	LOT: 2 PTL: PS: 435183N ST:	PGW1.21	(55) PGW	0.647	Endangered	High	N/A
122	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PGW1.07	(55) PGW	0.706	Endangered	High	1
122	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PSW / LS1.01/1.05	(784) PSW / LS	1.253	Endangered	High	N/A
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PGW2.02	(55) PGW	0.457	Endangered	High	N/A
102		SEC: 10	PG	(132_63) PG	2.243	Endangered	Very High	N/A
102		SEC: 10	PGW1	(55) PGW	0.161	Endangered	High	N/A
102		SEC: 10	PW1.02	(803) PW	0.006	Endangered	High	N/A
102		SEC: 10	PW3	(803) PW	0.661	Endangered	Very High	N/A
102		SEC: 10	PG	(132_63) PG	3.347	Endangered	Very High	1
86	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	PGW2.01	(55) PGW	0.471	Endangered	High	2
86	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	CGW1.01	(68) CGW	2.649	Endangered	High	21
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	LS1.01	(104) LS	0.232	Endangered	High	N/A
40	1008-1046 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 515336U ST:	PSW / LS1.06	(784) PSW / LS	0.163	Endangered	High	N/A
51	31-41 ALFRED RD, MELTON SOUTH 3338	LOT: 1 PS: 517933P	PSW / LS1.07	(784) PSW / LS	0.014	Endangered	High	N/A
50	43-57 ALFRED RD, MELTON SOUTH 3338	LOT: 2 PS: 517933P	PSW / LS1.07	(784) PSW / LS	0.152	Endangered	High	N/A
62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PTL: PS: 517410Y ST:	PG	(132_63) PG	0.011	Endangered	Very High	N/A
62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PTL: PS: 517410Y ST:	PG	(132_63) PG	0.021	Endangered	Very High	N/A
68	288-310 PAYNES RD, ROCKBANK 3335	LOT: 1 PS: 525605M	LS1.04	(104) LS	1.189	Endangered	Very High	N/A
67	264-286 PAYNES RD, ROCKBANK 3335	LOT: 2 PS: 525605M	LS1.04	(104) LS	1.011	Endangered	Very High	N/A
80	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	PSW / LS1.08	(784) PSW / LS	1.064	Endangered	High	N/A
7 / creekline	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2B PS: 623039X	PW4.01	(803) PW	0.028	Endangered	High	N/A
4 / creekline	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2A PS 623039X	CGW1.06	(68) CGW	2.049	Endangered	High	N/A
7	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2B PS: 623039X	PW8	(803) PW	0.080	Endangered	High	N/A
7	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2B PS: 623039X	PW8	(803) PW	0.340	Endangered	High	N/A
7	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2B PS: 623039X	PW8	(803) PW	0.110	Endangered	High	N/A
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	PW5.02	(803)PW	2.651	Endangered	High	49
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	PW7	(803) PW	0.271	Endangered	High	2
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	PW8	(803) PW	0.377	Endangered	High	10
147	EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	CGW3	(68) GW	0.790	Endangered	High	N/A
93	21-39 BUNDY DR, MELTON SOUTH 3338	LOT: 2A PS: 531729H	PW1.03	(803) PW	0.063	Endangered	High	N/A
93	21-39 BUNDY DR, MELTON SOUTH 3338	LOT: RES1 PS: 531729H	PW1.03	(803) PW	0.029	Endangered	High	N/A
89		LOT: 1 PS: 543417L	LS1.02	(104) LS	0.205	Endangered	Very High	N/A
89		LOT: 1 PS: 543417L	PW1.03	(803) PW	0.002	Endangered	High	N/A
88		LOT: 2 PS: 543417L	PGW1.03	(55) PGW	0.182	Endangered	High	1
			CGW1.07	(68) CGW	4.828	Endangered	High	27

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

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	HABITAT ZONE	EVC DESCRIPTION	SIZE OF AREA TO BE PROTECTED	CONSERVATION STATUS	OVERALL CONSERVATION SIGNIFICANCE	LARGE OLD TREES
	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	(68) CGW	0.011	Endangered	High	N/A
	Other (Roadside)	Other (Roadside)	PGW1	(55) PGW	0.183	Endangered	High	1
	Other (Roadside)	Other (Roadside)	PGW2	(55) PGW	0.262	Endangered	High	N/A
	Other (Roadside)	Other (Roadside)	CGW1	(68) CGW	0.676	Endangered	High	1
	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	N/A
	Other (Roadside)	Other (Roadside)	PW1	(803) PW	0.098	Endangered	High	N/A
145	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	CGW1.05	(68) CGW	0.63	Endangered	High	6

* 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

NVPP Table 2: Scattered Trees to be Protected

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	TREE ID	PROPERTY ID VIEW	PROPERTY ID	PARCEL NUMBER	SPECIES	EVC	CONSERVATION STATUS	CONSERVATION SIGNFICANCE	X - LATITUDE	Y- LONGITUDE
	HOUSE_ADDRESS	PARCEL_DESCRIPTION						NO. AND NAME	LEAST CONCERN, ENDANGERED ETC	LOW, HIGH ETC	GPS CO-ORDINATES	GPS CO-ORDINATES
49B	59-85 ALFRED RD, MELTON SOUTH 3338	LOT: 6 LP: 115214	86	3175234	50268195	10704	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.611	-37.7251
21	185-209 BRIDGE RD, MELTON SOUTH 3338	LOT: 4 LP: 203717M	64	3175076	1407115	11055	Buloke	(803) Plains Woodland	Endangered	Very High	144.594	-37.7113
22	211-235 BRIDGE RD, MELTON SOUTH 3338	LOT: 3 LP: 203717M	65	3175077	1407116	11056	Grey Box	(803) Plains Woodland	Endangered	High	144.594	-37.7123
22	211-235 BRIDGE RD, MELTON SOUTH 3338	LOT: 3 LP: 203717M	66	3175077	1407116	11056	Grey Box	(803) Plains Woodland	Endangered	High	144.595	-37.7125
22	211-235 BRIDGE RD, MELTON SOUTH 3338	LOT: 3 LP: 203717M	67	3175077	1407116	11056	Grey Box	(803) Plains Woodland	Endangered	Low	144.595	-37.7131
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	7	3837505	52475104	11061	Grey Box	(803) Plains Woodland	Endangered	High	144.581	-37.7157
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	6	3837505	52475104	11061	Grey Box	(803) Plains Woodland	Endangered	High	144.581	-37.7155
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	5	3837505	52475104	11061	Grey Box	(803) Plains Woodland	Endangered	Low	144.582	-37.7153
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	10	3837505	52475104	11061	Grey Box	(803) Plains Woodland	Endangered	High	144.581	-37.7177
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	182	3196369	50269770	11706	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.581	-37.7025
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	188	3196369	50269770	11706	Low	(55) Plains Grassy Woodland	Endangered	Low	144.579	-37.7033
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	189	3196369	50269770	11706	River Red Gum	(55) Plains Grassy Woodland	Endangered	Low	144.579	-37.7032
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	190	3196369	50269770	11706	River Red Gum	(55) Plains Grassy Woodland	Endangered	Low	144.579	-37.703
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	17	3837512	50268293	17147	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.586	-37.7236
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	14	3837512	50268293	17147	Grey Box	(803) Plains Woodland	Endangered	High	144.585	-37.7223
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	15	3837512	50268293	17147	Grey Box	(803) Plains Woodland	Endangered	High	144.585	-37.7225
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	16	3837512	50268293	17147	Grey Box	(803) Plains Woodland	Endangered	High	144.586	-37.723
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	28	3837512	50268293	17147	Grey Box	(803) Plains Woodland	Endangered	High	144.594	-37.7222
25	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 PS: 413347H	11	3701066	1407110	20198	Grey Box	(803) Plains Woodland	Endangered	High	144.583	-37.7166
25	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 PS: 413347H	13	3701066	1407110	20198	Grey Box	(803) Plains Woodland	Endangered	High	144.583	-37.7201
25	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 PS: 413347H	12	3701066	1407110	20198	Grey Box	(803) Plains Woodland	Endangered	High	144.583	-37.719
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	270	4792567	52442699	20314	Grey Box	(803) Plains Woodland	Endangered	High	144.595	-37.7329
11	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	201	4518760	52819247	104388	Grey Box	(803) Plains Woodland	Endangered	High	144.578	-37.7378
12 13	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 422772Q ST:	268	4518759	52819246	104389	Buloke	(803) Plains Woodland	Endangered	Very High	144.578	-37.7384
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	247	4518757	52819244	104391	Grey Box	(803) Plains Woodland	Endangered	High	144.578	-37.7444
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	248	4518757	52819244	104391	Grey Box	(803) Plains Woodland	Endangered	High	144.578	-37.7444
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	249	4518757	52819244	104391	Grey Box	(803) Plains Woodland	Endangered	High	144.578	-37.7452
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	250	4518757	52819244	104391	Blue Box	(803) Plains Woodland	Endangered	High	144.578	-37.7449
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	251	4518757	52819244	104391	Blue Box	(803) Plains Woodland	Endangered	Low	144.578	-37.7446
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	252	4518757	52819244	104391	Grey Box	(803) Plains Woodland	Endangered	Low	144.578	-37.745
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	253	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.58	-37.744
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	254	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	Low	144.58	-37.7433
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	256	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.579	-37.7427
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	257	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.579	-37.7417
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	260	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	Low	144.58	-37.7407
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	261	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	Low	144.581	-37.7405
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	262	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.581	-37.7402
9	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: RES1 PS: 422772Q	263	4518761	52819248	104392	River Red Gum	(68)Creekline Grassy Woodland	Endangered	High	144.581	-37.7399
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	73	4641313	52857790	106363	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.614	-37.7119
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	77	4641313	52857790	106363	River Red Gum	(55) Plains Grassy Woodland	Endangered	Low	144.616	-37.7158
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	78	4641313	52857790	106363	River Red Gum	(55) Plains Grassy Woodland	Endangered	Low	144.617	-37.716
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	79	4641313	52857790	106363	River Red Gum	(55) Plains Grassy Woodland	Endangered	Low	144.618	-37.7162
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	72	4641313	52857790	106363	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.614	-37.7116
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	71	4641313	52857790	106363	River Red Gum	(55) Plains Grassy Woodland	Endangered	High	144.613	-37.7098
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	74	4641313	52857790	106363	Buloke	(803) Plains Woodland	Endangered	Very High	144.616	-37.7155
130		SEC: 10	76	4535329	52692580	106416	Buloke	(803) Plains Woodland	Endangered	Very High	144.616	-37.7167
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	144	4828737	52877000	106638	Grey Box	(803) Plains Woodland	Endangered	Low	144.587	-37.7037

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

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	TREE ID	PROPERTY ID VIEW	PROPERTY ID	PARCEL NUMBER	SPECIES	EVC	CONSERVATION STATUS	CONSERVATION SIGNFICANCE	X - LATITUDE	Y- LONGITUDE
	HOUSE_ADDRESS	PARCEL_DESCRIPTION						NO. AND NAME	LEAST CONCERN, ENDANGERED ETC	LOW, HIGH ETC	GPS CO-ORDINATES	GPS CO-ORDINATES
90	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
90	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
90	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
90	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
90	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
90	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	LOT: 2 PTL: PS: 515336U ST:	84	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	211	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)	Other (Roadside)	265	0.492813	0.102887	Other	River Red Gum	(55) Plains Grassy Woodland	Endangered	Low	144.582	-37.7402
Creekline	Other (Roadside)	Other (Roadside)	258	0.492813	0.102887	Other	River Red Gum	(68)Creekline Grassy Woodland	Endangered	Low	144.58	-37.7414
Creekline	Other (Roadside)	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: 20807S	278				River Red Gum	(803) Plains Woodland	Endangered	High	144.609	-37.7365
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B 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: 4B 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: 4B 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: 4B PS: 623039	296	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144.573	-37.7432
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	299	204595887	204595888		Grey Box	(132_63) Plains Grassland	Endangered	High	144.575	-37.7422
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B 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: 4B 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: 4B 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: 4B 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: 4B 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: 4B PS: 623039X	277	204595887	204595888		Grey Box	(803) Plains Woodland	Endangered	High	144.576	-37.7426
7	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2B 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				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

*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

NVPP Table 3: Habitat Zones which can be Removed

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	HABITAT ZONE	ECOLOGICAL VEGETATION CLASS (EVC)	TOTAL PATCH SIZE (HA)	AREA TO BE REMOVED	LARGE OLD TREES
	HOUSE_ADDRESS	PARCEL_DESCRIPTION		NO. AND NAME	IN HECTARES	HECTARES	TOTAL NUMBER
135	845-875 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PTL: LP: 118420	PSW / LS1.02	(784) Plains Swampy Woodland / Lignum Swamp	0.415	0.179	NA
137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PG	(132_63) Plains Grassland	0.010	0.009	NA
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
65	1053-1083 MT COTTRELL RD, ROCKBANK 3335	LOT: 7 PLT: LP: 129316	PGW1.11	(55) Plains Grassy Woodland	0.510	0.032	NA
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	PGW1.18,1.19,1.20	(55) Plains Grassy Woodland	1.358	0.758	4
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	PGW2.04	(55) Plains Grassy Woodland	0.025	0.025	NA
77B	1125-1163 MT COTTRELL RD, ROCKBANK 3335	LOT: 10 LP: 146147	PGW1.13	(55) Plains Grassy Woodland	0.100	0.075	NA
128	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	PGW1.06	(55) Plains Grassy Woodland	0.671	0.160	NA
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PGW1.16	(55) Plains Grassy Woodland	2.696	0.344	NA
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PGW2.03	(55) Plains Grassy Woodland	0.133	0.004	NA
	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PW1	(803) Plains Woodland	0.034	0.021	NA
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	PGW1.17	(55) Plains Grassy Woodland	0.169	0.009	NA
58 60	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 6 LP: 208087S	PGW2.03	(55) Plains Grassy Woodland	0.009	0.001	NA
	BROOKLYN RD, MELTON SOUTH 3338	LOT: 34 LP: 4707	CGW1.03	(68) Creekline Grassy Woodland	0.171	0.084	1
	BROOKLYN RD, MELTON SOUTH 3338	LOT: 34 LP: 4707	PW2	(803) Plains Woodland	0.002	0.002	NA
	2-6 BROOKLYN RD, MELTON SOUTH 3338	PCA: SEC: 5	CGW1.03	(68) Creekline Grassy Woodland	1.918	0.008	22
1	139-247 REES RD, MELTON SOUTH 3338	CA: 1 SEC: B	PW1.10	(803) Plains Woodland	0.748	0.095	NA
37A	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	PSW / LS1.06	(784) Plains Swampy Woodland / Lignum Swamp	0.571	0.017	NA
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
16	115 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 138428	LS1.03	(104) Lignum Swamp	0.003	0.002	NA
16	115 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 138428	PG	(132_63) Plains Grassland	0.004	0.004	NA
17	117 BRIDGE RD, MELTON SOUTH 3338	LOT: 5 LP: 138428	LS1.03	(104) Lignum Swamp	0.037	0.037	NA
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW1.11	(803) Plains Woodland	1.154	0.004	NA
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW2	(803) Plains Woodland	0.408	0.017	NA
72	3 IRAMOO CRCT, ROCKBANK 3335	LOT: 3 LP: 146148	PGW1.23,1.24	(55) Plains Grassy Woodland	0.632	0.070	NA
81	5 IRAMOO CRCT, ROCKBANK 3335	LOT: 5 PLT: LP: 146148	PGW1.22	(55) Plains Grassy Woodland	0.437	0.176	NA
74	312-350 PAYNES RD, ROCKBANK 3335	LOT: 12 PLT: LP: 146147	LS1.04	(104) Lignum Swamp	0.727	0.137	NA
66	236-262 PAYNES RD, ROCKBANK 3335	LOT: 5 PLT: LP: 129316	PG	(132_63) Plains Grassland	0.050	0.048	NA
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	PW4.02	(803) Plains Woodland	4.899	0.019	NA
	EXFORD RD, MELTON SOUTH 3338	LOT: 2 PS: 407675Y	CGW1	(68) Creekline Grassy Woodland	5.556	0.270	NA
98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	PW1.04	(803) Plains Woodland	0.055	0.055	NA
114	192-204 FERRIS RD, MELTON SOUTH 3338	LOT: RES2 PTL: PS: 419106Y	PG	(132_63) Plains Grassland	0.487	0.487	NA
101 102	193 ABEY RD, MELTON SOUTH 3338	LOT: RES3 PTL: PS: 419106Y	PW2.01	(803) Plains Woodland	0.007	0.007	NA
	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	CGW2	(68) Creekline Grassy Woodland	1.699	0.066	NA
83	2/6 IRAMOO CRCT, ROCKBANK 3335	LOT: 2 PTL: PS: 435183N ST:	PGW1.21	(55) Plains Grassy Woodland	0.659	0.013	NA
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PGW1.08	(55) Plains Grassy Woodland	0.791	0.011	NA
	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PGW2	(55) Plains Grassy Woodland	0.112	0.112	1
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PGW2.02	(55) Plains Grassy Woodland	0.466	0.008	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PW1.02	(803) Plains Woodland	0.101	0.101	1
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PW2.01	(803) Plains Woodland	0.077	0.076	NA
102		SEC: 10	PW1.02	(803) Plains Woodland	0.019	0.011	NA
86	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	PW1.01	(803) Plains Woodland	0.057	0.057	NA
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	LS1.01	(104) Lignum Swamp	0.334	0.102	NA
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
38	972-1006 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 515335W ST:	PGW1.09	(55) Plains Grassy Woodland	0.380	0.378	5
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
50	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
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 (continued)

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	HABITAT ZONE	ECOLOGICAL VEGETATION CLASS (EVC)	TOTAL PATCH SIZE (HA)	AREA TO BE REMOVED	LARGE OLD TREES
	HOUSE_ADDRESS	PARCEL_DESCRIPTION		NO. AND NAME	IN HECTARES	HECTARES	TOTAL NUMBER
68	288-310 PAYNES RD, ROCKBANK 3335	LOT: 1 PS: 525605M	LS1.04	(104) Lignum Swamp	1.213	0.024	NA
67	264-286 PAYNES RD, ROCKBANK 3335	LOT: 2 PS: 525605M	LS1.04	(104) Lignum Swamp	1.034	0.023	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: 2B PS: 623039X	PW4.01	(803) Plains Woodland	0.033	0.033	NA
		LOT: 1 PS: 543417L	LS1	(104) Lignum Swamp	0.365	0.047	NA
		LOT: 1 PS: 543417L	LS1	(104) Lignum Swamp	3.229	0.113	NA
92		LOT: 1 PS: 543417L	PGW1.01	(55) Plains Grassy Woodland	0.242	0.171	NA
92		LOT: 1 PS: 543417L	PGW1.02	(55) Plains Grassy Woodland	0.182	0.071	NA
	Other (Roadside)	Other (Roadside)	LS2	(104) Lignum Swamp	0.047	0.047	NA
	Other (Roadside)	Other (Roadside)	PGW1	(55) Plains Grassy Woodland	0.218	0.037	NA
	Other (Roadside)	Other (Roadside)	PGW2	(55) Plains Grassy Woodland	0.374	0.112	NA
	Other (Roadside)	Other (Roadside)	CGW1	(68) Creekline Grassy Woodland	0.971	0.394	1
	Other (Roadside)	Other (Roadside)	CGW2	(68) Creekline Grassy Woodland	0.103	0.089	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
	Other (Roadside)	Other (Roadside)	PW2	(803) Plains Woodland	0.008	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	5
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS623039X	PW8	(803) Plains Woodland	1.390	1.013	31
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	PW6	(803) Plains Woodland	0.635	0.635	8
10	301-353 EXFORD RD, MELTON SOUTH 3339	LOT: 1B PS: 623039X	PW8	(803) Plains Woodland	0.036	0.036	1
			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

NVPP Table 4: Scattered Trees which can be Removed

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	TREE ID	SPECIES	EVC	X - LATITUDE	Y- LONGITUDE
	HOUSE_ADDRESS	PARCEL_DESCRIPTION			NO. AND NAME	GPS CO-ORDINATES	GPS CO-ORDINATES
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	114	River Red Gum	(55) Plains Grassy Woodland	144.619	-37.732
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	115	River Red Gum	(55) Plains Grassy Woodland	144.619	-37.7323
128	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
128	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	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	92	River Red Gum	(55) Plains Grassy Woodland	144.615	-37.7324
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	91	River Red Gum	(55) Plains Grassy Woodland	144.614	-37.7325
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	90	River Red Gum	(55) Plains Grassy Woodland	144.614	-37.7324
55	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 4 LP: 208087S	94	River Red Gum	(55) Plains Grassy Woodland	144.608	-37.731
55	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 4 LP: 208087S	95	River Red Gum	(55) Plains Grassy Woodland	144.608	-37.731
57 / Arterial Road	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	98	River Red Gum	(55) Plains Grassy Woodland	144.609	-37.7322
57 / Arterial Road	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	97	River Red Gum	(55) Plains Grassy Woodland	144.609	-37.7319
57 / Arterial Road	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	96	River Red Gum	(55) Plains Grassy Woodland	144.608	-37.7319
57	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	93	River Red Gum	(55) Plains Grassy Woodland	144.61	-37.7318
57	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	99	Grey Box	(803) Plains Woodland	1.6691E+117	-37.7335
1	139-247 REES RD, MELTON SOUTH 3338	CA: 1 SEC: B	1	Grey Box	(803) Plains Woodland	144.557	-37.7193
37A	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	81	River Red Gum	(55) Plains Grassy Woodland	144.612	-37.72
49B	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	56	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	8	Grey Box	(803) Plains Woodland	144.58	-37.7175
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	9	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	68	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	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	58	Grey Box	(803) Plains Woodland	144.582	-37.7052
130	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	61	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
66	236-262 PAYNES RD, ROCKBANK 3335	LOT: 5 PLT: LP: 129316	111	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	29	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
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	40	Yellow Box	(803) Plains Woodland	144.589	-37.7305

NVPP Table 4: Scattered Trees which can be Removed (continued)

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	TREE ID	SPECIES	EVC	X - LATITUDE	Y- LONGITUDE
	HOUSE_ADDRESS	PARCEL_DESCRIPTION			NO. AND NAME	GPS CO-ORDINATES	GPS CO-ORDINATES
29 / Arterial Road	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	43	Yellow Box	(803) Plains Woodland	144.597	-37.7296
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	44	Grey Box	(803) Plains Woodland	144.6	-37.7304
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	34	Buloke	(803) Plains Woodland	144.593	-37.7283
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	35	Buloke	(803) Plains Woodland	144.595	-37.7282
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	41	Grey Box	(803) Plains Woodland	144.589	-37.7334
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	42	Yellow Box	(803) Plains Woodland	144.59	-37.7341
27 28	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 407674B	23	Yellow Box	(803) Plains Woodland	144.59	-37.7243
28	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 407674B	32	Yellow Box	(803) Plains Woodland	144.593	-37.727
28	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 407674B	31	Grey Box	(803) Plains Woodland	144.595	-37.7267
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	131	Grey Box	(803) Plains Woodland	144.596	-37.7017
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	133	Grey Box	(803) Plains Woodland	144.596	-37.7017
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	134	Grey Box	(803) Plains Woodland	144.596	-37.7017
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	132	Grey Box	(803) Plains Woodland	144.596	-37.7017
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	172	River Red Gum	(55) Plains Grassy Woodland	144.593	-37.7055
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	166	Grey Box	(803) Plains Woodland	144.592	-37.7064
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	167	Grey Box	(803) Plains Woodland	144.592	-37.7065
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	168	Grey Box	(803) Plains Woodland	144.592	-37.7065
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	169	Grey Box	(803) Plains Woodland	144.592	-37.7064
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	170	Grey Box	(803) Plains Woodland	144.592	-37.7064
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	171	Grey Box	(803) Plains Woodland	144.592	-37.7064
114	192-204 FERRIS RD, MELTON SOUTH 3338	LOT: RES2 PTL: PS: 419106Y	173	Grey Box	(803) Plains Woodland	144.594	-37.709
11 12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	199	Grey Box	(803) Plains Woodland	144.578	-37.7381
11 12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	200	Grey Box	(803) Plains Woodland	144.578	-37.7378
12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 422772Q ST:	197	River Red Gum	(55) Plains Grassy Woodland	144.579	-37.7387
12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 422772Q ST:	198	River Red Gum	(55) Plains Grassy Woodland	144.581	-37.739
13	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	234	Yellow Box	(803) Plains Woodland	144.578	-37.7413
13	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	239	Grey Box	(803) Plains Woodland	144.577	-37.7417
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	240	Grey Box	(803) Plains Woodland	144.577	-37.7417
13	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	241	Grey Box	(803) Plains Woodland	144.577	-37.7421
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	255	River Red Gum	(68) Creekline Grassy Woodland	144.578	-37.743
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	242	Yellow Box	(803) Plains Woodland	144.578	-37.7431
14 / Arterial Road	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	243	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:	244	Grey Box	(803) Plains Woodland	144.577	-37.7438
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	245	Grey Box	(803) Plains Woodland	144.577	-37.7438
119	43-67 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PS: 438336X	126	River Red Gum	(55) Plains Grassy Woodland	144.605	-37.7016
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	120	River Red Gum	(55) Plains Grassy Woodland	144.61	-37.7136
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	121	River Red Gum	(55) Plains Grassy Woodland	144.61	-37.7136
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	122	River Red Gum	(55) Plains Grassy Woodland	144.61	-37.7136
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	123	River Red Gum	(55) Plains Grassy Woodland	144.61	-37.7135
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	124	River Red Gum	(55) Plains Grassy Woodland	144.609	-37.7137
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	125	Buloke	(803) Plains Woodland	144.61	-37.7141
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	57	Grey Box	(803) Plains Woodland	144.582	-37.7051
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	59	Grey Box	(803) Plains Woodland	144.584	-37.7058
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	60	Grey Box	(803) Plains Woodland	144.584	-37.7058
130	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	174	Grey Box	(803) Plains Woodland	144.581	-37.7043
			175	Grey Box	(803) Plains Woodland	144.583	-37.7046
			176	Grey Box	(803) Plains Woodland	144.583	-37.7048
			177	Grey Box	(803) Plains Woodland	144.583	-37.7049
			178	Grey Box	(803) Plains Woodland	144.583	-37.7043
			179	Grey Box	(803) Plains Woodland	144.584	-37.7046

NVPP Table 4: Scattered Trees which can be Removed (continued)

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	TREE ID	SPECIES	EVC	X - LATITUDE	Y- LONGITUDE
	HOUSE_ADDRESS	PARCEL_DESCRIPTION			NO. AND NAME	GPS CO-ORDINATES	GPS CO-ORDINATES
105	167-191 ABEY RD, MELTON SOUTH 3338	LOT: RES1 PS: 438333E	165	Grey Box	(803) Plains Woodland	144.59	-37.7066
130		SEC: 10	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
			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
86	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	181	River Red Gum	(55) Plains Grassy Woodland	144.585	-37.695
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	139	Grey Box	(803) Plains Woodland	144.591	-37.7039
			140	Grey Box	(803) Plains Woodland	144.591	-37.7029
			142	Grey Box	(803) Plains Woodland	144.591	-37.7027
			143	Grey Box	(803) Plains Woodland	144.591	-37.7027
			141	Grey 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
68	288-310 PAYNES RD, ROCKBANK 3335	LOT: 1 PS: 525605M	112	River Red Gum	(55) Plains Grassy Woodland	144.627	-37.7259
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2A PS: 623039X	202	Grey Box	(803) Plains Woodland	144.577	-37.7205
			206	Grey Box	(803) Plains Woodland	144.578	-37.7247
			207	Grey Box	(803) Plains Woodland	144.579	-37.7243
			208	Grey Box	(803) Plains Woodland	144.578	-37.7242
			209	Grey Box	(803) Plains Woodland	144.578	-37.724
			210	Grey Box	(803) Plains Woodland	144.581	-37.7234
80 / Arterial Road	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	117	River Red Gum	(55) Plains Grassy Woodland	144.616	-37.7363
			118	River Red Gum	(55) Plains Grassy Woodland	144.616	-37.7367
			119	River Red Gum	(55) Plains Grassy Woodland	144.616	-37.7368
6 / Arterial Road	153-299 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PS: 623039X	203	Grey Box	(803) Plains Woodland	144.572	-37.7251
			204	Grey Box	(803) Plains Woodland	144.572	-37.7256
			205	Grey Box	(803) Plains Woodland	144.57	-37.7256
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	218	Grey Box	(803) Plains Woodland	144.572	-37.7394
			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: 4B 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: 4B PS: 623039X	273	Grey Box	(803) Plains Woodland	144.572	-37.7433
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	274	Grey Box	(803) Plains Woodland	144.572	-37.7435
93	21-39 BUNDY DR, MELTON SOUTH 3338	LOT: RES1 PS: 531729H	136	Grey Box	(803) Plains Woodland	144.594	-37.7016
			137	Grey Box	(803) Plains Woodland	144.594	-37.7016
97 98	54-76 FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 189113R	135	Grey Box	(803) Plains Woodland	144.597	-37.7018
89		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		LOT: 1 PS: 543417L	160	River Red Gum	(55) Plains Grassy Woodland	144.589	-37.6965
89		LOT: 1 PS: 543417L	161	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
89		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
89 90		LOT: 1 PS: 543417L	153	Grey Box	(803) Plains Woodland	144.587	-37.7027
89 90		LOT: 1 PS: 543417L	154	Grey Box	(803) Plains Woodland	144.587	-37.7027
89		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 NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	TREE ID	SPECIES	EVC	X - LATITUDE	Y- LONGITUDE
	HOUSE_ADDRESS	PARCEL_DESCRIPTION			NO. AND NAME	GPS CO-ORDINATES	GPS CO-ORDINATES
88		LOT: 2 PS: 543417L	180	Grey Box	(803) Plains Woodland	144.584	-37.703
Arterial Road	Other (Roadside)	Other (Roadside)	266	River Red Gum	(55) Plains Grassy Woodland	144.593	-37.7052
			4	Grey Box	(803) Plains Woodland	144.582	-37.7146
			2	Grey Box	(803) Plains Woodland	144.562	-37.7179
			3	Grey Box	(803) Plains Woodland	144.562	-37.7172
			191	Grey Box	(803) Plains Woodland	144.573	-37.7204
			192	Grey Box	(803) Plains Woodland	144.573	-37.7204
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	229	Grey Box	(803) Plains Woodland	144.577	-37.7406
			230	Grey Box	(803) Plains Woodland	144.577	-37.7407
			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
8	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	215	Grey Box	(803) Plains Woodland	144.571	-37.7294
8	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	216	Grey Box	(803) Plains Woodland	144.572	-37.7295
8	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	217	Grey Box	(803) Plains Woodland	144.572	-37.7297
87 / Arterial Road	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	186	River Red Gum	(55) Plains Grassy Woodland	144.58	-37.7036
			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: 1B PS: 623039X	271	Grey Box	(803) Plains Woodland	144.577	-37.7398
147 / Arterial Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	228	Grey Box	(803) Plains Woodland	144.577	-37.7403
			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: 515962S	88	Buloke	(803) Plains Woodland	144.617	-37.7267
Arterial Road	Other (Roadside)	Other (Roadside)	89	Buloke	(803) Plains Woodland	144.617	-37.7278
57 / Arterial Road		LOT: 5 LP: 208087S	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: 4B PS: 623039X	238	Grey Box	(803) Plains Woodland	144.593	-37.7092
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	288	Grey Box	(803) Plains Woodland	144.572	-37.7422
			289	Grey Box	(803) Plains Woodland	144.571	-37.7419
			290	Grey Box	(803) Plains Woodland	144.573	-37.7433
			291	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: 4B PS: 623039	302	Grey Box	(803) Plains Woodland	144.577	-37.7419
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	303	Grey Box	(803) Plains Woodland	144.577	-37.7418
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	223	Grey Box	(803) Plains Woodland	144.576	-37.7393
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	224	Grey Box	(803) Plains Woodland	144.576	-37.7399
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	225	Grey Box	(803) Plains Woodland	144.576	-37.7398
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	237	Grey Box	(803) Plains Woodland	144.576	-37.7412
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	219	Grey Box	(803) Plains Woodland	144.572	-37.74
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	220	Grey Box	(803) Plains Woodland	144.573	-37.7402
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	226	Grey Box	(803) Plains Woodland	144.576	-37.7403
90	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: 1B PS: 623039X	227	Grey Box	(803) Plains Woodland	144.576	-37.7401
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	275	Grey Box	(803) Plains Woodland	144.572	-37.7436
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	276	Grey Box	(803) Plains Woodland	144.572	-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

NVPP Table 5: Offset Requirements for Habitat Zones for Native Vegetation that may be Removed

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	HABITAT ZONE	ECOLOGICAL VEGETATION CLASS (EVC)	CONSERVATION SIGNFICANCE	LOSS (HABITAT TO BE REMOVED)	HABITAT SCORE (OUT OF 1)	LOSS (HABITAT HECTARES TO BE REMOVED)	NET GAIN MULTIPLIER	OFFSET TARGET (HABITAT HECTARES) OFFSET TO BE ACHIEVED	LARGE OLD TREES	NET GAIN MULTIPLIER	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	NET GAIN MULTIPLIER	OFFSETS REQUIREMENTS FOR LARGE OLD TREES (NO.TREES PROTECTED)
	HOUSE ADDRESS	PARCEL DESCRIPTION		NO. AND NAME	LOW, HIGH ETC		FROM HABITAT HECTARE ASSESSMENT		(PPWCMA 2006)		TOTAL LOSSES IN HABITAT ZONE	(PPWCMA 2006)	TOTAL REQUIRED	(PPWCMA 2006)	TOTAL REQUIRED
135	845-875 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PLT: LP: 118420	PSW / LS1.02	(784) Plains Swampy Woodland / Lignum Swamp	High	0.179	0.28	0.05	1.5	0.800	NA	NA	NA	NA	NA
137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PG	(132_63) Plains Grassland	Very High	0.009	0.460	0.004	2	0.009	NA	NA	NA	NA	NA
137	909-949 MT COTTRELL RD, ROCKBANK 3335	LOT: 6 LP: 204344V	PSW / LS1.04	(784) Plains Swampy Woodland / Lignum Swamp	High	0.018	0.280	0.005	1.5	0.008	NA	NA	NA	NA	NA
65	1053-1083 MT COTTRELL RD, ROCKBANK 3335	LOT: 7 PLT: LP: 129316	PGW1.11	(55) Plains Grassy Woodland	High	0.032	0.270	0.009	1.5	0.013	NA	NA	NA	NA	NA
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	PGW1.18,1.19,1.20	(55) Plains Grassy Woodland	High	0.758	0.270	0.205	1.5	0.307	4	20	80	4	16
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	PGW2.04	(55) Plains Grassy Woodland	High	0.025	0.390	0.010	1.5	0.015	NA	NA	NA	NA	NA
77B	1125-1163 MT COTTRELL RD, ROCKBANK 3335	LOT: 10 LP: 146147	PGW1.13	(55) Plains Grassy Woodland	High	0.075	0.270	0.020	1.5	0.031	NA	NA	NA	NA	NA
128	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	PGW1.06	(55) Plains Grassy Woodland	High	0.160	0.270	0.043	1.5	0.065	NA	NA	NA	NA	NA
57 58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PGW1.16	(55) Plains Grassy Woodland	High	0.344	0.270	0.093	1.5	0.139	NA	NA	NA	NA	NA
57 58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PGW2.03	(55) Plains Grassy Woodland	High	0.004	0.390	0.002	1.5	0.003	NA	NA	NA	NA	NA
	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	PW1	(803) Plains Woodland	High	0.021	0.190	0.004	1.5	0.006	NA	NA	NA	NA	NA
57 58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	PGW1.17	(55) Plains Grassy Woodland	High	0.009	0.270	0.002	1.5	0.003	NA	NA	NA	NA	NA
	1256-1258 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 6 LP: 208087S	PGW2	(55) Plains Grassy Woodland	High	0.001	0.390	0.000	1.5	0.001	NA	NA	NA	NA	NA
	BROOKLYN RD, MELTON SOUTH 3338	LOT: 34 LP: 4707	CGW1.03	(68) Creekline Grassy Woodland	High	0.084	0.310	0.026	1.5	0.039	1	20	20	4	4
	BROOKLYN RD, MELTON SOUTH 3338	LOT: 34 LP: 4707	PW2	(803) Plains Woodland	High	0.002	0.320	0.001	1.5	0.001	NA	NA	NA	NA	NA
	2-6 BROOKLYN RD, MELTON SOUTH 3338	PCA: SEC: 5	CGW1.03	(68) Creekline Grassy Woodland	High	0.008	0.310	0.003	1.5	0.004	22	20	440	4	88
1	139-247 REES RD, MELTON SOUTH 3338	CA: 1 SEC: B	PW1.10	(803) Plains Woodland	High	0.095	0.190	0.018	1.5	0.027	NA	NA	NA	NA	NA
37A	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	PSW / LS1.06	(784) Plains Swampy Woodland / Lignum Swamp	High	0.017	0.280	0.005	1.5	0.007	NA	NA	NA	NA	NA
49A 49B	59-85 ALFRED RD, MELTON SOUTH 3338	LOT: 6 LP: 115214	PSW / LS1.07	(784) Plains Swampy Woodland / Lignum Swamp	High	0.062	0.280	0.017	1.5	0.026	NA	NA	NA	NA	NA
16	115 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 138428	LS1.03	(104) Lignum Swamp	High	0.002	0.210	0.000	1.5	0.001	NA	NA	NA	NA	NA
16	115 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 138428	PG	(132_63) Plains Grassland	Very High	0.004	0.460	0.002	2	0.004	NA	NA	NA	NA	NA
17	117 BRIDGE RD, MELTON SOUTH 3338	LOT: 5 LP: 138428	LS1.03	(104) Lignum Swamp	High	0.037	0.210	0.008	1.5	0.012	NA	NA	NA	NA	NA
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW1.11	(803) Plains Woodland	High	0.004	0.190	0.001	1.5	0.001	NA	NA	NA	NA	NA
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	PW2	(803) Plains Woodland	High	0.017	0.320	0.006	1.5	0.008	NA	NA	NA	NA	NA
72	3 IRAMOO CRCT, ROCKBANK 3335	LOT: 3 LP: 146148	PGW1.23,1.24	(55) Plains Grassy Woodland	High	0.070	0.270	0.019	1.5	0.028	NA	NA	NA	NA	NA
81	5 IRAMOO CRCT, ROCKBANK 3335	LOT: 5 PLT: LP: 146148	PGW1.22	(55) Plains Grassy Woodland	High	0.176	0.270	0.048	1.5	0.071	NA	NA	NA	NA	NA
74	312-350 PAYNES RD, ROCKBANK 3335	LOT: 12 PLT: LP: 146147	LS1.04	(104) Lignum Swamp	High	0.137	0.210	0.029	1.5	0.043	NA	NA	NA	NA	NA
66	236-262 PAYNES RD, ROCKBANK 3335	LOT: 5 PLT: LP: 129316	PG	(132_63) Plains Grassland	Very High	0.048	0.460	0.022	2	0.045	NA	NA	NA	NA	NA
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	PW4.02	(803) Plains Woodland	High	0.019	0.340	0.006	1.5	0.010	NA	NA	NA	NA	NA
98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	PW1.04	(803) Plains Woodland	High	0.055	0.190	0.010	1.5	0.016	NA	NA	NA	NA	NA
114	192-204 FERRIS RD, MELTON SOUTH 3338	LOT: RES2 PTL: PS: 419106Y	PG	(132_63) Plains Grassland	Very High	0.487	0.460	0.224	2	0.448	NA	NA	NA	NA	NA
101 102	193 ABEY RD, MELTON SOUTH 3338	LOT: RES3 PTL: PS: 419106Y	PW2.01	(803) Plains Woodland	High	0.007	0.320	0.002	1.5	0.003	NA	NA	NA	NA	NA
11	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	CGW2	(68) Creekline Grassy Woodland	High	0.066	0.310	0.020	1.5	0.031	NA	NA	NA	NA	NA
83	2/6 IRAMOO CRCT, ROCKBANK 3335	LOT: 2 PTL: PS: 435183N ST:	PGW1.21	(55) Plains Grassy Woodland	High	0.013	0.270	0.003	1.5	0.005	NA	NA	NA	NA	NA
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PGW1.07,1.08	(55) Plains Grassy Woodland	High	0.011	0.270	0.003	1.5	0.004	NA	NA	NA	NA	NA
	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	PGW2	(55) Plains Grassy Woodland	High	0.112	0.390	0.044	1.5	0.066	1	20	20	4	4
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PGW2.02	(55) Plains Grassy Woodland	High	0.008	0.390	0.003	1.5	0.005	NA	NA	NA	NA	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PW1.02	(803) Plains Woodland	High	0.101	0.190	0.019	1.5	0.029	1	20	20	4	4
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	PW2.01	(803) Plains Woodland	High	0.076	0.320	0.024	1.5	0.036	NA	NA	NA	NA	NA
		SEC: 10	PW1	(803) Plains Woodland	High	0.011	0.190	0.002	1.5	0.003	NA	NA	NA	NA	NA
86	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	PW1.01	(803) Plains Woodland	High	0.057	0.190	0.011	1.5	0.016	NA	NA	NA	NA	NA
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	LS1.01	(104) Lignum Swamp	High	0.102	0.210	0.021	1.5	0.032	NA	NA	NA	NA	NA
40	1008-1046 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 515336U ST:	PSW / LS1.06	(784) Plains Swampy Woodland / Lignum Swamp	High	0.010	0.280	0.003	1.5	0.004	NA	NA	NA	NA	NA
38	972-1006 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 515335W ST:	PGW1.09	(55) Plains Grassy Woodland	High	0.378	0.270	0.102	1.5	0.153	5	20	100	4	20
51	31-41 ALFRED RD, MELTON SOUTH 3338	LOT: 1 PS: 517933P	PSW / LS1.07	(784) Plains Swampy Woodland / Lignum Swamp	High	0.007	0.280	0.002	1.5	0.003	NA	NA	NA	NA	NA

NVPP Table 5: Offset Requirements for Habitat Zones for Native Vegetation that may be Removed (continued)

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS **	LOT NUMBER	HABITAT ZONE	ECOLOGICAL VEGETATION CLASS (EVC)	CONSERVATION SIGNFICANCE	LOSS (HABITAT TO BE REMOVED)	HABITAT SCORE (OUT OF 1)	LOSS (HABITAT HECTARES TO BE REMOVED)	NET GAIN MULTIPLIER	OFFSET TARGET (HABITAT HECTARES) OFFSET TO BE ACHIEVED	LARGE OLD TREES	NET GAIN MULTIPLIER	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	NET GAIN MULTIPLIER	OFFSETS REQUIREMENTS FOR LARGE OLD TREES (NO.TREES PROTECTED)
	HOUSE ADDRESS	PARCEL DESCRIPTION		NO. AND NAME	LOW, HIGH ETC		FROM HABITAT HECTARE ASSESSMENT		(PPWCMA 2006)		TOTAL LOSSES IN HABITAT ZONE	(PPWCMA 2006)	TOTAL REQUIRED	(PPWCMA 2006)	TOTAL REQUIRED
50	43-57 ALFRED RD, MELTON SOUTH 3338	LOT: 2 PS: 517933P	PSW / LS1.07	(784) Plains Swampy Woodland / Lignum Swamp	High	0.041	0.280	0.011	1.5	0.017	NA	NA	NA	NA	NA
62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PTL: PS: 517410Y ST:	PG	(132_63) Plains Grassland	Very High	0.024	0.460	0.011	2	0.022	NA	NA	NA	NA	NA
62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PTL: PS: 517410Y ST:	PG	(132_63) Plains Grassland	Very High	0.027	0.460	0.012	2	0.025	NA	NA	NA	NA	NA
68	288-310 PAYNES RD, ROCKBANK 3335	LOT: 1 PS: 525605M	LS1.04	(104) Lignum Swamp	High	0.024	0.210	0.005	1.5	0.008	NA	NA	NA	NA	NA
67	264-286 PAYNES RD, ROCKBANK 3335	LOT: 2 PS: 525605M	LS1.04	(104) Lignum Swamp	High	0.023	0.210	0.005	1.5	0.007	NA	NA	NA	NA	NA
79 80	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 1 PS: 515052K	PGW2.04	(55) Plains Grassy Woodland	High	0.028	0.390	0.011	1.5	0.016	NA	NA	NA	NA	NA
79 80	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	PGW2.04	(55) Plains Grassy Woodland	High	0.029	0.390	0.011	1.5	0.017	NA	NA	NA	NA	NA
7	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 2B PS623039X	PW4.01	(803) Plains Woodland	High	0.033	0.340	0.011	1.5	0.017	NA	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	LS1.02	(104) Lignum Swamp	High	0.047	0.210	0.010	1.5	0.015	NA	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	LS1.01	(104) Lignum Swamp	High	0.113	0.210	0.024	1.5	0.036	NA	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	PGW1.01	(55) Plains Grassy Woodland	High	0.171	0.270	0.046	1.5	0.069	NA	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	PGW1.02	(55) Plains Grassy Woodland	High	0.071	0.270	0.019	1.5	0.029	NA	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	LS2	(104) Lignum Swamp	Very High	0.047	0.210	0.010	2	0.020	NA	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	PGW1	(55) Plains Grassy Woodland	High	0.037	0.270	0.010	1.5	0.015	NA	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	PGW2	(55) Plains Grassy Woodland	High	0.112	0.390	0.044	1.5	0.065	NA	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	CGW1	(68) Creekline Grassy Woodland	High	0.394	0.310	0.122	1.5	0.183	1	20	20	4	4
	Other (Roadside)	Other (Roadside)	CGW2	(68) Creekline Grassy Woodland	High	0.089	0.310	0.028	1.5	0.041	NA	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	PSW / LS	(784) Plains Swampy Woodland / Lignum Swamp	High	0.103	0.280	0.029	1.5	0.043	NA	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	PW1	(803) Plains Woodland	High	0.067	0.190	0.013	1.5	0.019	NA	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	PW2	(803) Plains Woodland	High	0.008	0.320	0.003	1.5	0.004	NA	NA	NA	NA	NA
	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	PW6	(803) Plains Woodland	High	0.635	0.230	0.146	1.5	0.219	8	20	160	4	32
	301-353 EXFORD RD, MELTON SOUTH 3339	LOT: 1B PS: 623039X	PW8	(803) Plains Woodland	High	0.036	0.200	0.007	1.5	0.011	1	20	20	4	4
	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4A TP: 856434C	PW5	(803) Plains Woodland	High	0.067	0.210	0.014	1.5	0.021	2	20	40	4	8
	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4A TP: 856434C	PW6	(803) Plains Woodland	High	0.197	0.230	0.045	1.5	0.068	5	20	100	4	20
	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4A TP: 856434C	PW8	(803) Plains Woodland	High	1.013	0.200	0.203	1.5	0.304	31	20	620	4	124
	EXFORD RD, MELTON SOUTH 3338	LOT: 2 PS: 407675Y	CGW1	(68) Creekline Grassy Woodland	High			0.270	1.5	0.405	NA	NA	NA	NA	NA
			CGW1	(68) Creekline Grassy Woodland	High			0.134	1.5	0.201	NA	NA	NA	NA	NA

* 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

NVPP Table 6: Offset Requirements for Scattered Trees that may be Removed

PROPERTY NUMBER IN LAND BUDGET*	PROPERTY DETAILS	LOT NUMBER	EVC NO. & NAME	CONSERVATION SIGNFICANCE	LOSS OF VLOTS	LOSS OF LOTS	LOSS OF MOTS	LOSS OF SMALL TREES	REFERS TO THE LOSS OF SMALL TREES (SEEPPWCMA 2006)	OPTION A: 'RECRUITMENT ONLY' (PPWCMA 2006)	OPTION B: 'PROTECT AND RECRUIT' (PPWCMA 2006)	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	OFFSETS REQUIREMENTS FOR SCATTERED OLD TREES (NO. TREES PROTECTED)
	HOUSE ADDRESS	PARCEL DESCRIPTION	NO. AND NAME	LOW, HIGH ETC	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER (DBH)	'NO. PLANTS PER TREE REMOVED'	NO. OF TREES	IF CHOOSING 'OPTION B': FOLLOW THE PROTECTION AND RECRUITMENT RECOMMENDATONS BELOW		
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	(55) Plains Grassy Woodland	High		114				120	✓	20	4
78	1165-1203 MT COTTRELL RD, ROCKBANK 3335	LOT: 9 LP: 146147	(55) Plains Grassy Woodland	High		115				120	✓	20	4
128	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	(55) Plains Grassy Woodland	High			70			60	✓	20	2
128	804-806 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 201653	(55) Plains Grassy Woodland	Low				69 (25)	18	NA	NA	NA	NA
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	(55) Plains Grassy Woodland	High	90					180	✓	30	5
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	(55) Plains Grassy Woodland	High		91				120	✓	20	4
58	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 LP: 208087S	(55) Plains Grassy Woodland	High		92				120	✓	20	4
55	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 4 LP: 208087S	(55) Plains Grassy Woodland	High			95			60	✓	20	2
55	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 4 LP: 208087S	(55) Plains Grassy Woodland	Low				94 (41)	30	NA	NA	NA	NA
57	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	(55) Plains Grassy Woodland	High		93				120	✓	20	4
57	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	(55) Plains Grassy Woodland	High		96				120	✓	20	4
57	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	(55) Plains Grassy Woodland	High			98			60	✓	20	2
57	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	(55) Plains Grassy Woodland	High			97			60	✓	20	2
57	1200-1220 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 5 LP: 208087S	(803) Plains Woodland	High			99			60	✓	20	2
1	139-247 REES RD, MELTON SOUTH 3338	CA: 1 SEC: B	(803) Plains Woodland	High		1				120	✓	20	4
37A	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	(55) Plains Grassy Woodland	High		82				120	✓	20	4
37A	52-78 ALFRED RD, MELTON SOUTH 3338	LOT: 7 LP: 111799	(55) Plains Grassy Woodland	High			81			60	✓	20	2
49B	59-85 ALFRED RD, MELTON SOUTH 3338	LOT: 6 LP: 115214	(55) Plains Grassy Woodland	Low				87 (50)	30	NA	NA	NA	NA
18		LOT: 3 LP: 138428	(803) Plains Woodland	Low				56 (28)	18	NA	NA	NA	NA
18		LOT: 3 LP: 138428	(803) Plains Woodland	Very High	55					350	✓	50	10
21	185-209 BRIDGE RD, MELTON SOUTH 3338	LOT: 4 LP: 203717M	(803) Plains Woodland	High		63				120	✓	20	4
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	(803) Plains Woodland	High		8				120	✓	20	4
3	60-72 BRIDGE RD, MELTON SOUTH 3338	LOT: 2 LP: 120078	(803) Plains Woodland	High		9				120	✓	20	4
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	(803) Plains Woodland	High	183					180	✓	30	5
87	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	(803) Plains Woodland	Low				184 (33)	18	NA	NA	NA	NA
24	238-276 FERRIS RD, MELTON SOUTH 3338	LOT: 2 PLT: LP: 203717	(803) Plains Woodland	Low				68 (44)	30	NA	NA	NA	NA
	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	(55) Plains Grassy Woodland	Low				195 (6)	1	NA	NA	NA	NA
21 / 130	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	(803) Plains Woodland	High		305				120	✓	20	4
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	(803) Plains Woodland	Low				58 (15)	5	NA	NA	NA	NA
25	206-236 FERRIS RD, MELTON SOUTH 3338	LOT: 1 LP: 203717	(803) Plains Woodland	Low				61 (3)	1	NA	NA	NA	
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	(803) Plains Woodland	High		127				120	✓	20	4
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	(803) Plains Woodland	High		130				120	✓	20	4
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	(803) Plains Woodland	High			128			60	✓	20	2
116	FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 117962Y	(803) Plains Woodland	Low				129 (49)	30	NA	NA	NA	NA
31	245-267 FERRIS RD, MELTON SOUTH 3338	LOT: 2 LP: 111799	(803) Plains Woodland	High			267			60	✓	20	2
81	5 IRAMOO CRCT, ROCKBANK 3335	LOT: 5 PLT: LP: 146148	(55) Plains Grassy Woodland	High			116			60	✓	20	2
84	7 IRAMOO CRCT, ROCKBANK 3335	LOT: 7 PLT: LP: 146148	(55) Plains Grassy Woodland	High			113			60	✓	20	2
66	236-262 PAYNES RD, ROCKBANK 3335	LOT: 5 PLT: LP: 129316	(55) Plains Grassy Woodland	High		111				120	✓	20	4
143A	210-234 PAYNES RD, ROCKBANK 3335	LOT: 2 PLT: LP: 204344V	(55) Plains Grassy Woodland	High			103			60	✓	20	2
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	(803) Plains Woodland	High			27			60	✓	20	2
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	(803) Plains Woodland	Low				22 (49)	30	NA	NA	NA	NA
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	(803) Plains Woodland	Low				25 (48)	30	NA	NA	NA	NA
27	82-278 BRIDGE RD, MELTON SOUTH 3338	CA: 7 SEC: C	(803) Plains Woodland	Low				26 (50)	30	NA	NA	NA	NA
26	142-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 413347H	(803) Plains Woodland	High	24					180	✓	30	5
26	142-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 413347H	(803) Plains Woodland	High			29			60	✓	20	2
26	142-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 413347H	(803) Plains Woodland	Low				30 (40)	18	NA	NA	NA	NA
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(55) Plains Grassy Woodland	High		37				120	✓	20	4
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	High		39				120	✓	20	4
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	High		41				120	✓	20	4

NVPP Table 6: Offset Requirements for Scattered Trees that may be Removed (continued)

PROPERTY NUMBER IN LAND BUDGET*	PROPERTY DETAILS	LOT NUMBER	EVC NO. & NAME	CONSERVATION SIGNFICANCE	LOSS OF VLOTS	LOSS OF LOTS	LOSS OF MOTS	LOSS OF SMALL TREES	REFERS TO THE LOSS OF SMALL TREES (SEEPPWCMA 2006)	OPTION A: 'RECRUITMENT ONLY' (PPWCMA 2006)	OPTION B: 'PROTECT AND RECRUIT' (PPWCMA 2006)	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	OFFSETS REQUIREMENTS FOR SCATTERED OLD TREES (NO. TREES PROTECTED)
	HOUSE ADDRESS	PARCEL DESCRIPTION	NO. AND NAME	LOW, HIGH ETC	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER (DBH)	'NO. PLANTS PER TREE REMOVED'	NO. OF TREES	IF CHOOSING 'OPTION B' : FOLLOW THE PROTECTION AND RECRUITMENT RECOMMENDATONS BELOW		
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	High			33			60	✓	20	2
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	High			36			60	✓	20	2
29 / Arterial Road	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	High			38			60	✓	20	2
29 / Arterial Road	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	High			43			60	✓	20	2
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	High			44			60	✓	20	2
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	Low				40 (45)	30	NA	NA	NA	NA
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	Low				42 (46)	30	NA	NA	NA	NA
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	Very High	35					350	✓	50	10
29	439-735 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 407675Y	(803) Plains Woodland	Very High		34				350	✓	50	10
27 28	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 407674B	(803) Plains Woodland	High			23			60	✓	20	2
28	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 407674B	(803) Plains Woodland	High			32			60	✓	20	2
28	82-278 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 407674B	(803) Plains Woodland	High			31			60	✓	20	2
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	(803) Plains Woodland	Low				131 (19)	5	NA	NA	NA	NA
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	(803) Plains Woodland	Low				132 (6)	1	NA	NA	NA	NA
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	(803) Plains Woodland	Low				133 (47)	30	NA	NA	NA	NA
97 98	20-38 BUNDY DR, MELTON SOUTH 3338	LOT: 1 PTL: PS: 414897P	(803) Plains Woodland	Low				134 (6)	1	NA	NA	NA	NA
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(55) Plains Grassy Woodland	Low				172 (1)	1	NA	NA	NA	NA
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				166 (50)	30	NA	NA	NA	NA
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				167 (4)	1	NA	NA	NA	NA
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				168 (8)	1	NA	NA	NA	NA
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				169 (1)	1	NA	NA	NA	NA
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				170 (4)	1	NA	NA	NA	NA
107	57-81 ABEY RD, MELTON SOUTH 3338	LOT: 6 PTL: PS: 419106Y	(803) Plains Woodland	Low				171 (2)	1	NA	NA	NA	NA
114	192-204 FERRIS RD, MELTON SOUTH 3338	LOT: RES2 PTL: PS: 419106Y	(803) Plains Woodland	Low				173 (47)	30	NA	NA	NA	NA
11	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	200					180	✓	30	5
11 12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 422772Q ST:	(803) Plains Woodland	High			199			60	✓	20	2
12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 422772Q ST:	(55) Plains Grassy Woodland	High	197					180	✓	30	5
12	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 422772Q ST:	(55) Plains Grassy Woodland	High		198				120	✓	20	4
13	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	234					180	✓	30	5
13	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		239				120	✓	20	4
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		240				120	✓	20	4
13	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		241				120	✓	20	4
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	(68) Creekline Grassy Woodland	High	255					180	✓	30	5
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	242					180	✓	30	5
14 / Arterial Road	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	244					180	✓	30	5
14 / Arterial Road	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		243				120	✓	20	4
14	430-458 EXFORD RD, MELTON SOUTH 3338	LOT: 4 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		245				120	✓	20	4
119	43-67 FERRIS RD, MELTON SOUTH 3338	LOT: 1 PS: 438336X	(55) Plains Grassy Woodland	High			126			60	✓	20	2
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	High		120				120	✓	20	4
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				121 (7)	1	NA	NA	NA	NA
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				122 (7)	1	NA	NA	NA	NA
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				123 (10)	1	NA	NA	NA	NA
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(55) Plains Grassy Woodland	Low				124 (7)	1	NA	NA	NA	NA
124	2-82 SHOGAKI DR, MELTON SOUTH 3338	LOT: 3 PS: 438336X	(803) Plains Woodland	High				125 (3)	1		NA	NA	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	High		174				120	✓	20	4
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	High		175				120	✓	20	4
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	High		178				120	✓	20	4
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	Low				57 (24)	18	NA	NA	NA	NA

NVPP Table 6: Offset Requirements for Scattered Trees that may be Removed (continued)

PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS	LOT NUMBER	EVC NO. & NAME	CONSERVATION SIGNFICANCE	LOSS OF VLOTS	LOSS OF LOTS	LOSS OF MOTS	LOSS OF SMALL TREES	REFERS TO THE LOSS OF SMALL TREES (SEEPPWCMA 2006)	OPTION A: 'RECRUITMENT ONLY' (PPWCMA 2006)	OPTION B: 'PROTECT AND RECRUIT' (PPWCMA 2006)	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	OFFSETS REQUIREMENTS FOR SCATTERED OLD TREES (NO. TREES PROTECTED)
	HOUSE ADDRESS	PARCEL DESCRIPTION	NO. AND NAME	LOW, HIGH ETC	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER (DBH)	'NO. PLANTS PER TREE REMOVED'	NO. OF TREES	IF CHOOSING 'OPTION B' : FOLLOW THE PROTECTION AND RECRUITMENT RECOMMENDATONS BELOW		
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	Low				59 (35)	18	NA	NA	NA	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	Low				60 (8)	1	NA	NA	NA	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	Low				176 (21)	5	NA	NA	NA	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	Low				177 (20)	5	NA	NA	NA	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: 3 PS: 438333E	(803) Plains Woodland	Low				179 (6)	1	NA	NA	NA	NA
102	167-191 ABEY RD, MELTON SOUTH 3338	LOT: RES1 PS: 438333E	(803) Plains Woodland	High			165			60	✓	20	2
102		SEC: 10	(55) Plains Grassy Woodland	Low				104 (10)	1	NA	NA	NA	NA
102		SEC: 10	(55) Plains Grassy Woodland	Low				106 (10)	1	NA	NA	NA	NA
102		SEC: 10	(55) Plains Grassy Woodland	Low				107 (20)	5	NA	NA	NA	NA
102		SEC: 10	(55) Plains Grassy Woodland	Low				108 (35)	18	NA	NA	NA	NA
102		SEC: 10	(55) Plains Grassy Woodland	Low				109 (10)	1	NA	NA	NA	NA
102		SEC: 10	(55) Plains Grassy Woodland	Low				110 (25)	18	NA	NA	NA	NA
86	136-146 ABEY RD, MELTON SOUTH 3338	LOT: 2 PTL: PS: 441521K	(55) Plains Grassy Woodland	Low				181 (34)	18	NA	NA	NA	NA
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	(803) Plains Woodland	High			140			60	✓	20	2
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	(803) Plains Woodland	Low				139 (15)	5	NA	NA	NA	NA
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	(803) Plains Woodland	Low				141 (50)	30	NA	NA	NA	NA
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	(803) Plains Woodland	Low				142 (37)	18	NA	NA	NA	NA
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	(803) Plains Woodland	Low				143 (40)	18	NA	NA	NA	NA
90	80-90 ABEY RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 441521K	(803) Plains Woodland	Low				147 (14)	1	NA	NA	NA	NA
38	972-1006 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 1 PTL: PS: 515335W ST:	(55) Plains Grassy Woodland	High			80			60	✓	20	2
62	951-991 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PTL: PS: 517410Y ST:	(55) Plains Grassy Woodland	High		105				120	✓	20	4
68	288-310 PAYNES RD, ROCKBANK 3335	LOT: 1 PS: 525605M	(55) Plains Grassy Woodland	High		112				120	✓	20	4
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 1 TP: 600854J	(803) Plains Woodland	High		202				120	✓	20	4
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 1 TP: 600854J	(803) Plains Woodland	High		208				120	✓	20	4
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 1 TP: 600854J	(803) Plains Woodland	High		209				120	✓	20	4
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 1 TP: 600854J	(803) Plains Woodland	High			206			60	✓	20	2
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 1 TP: 600854J	(803) Plains Woodland	High			207			60	✓	20	2
4	180-238 EXFORD RD, MELTON SOUTH 3338	LOT: 1 TP: 600854J	(803) Plains Woodland	Low				210 (39)	18	NA	NA	NA	NA
80 / Arterial Road	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	(55) Plains Grassy Woodland	High	118					180	✓	30	5
80 / Arterial Road	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	(55) Plains Grassy Woodland	High	119					180	✓	30	5
80 / Arterial Road	1247-1305 MT COTTRELL RD, ROCKBANK 3335	LOT: 2 PS: 515052K	(55) Plains Grassy Woodland	High			117			60	✓	20	2
6 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 TP: 856434C	(803) Plains Woodland	High		203				120	✓	20	4
6	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 TP: 856434C	(803) Plains Woodland	High			205			60	✓	20	2
6 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 TP: 856434C	(803) Plains Woodland	Low				204 (45)	30	NA	NA	NA	NA
147	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4 TP: 856434C	(803) Plains Woodland	High	246					180	✓	30	5
10	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4 TP: 856434C	(803) Plains Woodland	High		218				120	✓	20	4
10	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4 TP: 856434C	(803) Plains Woodland	High		221				120	✓	20	4
10	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4 TP: 856434C	(803) Plains Woodland	High		222				120	✓	20	4
14 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4 TP: 856434C	(803) Plains Woodland	High		272				120	✓	20	4
147	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4 TP: 856434C	(803) Plains Woodland	High			273			60	✓	20	2
147	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 4 TP: 856434C	(803) Plains Woodland	High			274			60	✓	20	2
92	21-39 BUNDY DR, MELTON SOUTH 3338	LOT: RES1 PS: 531729H	(803) Plains Woodland	Low				136 (50)	30	NA	NA	NA	NA
92	21-39 BUNDY DR, MELTON SOUTH 3338	LOT: RES1 PS: 531729H	(803) Plains Woodland	Low				137 (42)	30	NA	NA	NA	NA
97 98	54-76 FERRIS RD, MELTON SOUTH 3338	LOT: 1 TP: 189113R	(803) Plains Woodland	Low				135 (50)	30	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	High	161					180	✓	30	5
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	High	162					180	✓	30	5
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	High			164			60	✓	20	2
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	High			193			60	✓	20	2
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	Low				158 (34)	18	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	Low				159 (2)	1	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	Low				160 (2)	1	NA	NA	NA	NA

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

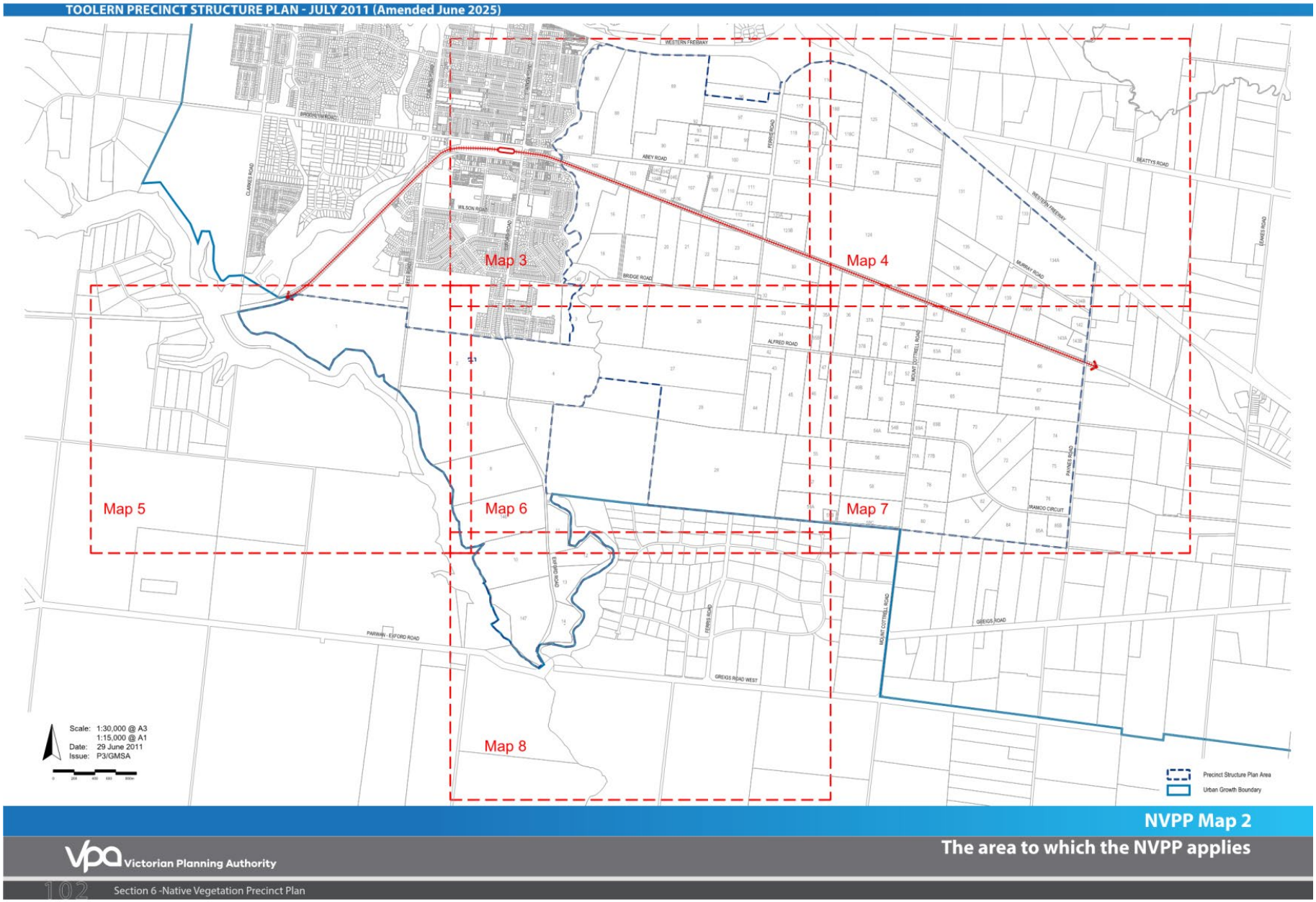
PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS	LOT NUMBER	EVC NO. & NAME	CONSERVATION SIGNFICANCE	LOSS OF VLOTS	LOSS OF LOTS	LOSS OF MOTS	LOSS OF SMALL TREES	REFERS TO THE LOSS OF SMALL TREES (SEEPPWCMA 2006)	OPTION A: 'RECRUITMENT ONLY' (PPWCMA 2006)	OPTION B: 'PROTECT AND RECRUIT' (PPWCMA 2006)	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	OFFSETS REQUIREMENTS FOR SCATTERED OLD TREES (NO. TREES PROTECTED)
	HOUSE ADDRESS	PARCEL DESCRIPTION	NO. AND NAME	LOW, HIGH ETC	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER (DBH)	'NO. PLANTS PER TREE REMOVED'	NO. OF TREES	IF CHOOSING 'OPTION B' : FOLLOW THE PROTECTION AND RECRUITMENT RECOMMENDATONS BELOW		
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	Low				163 (3)	1	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	(55) Plains Grassy Woodland	Low				194 (4)	1	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	(803) Plains Woodland	High	152					180	✓	30	5
89		LOT: 1 PS: 543417L	(803) Plains Woodland	Low				153 (3)	1	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	(803) Plains Woodland	Low				154 (3)	1	NA	NA	NA	NA
89		LOT: 1 PS: 543417L	(803) Plains Woodland	Low				155 (44)	30	NA	NA	NA	NA
88		LOT: 2 PS: 543417L	(803) Plains Woodland	High	180					180	✓	30	5
88		LOT: 2 PS: 543417L	(803) Plains Woodland	High			156			60	✓	20	2
Arterial Road	Other (Roadside)	Other (Roadside)	(55) Plains Grassy Woodland	Low				266 (6)	1	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 (33)	18	NA	NA	NA	NA
Arterial Road	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Low				3 (15)	5	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Low				191 (40)	18	NA	NA	NA	NA
	Other (Roadside)	Other (Roadside)	(803) Plains Woodland	Low				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	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	229					180	✓	30	5
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		230				120	✓	20	4
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High		231				120	✓	20	4
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	232					180	✓	30	5
13 / Arterial Road	255-605 EXFORD RD, MELTON SOUTH 3338	LOT: 3 PTL: PS: 422772Q ST:	(803) Plains Woodland	High	233					180	✓	30	5
8	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	(803) Plains Woodland	High			215			60	✓	20	2
8	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	(803) Plains Woodland	Low				216 (45)	30	NA	NA	NA	NA
8	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1A PS: 623039X	(803) Plains Woodland	Low				217 (52)	30	NA	NA	NA	NA
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High		223				120	✓	20	4
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High	224					180	✓	30	5
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High		225				120	✓	20	4
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High		219				120	✓	20	4
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High		220				120	✓	20	4
10 / Arterial Road	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High		271				120	✓	20	4
147 / Arterial Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B 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: 4B PS: 623039	(803) Plains Woodland	High			289			60	✓	20	2
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	(803) Plains Woodland	High		290				120	✓	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	(803) Plains Woodland	High		291				120	✓	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	(803) Plains Woodland	High		292				120	✓	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	(803) Plains Woodland	High		297				120	✓	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039	(803) Plains Woodland	High	298					180	✓	30	5
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B 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 Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	(803) Plains Woodland	High		228				120	✓	20	4
147 / Arterial Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	(803) Plains Woodland	High	235					180	✓	30	5
147 / Arterial Road	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	(803) Plains Woodland	High		236				120	✓	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	(803) Plains Woodland	High	237					180	✓	30	5
87 / Arterial Road	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	(55) Plains Grassy Woodland	Low				186 (8)	5	NA	NA	NA	NA
87 / Arterial Road	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	(55) Plains Grassy Woodland	Low				187 (10)	5	NA	NA	NA	NA
87 / Arterial Road	148-200 ABEY RD, MELTON SOUTH 3338	LOT: 1 PLT: LP: 114975	(55) Plains Grassy Woodland	Low				185 (14)	5	NA	NA	NA	NA
53 / Arterial Road	1062-1122 MT COTTRELL RD, MELTON SOUTH 3338	LOT: 2 PS: 515962S	(803) Plains Woodland	High				88 (28)	18	NA	NA	NA	NA
57 / Arterial Road		LOT: 5 LP: 208087S	(803) Plains Woodland	Very High		100				240	✓	40	8

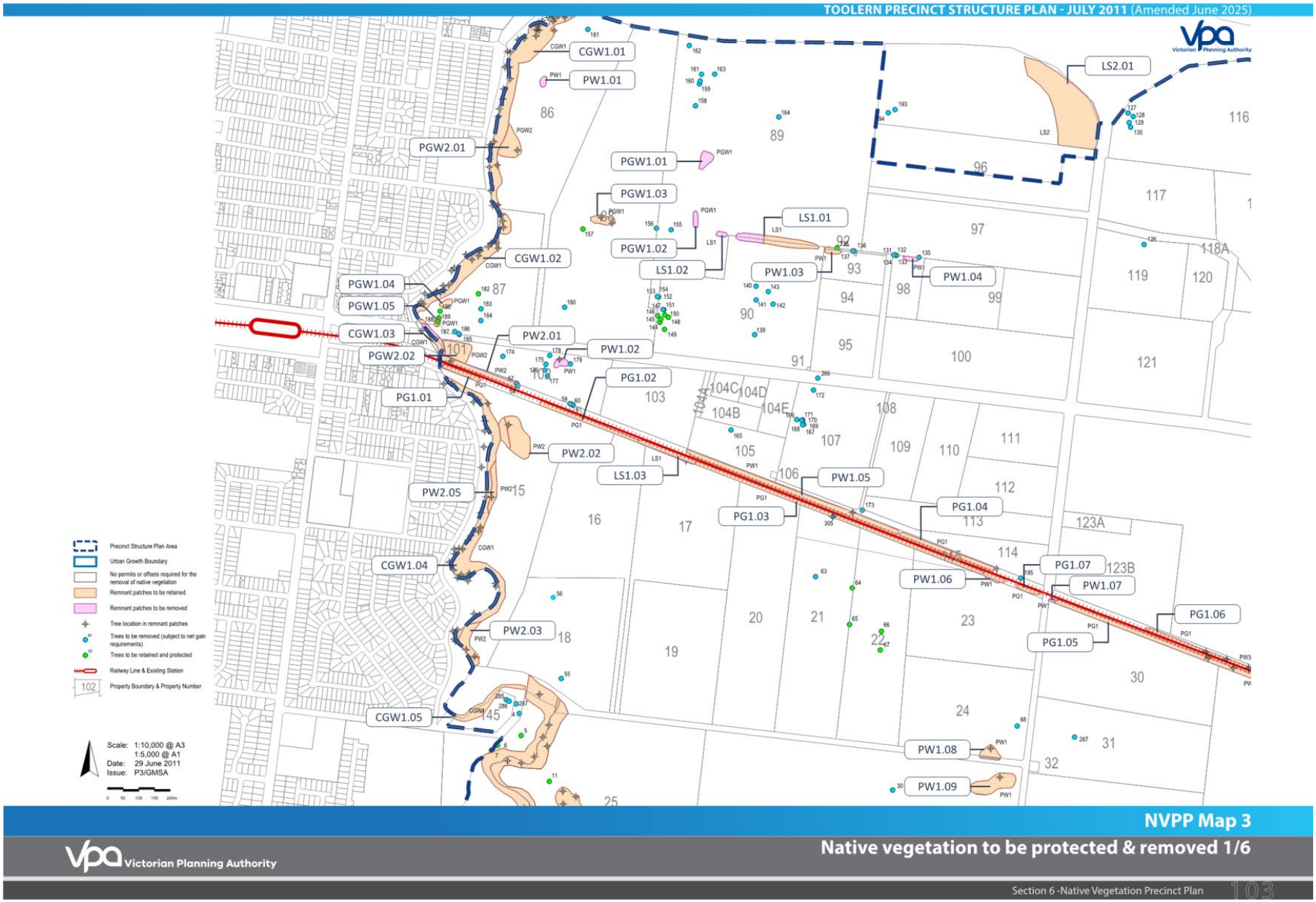
NVPP Table 6: Offset Requirements for scattered trees which may be removed (continued)

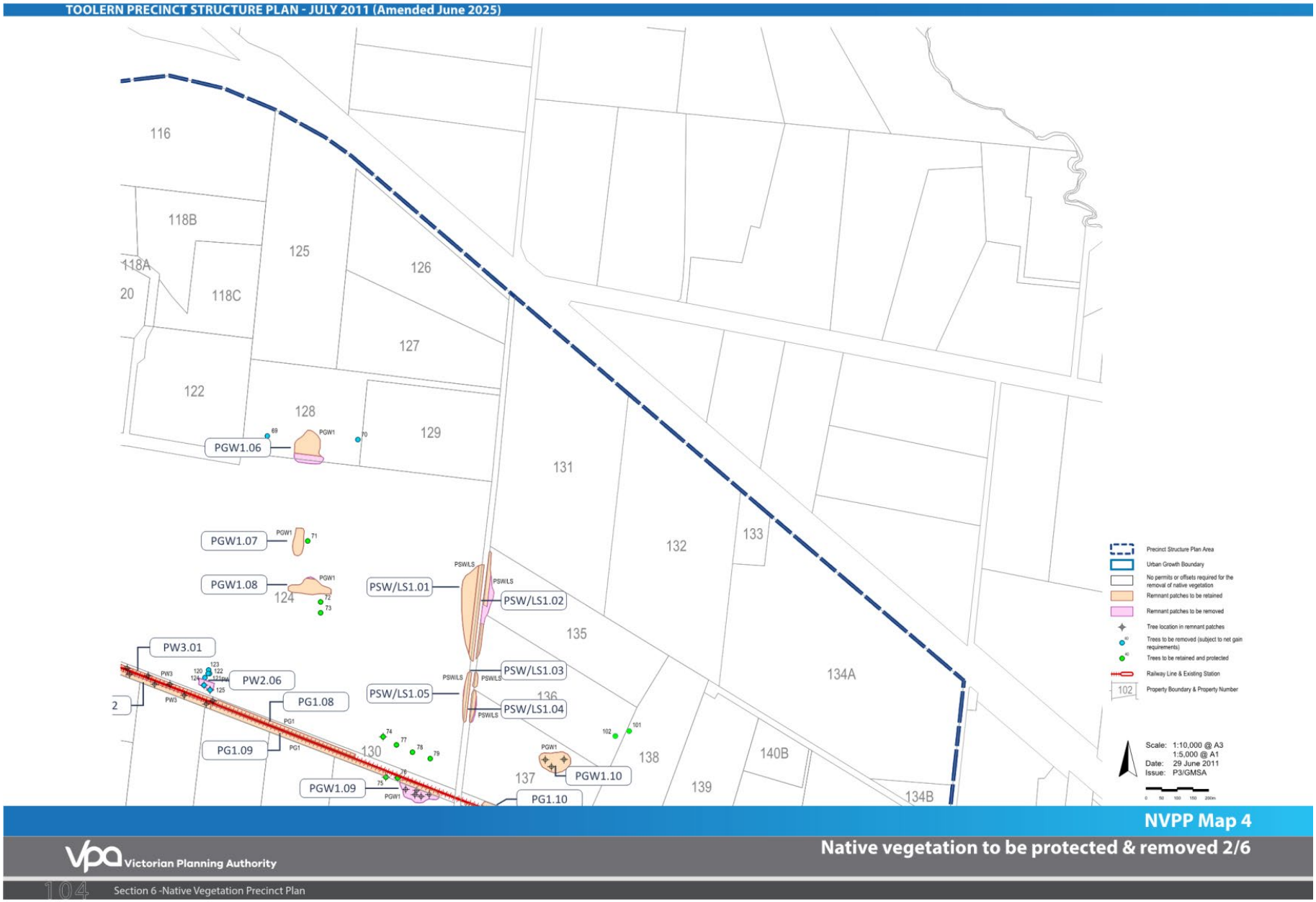
PROPERTY NUMBER IN LAND BUDGET *	PROPERTY DETAILS	LOT NUMBER	EVC NO. & NAME	CONSERVATION SIGNFICANCE	LOSS OF VLOTS	LOSS OF LOTS	LOSS OF MOTS	LOSS OF SMALL TREES	REFERS TO THE LOSS OF SMALL TREES (SEEPPWCMA 2006)	OPTION A: 'RECRUITMENT ONLY' (PPWCMA 2006)	OPTION B: 'PROTECT AND RECRUIT' (PPWCMA 2006)	OFFSET TO BE ACHIEVED RECRUITMENT/ REVEGETATION (NO. TREES)	OFFSETS REQUIREMENTS FOR SCATTERED OLD TREES (NO. TREES PROTECTED)
	HOUSE ADDRESS	PARCEL DESCRIPTION	NO. AND NAME	LOW, HIGH ETC	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER	INCL. TREE NUMBER (DBH)	'NO. PLANTS PER TREE REMOVED'	NO. OF TREES	IF CHOOSING 'OPTION B' : FOLLOW THE PROTECTION AND RECRUITMENT RECOMMENDATONS BELOW		
145	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	Plains Woodland	High			285			60	✓	20	2
145	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	Plains Woodland	High		286				120	✓	20	4
145	74-80 BRIDGE RD, MELTON SOUTH 3338	LOT: 1 PS: 411684	Creekline Grassy Woodland	High		287				120	✓	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	(803) Plains Woodland	High			275			60	✓	20	2
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	(803) Plains Woodland	High			276			60	✓	20	2
10	301-353 EXFORD RD, MELTON SOUTH 3338	LOT: 1B PS: 623039X	(803) Plains Woodland	High		227				120	✓	20	4
147	355-455 EXFORD RD, MELTON SOUTH 3338	LOT: 4B PS: 623039X	(803) Plains Woodland	High		226				120	✓	20	4

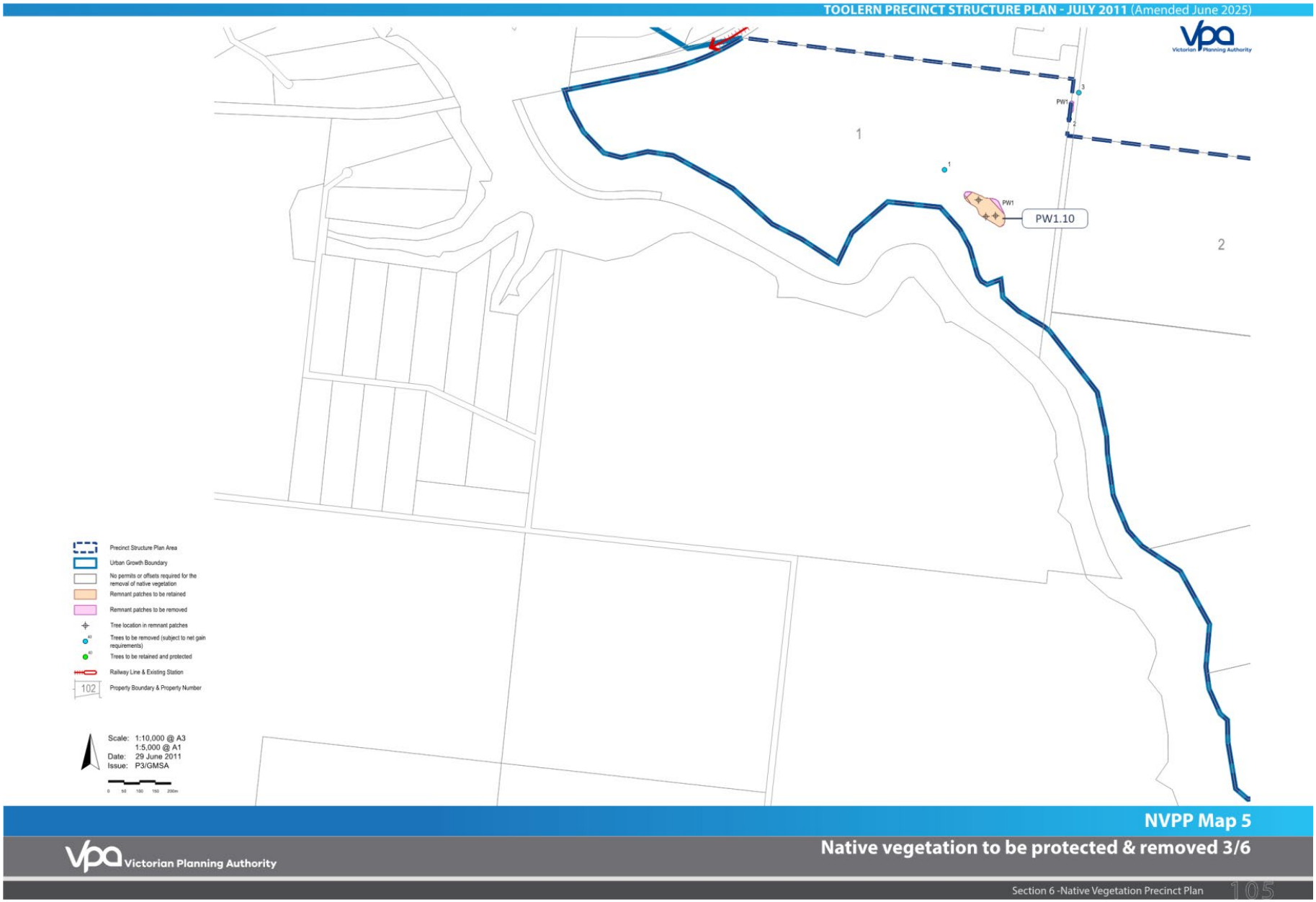
* The Property Number is indicative only. The location of EVC patches and scattered trees should be confirmed prior to development.

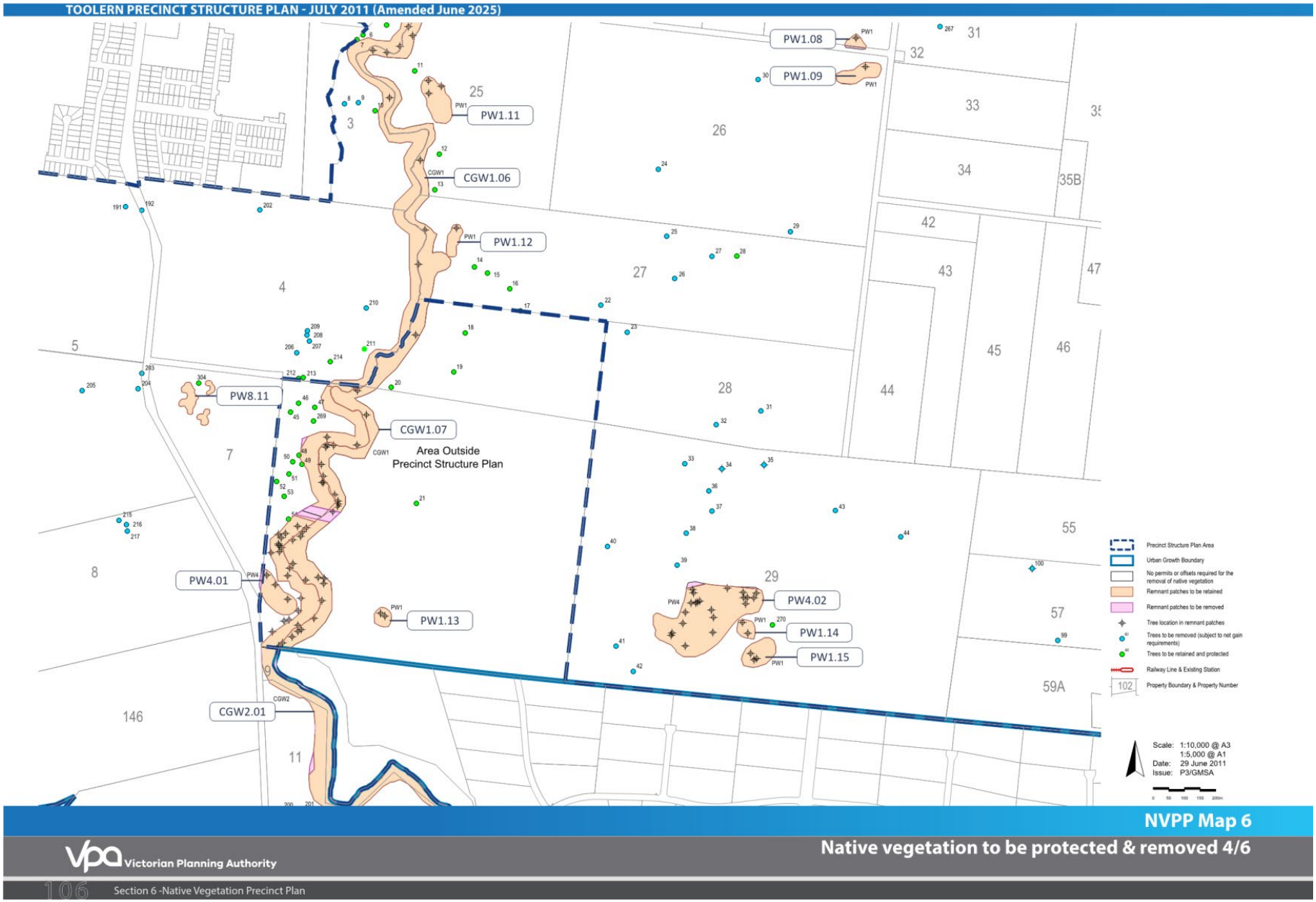
** Property Addresses may be subject to change. The location of EVC patches and scattered trees are as defined in the NVPP

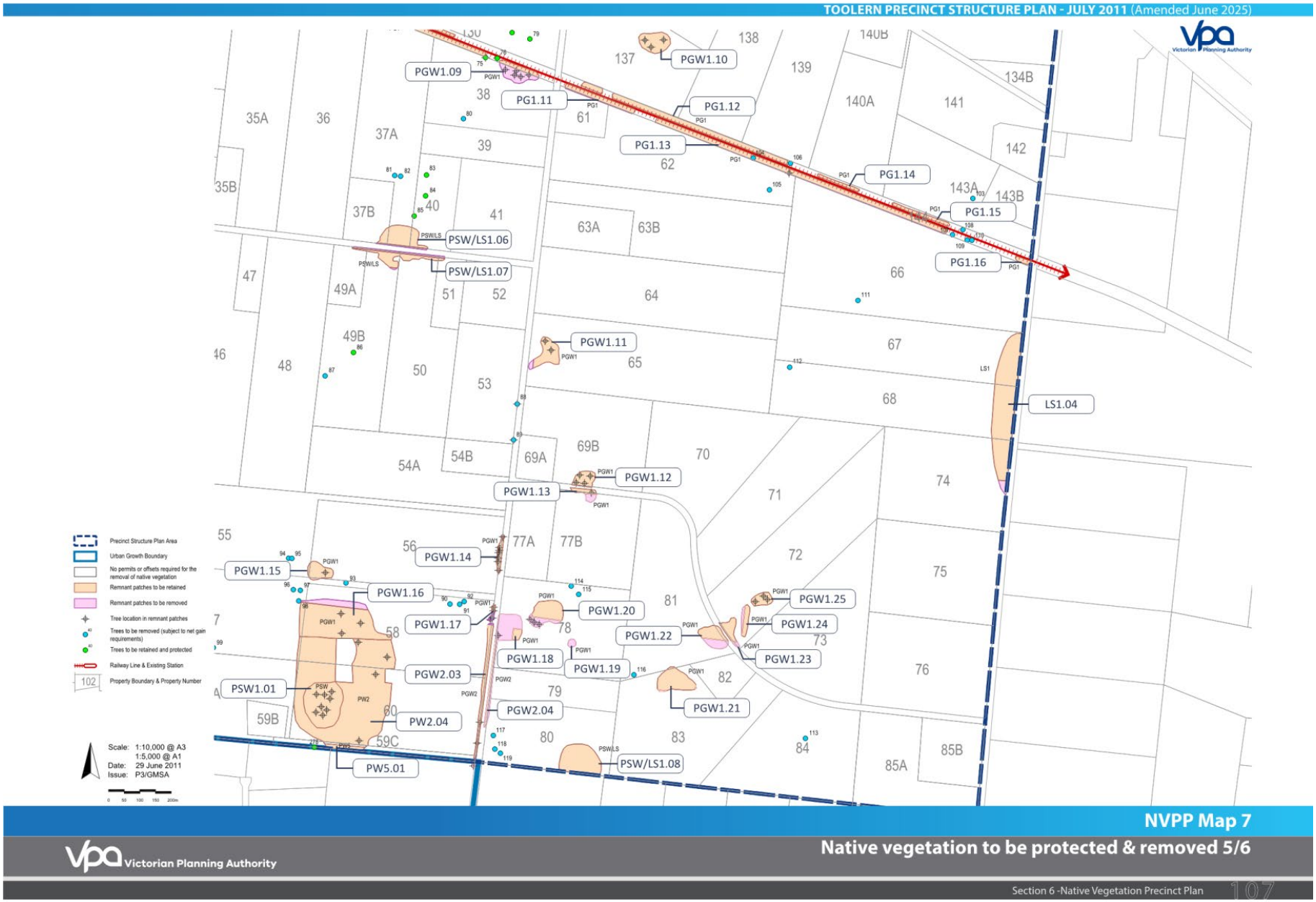

TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Map 3
Map 4
Map 5
Map 6
Map 7
Map 8
Scale: 1:30,000 @ A3
1:15,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
Precinct Structure Plan Area
Urban Growth Boundary
NVPP Map 2
The area to which the NVPP applies
Victorian Planning Authority
102
Section 6 -Native Vegetation Precinct Plan

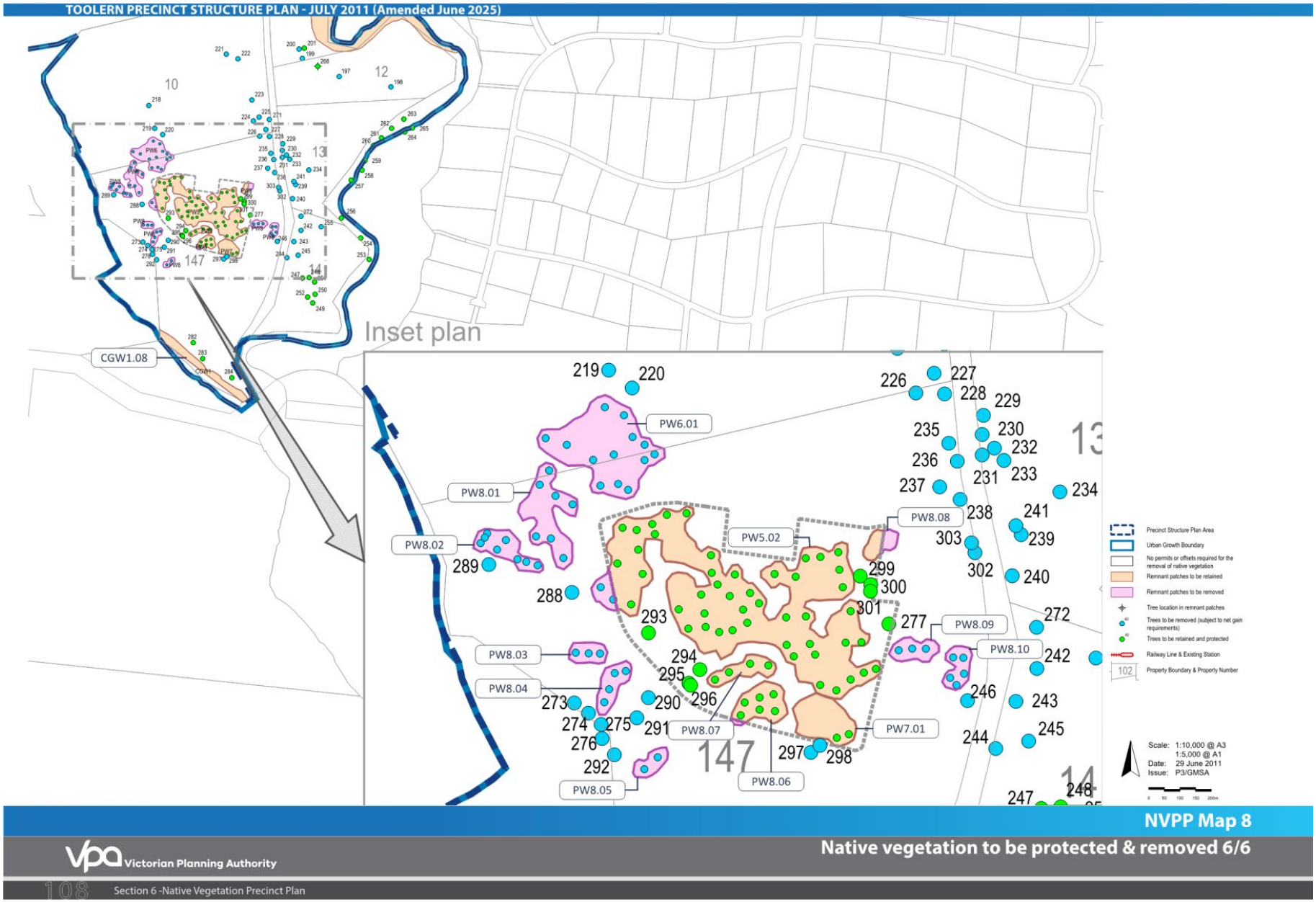

TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Victorian Planning Authority
CGW1.01
PW1.01
PGW2.01
PGW1.01
PGW1.03
LS1.01
LS2.01
PGW1.02
LS1.02
CGW1.02
PW1.03
PW1.04
PGW1.04
PGW1.05
CGW1.03
PW2.01
PW1.02
PGW2.02
PG1.02
PG1.01
PW2.02
LS1.03
PW1.05
PW2.05
PG1.03
PG1.04
CGW1.04
PW1.06
PG1.07
PW1.07
PG1.06
PW2.03
PG1.05
CGW1.05
PW1.08
PW1.09
Precinct Structure Plan Area
Urban Growth Boundary
No permits or offsets required for the removal of native vegetation
Remnant patches to be retained
Remnant patches to be removed
Tree location in remnant patches
Trees to be removed (subject to net gain requirements)
Trees to be retained and protected
Railway Line & Existing Station
Property Boundary & Property Number
Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
NVPP Map 3
Native vegetation to be protected & removed 1/6
Victorian Planning Authority
Section 6 -Native Vegetation Precinct Plan
103


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
116
118B
118A
20
118C
125
126
127
122
128
129
131
132
133
135
134A
136
138
140B
139
134B
137
130
124
PGW1.06
PGW1.07
PGW1.08
PSW/LS1.01
PSW/LS1.02
PSW/LS1.03
PSW/LS1.04
PSW/LS1.05
PW3.01
PW2.06
PG1.08
PG1.09
PGW1.09
PGW1.10
PG1.10
Precinct Structure Plan Area
Urban Growth Boundary
No permits or offsets required for the removal of native vegetation
Remnant patches to be retained
Remnant patches to be removed
Tree location in remnant patches
Trees to be removed (subject to net gain requirements)
Trees to be retained and protected
Railway Line & Existing Station
Property Boundary & Property Number
Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
NVPP Map 4
Native vegetation to be protected & removed 2/6
Victorian Planning Authority
104 Section 6 -Native Vegetation Precinct Plan


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Victorian Planning Authority
PW1.10
1
2
Precinct Structure Plan Area
Urban Growth Boundary
No permits or offsets required for the removal of native vegetation
Remnant patches to be retained
Remnant patches to be removed
Tree location in remnant patches
Trees to be removed (subject to net gain requirements)
Trees to be retained and protected
Railway Line & Existing Station
102
Property Boundary & Property Number
Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
NVPP Map 5
Native vegetation to be protected & removed 3/6
Victorian Planning Authority
Section 6 -Native Vegetation Precinct Plan
105


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
PW1.08
PW1.09
PW1.11
CGW1.06
PW1.12
PW8.11
CGW1.07
Area Outside
Precinct Structure Plan
PW4.01
PW1.13
PW4.02
PW1.14
PW1.15
CGW2.01
Precinct Structure Plan Area
Urban Growth Boundary
No permits or offsets required for the removal of native vegetation
Remnant patches to be retained
Remnant patches to be removed
Tree location in remnant patches
Trees to be removed (subject to net gain requirements)
Trees to be retained and protected
Railway Line & Existing Station
Property Boundary & Property Number
Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
NVPP Map 6
Native vegetation to be protected & removed 4/6
Victorian Planning Authority
106
Section 6 -Native Vegetation Precinct Plan


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
PGW1.09
PG1.11
PG1.12
PG1.13
PG1.14
PG1.15
PG1.16
PGW1.10
PSW/LS1.06
PSW/LS1.07
PGW1.11
PGW1.12
PGW1.13
PGW1.14
PGW1.15
PGW1.16
PGW1.17
PGW1.18
PGW1.19
PGW1.20
PGW1.21
PGW1.22
PGW1.23
PGW1.24
PGW1.25
PGW2.03
PGW2.04
PSW1.01
PW2.04
PW5.01
PSW/LS1.08
LS1.04
Precinct Structure Plan Area
Urban Growth Boundary
No permits or offsets required for the removal of native vegetation
Remnant patches to be retained
Remnant patches to be removed
Tree location in remnant patches
Trees to be removed (subject to net gain requirements)
Trees to be retained and protected
Railway Line & Existing Station
Property Boundary & Property Number
Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
NVPP Map 7
Native vegetation to be protected & removed 5/6
Victorian Planning Authority
Section 6 -Native Vegetation Precinct Plan
107


TOOLERN PRECINCT STRUCTURE PLAN - JULY 2011 (Amended June 2025)
Inset plan
CGW1.08
PW6.01
PW8.01
PW8.02
PW8.03
PW8.04
PW8.05
PW8.06
PW8.07
PW8.08
PW8.09
PW8.10
PW5.02
PW7.01
147
Precinct Structure Plan Area
Urban Growth Boundary
No permits or offsets required for the removal of native vegetation
Remnant patches to be retained
Remnant patches to be removed
Tree location in remnant patches
Trees to be removed (subject to net gain requirements)
Trees to be retained and protected
Railway Line & Existing Station
Property Boundary & Property Number
Scale: 1:10,000 @ A3
1:5,000 @ A1
Date: 29 June 2011
Issue: P3/GMSA
NVPP Map 8
Native vegetation to be protected & removed 6/6
Victorian Planning Authority
108
Section 6 -Native Vegetation Precinct Plan

This page has been intentionally left blank.

Toolern Precinct Structure Plan - (Including Toolern Native Vegetation Precinct Plan)

July 2011 (Amended December 2015, Amended February 2019, Amended June 2025)

Victorian Planning Authority

VICTORIA State Government

Planning Panels Victoria

Melton Planning Scheme Amendment C232melt
Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh

Panel Report

Planning and Environment Act 1987

31 October 2024

VICTORIA State Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Melton Planning Scheme Amendment C232melt

Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh

31 October 2024

Con Tsotsoros, Chair

Andrew Grear, Member

Nicola Foxworthy, Member

Planning Panels Victoria

Contents

Page

Executive summary **8**

1 Introduction **14**
1.1 The Amendment 14
1.2 Background 15
1.3 The Panel's approach 17

2 Strategic issues **18**
2.1 Planning context 18
2.2 Amendment strategic justification 19
2.3 Increased development infrastructure levy impacts 23
2.4 Aboriginal cultural heritage 25

3 Project costs and levies **28**
3.1 Development infrastructure levy baseline year 28
3.2 Toolern DCP construction and land value costs and indexation 28
3.3 Approach to project justification and external apportionment 32
3.4 Existing project scoping approach 36
3.5 DCP charge areas 37

4 Proposed project designs **39**
4.1 Bridge BD04 – Shared Use Pedestrian Bridge 1: Toolern Creek 39
4.2 Road RD08 – Exford Road: Mount Cottrell Road (IT06) to Paynes Road (IT07) 40
4.3 Intersection IT23 – Exford Road and Western North-South Connector Road 42

5 Project justification and apportionment **44**
5.1 Property 126 – Mount Cottrell Road (RD12) and Mount Cottrell Road and Western Freeway intersection (BD19) 44
5.2 Railway bridge projects 47
5.3 Other bridges 50
5.4 Road RD12 – Mount Cottrell Road 51
5.5 Roads RD14 and RD19 – Shogaki Drive 54
5.6 Road RD15 – Ferris Road 55

6 Development and site-specific issues **57**
6.1 Ferris Road Neighbourhood Activity Centre 57
6.2 Property 27 (1247-1255 Mount Cottrell Road, Thornhill Park) 59
6.3 Property 45 (143-169 Alfred Road, Strathtulloh) 60
6.4 Property 86 (136-146 and 148-200 Abey Road, Cobblebank) 61
6.5 Passive open space contributions 63
6.6 Drainage and stormwater assets and land uses 64
6.7 Sequence of development, drainage and sewerage 67
6.8 Additional requested projects 68
6.9 Private hospital and social and affordable housing exemptions 72

Planning Panels Victoria

7 Drafting matters 74
7.1 Toolern Precinct Structure Plan 74
7.2 Toolern Development Contributions Plan 76
7.3 Development Contributions Plan Overlay Schedule 3 78
7.4 Drafting recommendations 78

Appendix A Document list 79
Appendix B Planning context 82
B:1 Planning policy framework 82
B:2 Plan Melbourne 85
B:3 Planning scheme provisions 86
B:4 Ministerial Directions, Planning Practice Notes and guides 87

List of Tables

Page

Table 1 Chronology of events 15
Table 2 Planning context 18
Table 3 Council agreed Toolern PSP drafting changes 74
Table 4 Lendlease and Melbourne Water Integrated Water Management requested changes 75
Table 5 Council agreed Toolern DCP drafting changes 77
Table 6 Planning Policy Framework clauses 82
Table 7 Relevant parts of Plan Melbourne 85
Table 8 Relevant zone and overlay provisions 86
Table 9 Ministerial Directions, Practice Notes and guides 87

List of Figures

Page

Figure 1 Subject land 15
Figure 2 Bridge BD04 39
Figure 3 Road RD08 context plan 40
Figure 4 Road RD08 cross-section 41
Figure 5 Intersection 23 – West Arterial and Western North-South Connector Road intersection 42
Figure 6 Land developed south of Intersection IT23 43
Figure 7 Bridges BD15, BD17, BD18, BD20 and BD21 47
Figure 8 Bridges BD01, BD02, BD03, BD04, BD05, BD06, BD07 and BD14 50

Planning Panels Victoria

Figure 9 Road 12 – Mount Cottrell Road 52
Figure 10 Identified Neighbourhood Activity Centre and Property 44..... 58
Figure 11 ECNAM Properties submission images 62
Figure 12 Melbourne Water's requested changes to Assets 14, 22 and 23 65
Figure 13 Agreed proposed water bodies and realigned waterway 66

Glossary and abbreviations

ACHIA	Aboriginal Cultural Heritage Impact Assessment
Cobblebank Activity Centre	Cobblebank Metropolitan Activity Centre
Cobblebank UDF	Cobblebank Metropolitan Activity Centre Urban Design (Toolern Town Centre) Framework (November 2019)
Council	Melton City Council
CVA	Cultural Values Assessment
DCPO	Development Contributions Plan Overlay
Development Contributions Guidelines	Development Contributions Guidelines (Department of Sustainability and Environment, March 2007)
DIL	Development infrastructure levy
DSS	Development Services Scheme
DTP	Department of Transport and Planning (Transport)
GAIC	Growth Areas Infrastructure Charge
PE Act	*Planning and Environment Act 1987*
Planning Report	Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh Planning Report (Melton City Council, February 2024)
Planning Scheme	Melton Planning Scheme
PSP	Precinct Structure Plan
Stantec	includes Cardno now trading as Stantec
UGZ3	Urban Growth Zone Schedule 3
VPA	Victorian Planning Authority
WT	WTP Australia

Planning Panels Victoria

Overview

Amendment summary	
The Amendment	Melton Planning Scheme Amendment C232melt
Common name	Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh
Brief description	Seeks to facilitate infrastructure delivery in the Toolern Precinct by: - incorporating the revised Toolern Development Contributions Plan (DCP) - incorporating the revised Toolern Precinct Structure Plan (PSP) - revising Urban Growth Zone Schedule 3 (UGZ3), Development Contributions Plan Overlay Schedule 3 (DCPO3) and associated provisions
Subject land	Toolern Precinct Structure Plan area shown in Figure 1
Planning Authority	Melton City Council
Authorisation	8 December 2023, subject to conditions
Exhibition	11 April to 16 May 2024
Submissions	Submissions were received from: 1. Growland 2. Lian Cung Thang Tla Hnie and Kling Aye Tla Hnie 3. Country Fire Authority 4. Melton City Council 5. Tim Jones 6. Dilaver Ibraimoski 7. Melton City Council 8. Work Safe Victoria 9. Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation 10. Yechen Yu 11. Environment Protection Authority 12. Miravor Robinsons Rise Estate 13. Victorian Health Building Authority 14. Rohan Parmar 15. Mount Cottrell Project Management Pty Ltd 16. Roman Catholic Trust Corporation 17. Australian Unity Funds Management 18. Miravor 19. Exford Waters Pty Ltd 20. Thornhill Gardens Dev Co 21. Ecnam Properties Pty Ltd 22. Melbourne Archdiocese Catholic Schools 23. Ellerton Estate owner 24. Awesome Deer Park Pty Ltd 25. Burke Leading Pty Ltd 26. Homes Victoria 27. Low Cost Housing 28. Atherstone Estate 29. Zdravko Jelic 30. Marinko Jelic 31. 1156 Harmony Estate Pty Ltd 32. Investment Experts Aus 1165 Pty Ltd 33. Joe Tedesco 34. Melbourne Water 35. Department of Transport and Planning 36. Miravor Robinsons Rise Estate 37. Australian Unity Funds Management

Planning Panels Victoria

Panel process	
The Panel	Con Tsotsoros (Chair), Andrew Grear and Nicola Foxworthy
Supported by	Georgia Brodrick and Georgia Thomas
Directions Hearing	Planning Panels Victoria and by video, 23 July 2024
Panel Hearing	In person with video conference, 26, 27, 28 and 29 August and 2, 3, 5 and 9 September 2024
Site inspections	Unaccompanied, 16 August 2024

Parties to the Hearing	- Melton City Council represented by Greg Tobin of Harwood Andrews, who called expert evidence on:
	  - development contribution plans and strategic planning from Chris De Silva of Mesh
	  - development contribution plans from Matt Ainsaar of Urban Enterprise
	  - transport planning from Marco Lucioni of Stantec
	  - costings from Sian McKenna of WTP Australia
	- Department of Transport and Planning represented by Daniel Zaslona
	- Melbourne Water Corporation represented by Louise Hicks of Counsel
	- Australian Unity Funds Management, Miravor Property Group, Roman Catholic Trust Corporation, and Thornhill Gardens Dev Co represented by Jason Black of Insight Planning, who called expert evidence on development contributions plans from Brock Jeffery-Monck of Cossill & Webley
	- Exford Waters Pty Ltd represented by Clydie Brewer and Phillip Miller of Marshal Melbourne
	- Growland represented by John Cicero of Best Hooper, who called expert evidence on traffic engineering from Henry Turnbull of Traffix Group
	- Lendlease Communities (Atherstone) represented by Jarryd Gray of MinterEllison, who called expert evidence on civil engineering from Stephen Watters of SMEC

Citation	Melton PSA C232melt [2024] PPV
Date of this report	31 October 2024

Planning
Panels
Victoria

Executive summary

The Victorian government extended Melbourne's Urban Growth Boundary in late 2005 to include, among other areas, Toolern generally between Werribee River and Paynes Road south of the Western Freeway. Melton City Council (Council) began the strategic planning process for this urban growth area which later introduced the Toolern Precinct Structure Plan (PSP) and Toolern Development Contributions Plan (DCP) into the Melton Planning Scheme (Planning Scheme) in late 2010. About 24,000 dwellings and 55,000 people are anticipated in the Toolern PSP area.

When the Toolern PSP and DCP were completed, functional layout plans and designs and project cost sheets were not prepared for certain projects. This includes projects for the transport system, bridges, and community and open space infrastructure. Since then, relevant authorities identified the need for new projects and more drainage assets, the Cobblebank Activity Centre was reclassified a Metropolitan Activity Centre, Cobblebank train station open in 2019, and the Toolern PSP area has been substantially developed with an average density of 21 dwellings per hectare rather than the anticipated 15 dwellings per hectare.

The Toolern DCP states it should be reviewed every five years or more if required. Council started reviewing the Toolern PSP and DCP in 2021. The review found the evolving circumstances over the previous 10 years has resulted in a significant departure from original expectations including a shortfall of about $223.2 million in both the development infrastructure levy and community infrastrucure levy.

Melton Planning Scheme Amendment C232melt (the Amendment) seeks to incorporate the revised Toolern PSP and DCP and revise Urban Growth Zone Schedule 3 (UGZ3), Development Contributions Plan Overlay Schedule 3 (DCPO3) and associated provisions. The Amendment was exhibited from 11 April to 16 May 2024 and received 18 submissions.

Key issues raised in submissions related to the increased development infrastructure levy and infrastructure costs, housing affordability, drainage infrastructure costs, overall project justification including the 19 bridges, infrastructure scale and design, Future Urban Structure content, activity centres, Aboriginal cultural heritage, employment, and amenity.

Strategic issues

Strategic justification

Council is commended for investing significant resources into this review, based on a robust methodology and sound strategic basis. It has resulted in a revised Toolern DCP that reflects more accurate infrastructure costs based on current information and expectations.

The proposed development infrastructure levies will increase development costs that may increase housing prices, however there is no evidence they will unreasonably impact housing affordability to the point where other broad policy objectives cannot be met.

For the reasons set out in this report, the Panel considers the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

Increased development infrastructure levy impacts

Minimum density amounts should not be increased to offset increased development infrastructure levies. The Toolern PSP should be revised to specify a minimum of 20 dwellings per net developable hectare across the precinct, consistent with what planning policy and guidance seek to achieve.

Aboriginal cultural heritage

The current Toolern PSP would have benefitted from a more consultative process and comprehensive response to Aboriginal cultural heritage if prepared today. However, it did does not need to be revised now considering:

- the significant proportion of the Toolern PSP area already developed
- the existing legislation and associated guidance in the proposed Toolern PSP that help protect and manage Aboriginal cultural heritage.

Cultural heritage considerations associated with two heritage places identified in the heritage Overlay (HO129 and HO130) can be managed through other processes and are beyond the scope of the Amendment.

Project costs and levies

The Development Infrastructure Levy amounts specified in the Toolern DCP and DCPO3 should be indexed to July 2024 dollars rather than the indexed 2021/22 dollars.

The Toolern DCP has appropriately applied:

- the project costing methodology, annual land valuation and Development Infrastructure Levy indexation
- the approach to justifying the inclusion and apportionment of projects
- the method for scoping the construction and completion of existing projects
- the Development Contributions Plan charge areas.

Council should review all intersection and road projects to identify and correct any overlap of projects before finalising the project cost estimates and adopting the Amendment.

Proposed project designs

Bridge BD04 and Road RD08

It is appropriate and justified to include Bridge BD04 (pedestrian bridge) in the Toolern PSP and DCP.

The road cross-section for Road RD08 (Exford Road / Toolern Road):

- has been appropriately designed
- should accommodate off-road bicycle paths in the final design within the 34-metre road reservation.

Intersection IT23

The Toolern PSP and DCP should retain Intersection IT23 as a three-way intersection. A developer can propose Intersection IT23 to be a four-way intersection through a detailed design and permit application process because the Toolern PSP and DCP enables proposals that are generally in accordance with specified plans.

Project justification and apportionment

Property 126

The Mount Cottrell Road and Western Freeway intersection (Bridge BD19 and Road RD12) is justified and appropriate to include in the Toolern DCP. Land required for the interchange that is already developed will need to be acquired through a separate process such as a planning scheme amendment to apply the Public Acquisition Overlay. The Toolern DCP should recognise that 0.45 hectares of Property 126 land is needed for 'Arterial roads and bridges'.

Bridges

It is appropriate and justified for the Toolern PSP and DCP to require:

- seven bridges (BD01, BD02, BD03, BD04, BD05, BD06, BD14) across Toolern Creek
- Bridge BD07 between Bridges BD01 and BD06
- railway bridge projects BD15, BD16, BD17, BD18, BD20 and BD21.

Road RD12

The road reservation width for Road RD12 should remain at 41 metres. If information that justifies a wider road reservation is made available in the future, land can be acquired through a separate process such as a planning scheme amendment to apply the Public Acquisition Overlay.

Roads RD14 and RD19

It is appropriate and justified for the Roads RD14 and RD19 to ultimately be a 6-lane road within a 45-metre reservation. The conflict between the existing sewer pumping station and the future Shogaki Drive alignment should be resolved before the Amendment is finalised and adopted.

Road RD15

The Toolern DCP should specify a road reservation width of 45 metres for Road RD15. Council should further investigate the revised design for Intersection IT18 and consult with relevant land owners regarding changes to the exhibited land budget required by the revised design. Council should resolve and revise the land budget required for the revised Intersection IT18 design before adopting the Amendment.

Development and site-specific issues

Ferris Road Neighbourhood Activity Centre

The UGZ3 should retain the reference to "*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*" that currently exists in the Planning Scheme. The Ferris Road Neighbourhood Activity Centre should not be extended east to 363 Ferris Road (Property 44).

Property 27

The Toolern PSP and DCP should revise the regional park area identified on Property 27 from 15.66 hectares to 13.46 hectares to account for the 2.2 hectare drainage asset and to accurately reflect the net development areas.

Property 45

The proposed east-west road and north-south road alignments, passive and active open space, community facilities and government school site will not unreasonably affect the net developable area of Property 45. The proposed alignment of the north-east road will not unreasonably restrict access for Property 45.

Property 86

The Toolern PSP should show a local road on the eastern boundary of Properties 86 and 87 so that Property 86 has access to the road network when Drainage Asset 01 is developed to its ultimate form. The passive open space areas for Properties 86 and 87 should be reduced by 600 square metres to account for the increased Drainage Asset 01 area.

Passive open space contributions

The Toolern DCP approach for passive open space contributions is appropriate and justified. Submissions relating to this issue were withdrawn during the Hearing.

Drainage and stormwater assets and land uses

The Toolern PSP:

- enables drainage and stormwater assets to be proposed and approved generally in accordance with assets shown in the plan
- does not need to be revised to show approved drainage and stormwater assets because they would have been approved generally in accordance with the plan
- should be revised so that relevant plans show Assets 17, 22 and 23 consistent with the polygon areas that Melbourne Water provided to Council on 21 June 2021, as shown in Figure 11.

The sequence of development, drainage and sewerage is hampering development on some parcels that cannot be resolved through the Amendment.

Additional requested projects

The Toolern DCP should not include additional projects requested by submitters. This is because:

- Urban Core Street A, as identified in the Cobblebank Urban Design Framework, are typical local streets that will provide access to abutting properties
- Urban Core Street C, as identified in the Cobblebank Urban Design Framework, is solely proposed for public purposes and should be funded through a separate mechanism
- infrastructure works underway around Intersection IT05 make it impractical to extend Ferris Road from Intersection IT05 to the Toolern PSP southern boundary as requested.

Private hospital and social and affordable housing exemptions

It is appropriate for Council to require private hospitals to pay development contributions. The Toolern DCP should be revised to reflect the Ministerial Direction that Development Infrastructure Levies and Community Infrastructure Levies charges must not be imposed on development of land for housing provided by or on behalf of the Department of Families, Fairness and Housing.

Drafting matters

The Panel considers that drafting matters agreed to by Council and outlined in Chapter 7 will clarify the Toolern DCP and PSP and improve the operation of the planning provisions.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Melton Planning Scheme Amendment C232melt be adopted as exhibited subject to the following:

1. **Before adopting Melton Planning Scheme Amendment C232melt, Melton City Council should:**
   a) **resolve the location and alignment of the existing sewer pumping station and future Shogaki Drive in consultation with relevant stakeholders**
   b) **investigate the design for Intersection IT18 and consult with relevant landowners regarding changes to the exhibited land take required by the revised design**
   c) **revise the cross section of Road RD15 to reflect the proposed 45 metre cross section.**
2. **Amend the Toolern Precinct Structure Plan to:**
   a) **specify a minimum average of 20 dwellings per net developable hectare across the precinct**
   b) **revise the polygons for Assets 17, 22 and 23 in relevant plans to reflect those requested by Melbourne Water and shown in Figure 12**
   c) **revise in Table 2 the passive open space area for Property 86 from 1.96 hectares to 1.90 hectares**
   d) **revise in Table 2 the passive open space area for Property 87 from 0.64 hectares to 0.58 hectares**
   e) **show a local road along the eastern boundaries of Properties 86 and 87 next to the retarding basin in Plans 5, 6, 8, 9, 10, 11, 14, 16 and 17**
   f) **replace in Section 4.5.6 (Integrated water management) the third point under 'Planning and design requirements and guidelines' with:**
      Drainage, flood protection and stormwater quality treatment assets must be designed generally in accordance with the Development Services Scheme (as amended from time to time), Plan 14 and Table 9 to the satisfaction of Melbourne Water Corporation and the responsible authority.
   g) **replace the Plan 14 note with:**
      Drainage, flood protection and Stormwater quality treatment assets shown on this plan are subject to detailed design to the satisfaction of Melbourne Water Corporation
   h) **make drafting changes specified in Table 3.**
3. **Amend the Toolern Development Contributions Plan to:**
   a) **index the Development Infrastructure Levy amounts to July 2024 dollars**
   b) **correct any overlap between intersection and road projects**
   c) **revise the Functional Layout Plan for Bridge BD19 to show Property 126 within the Toolern Precinct Structure Plan area**
   d) **revise Table 2 (Property Specific Land Use Budgets) to specify 0.45 hectares of land for Property 126 in 'Arterial roads and bridges'**
   e) **revise in Table 2 the regional park area for Property 27 from 15.66 hectares to 13.46 hectares**
   f) **revise in Table 2 the passive open space area for Property 86 from 1.96 hectares to 1.90 hectares**

g) **specify that development infrastructure levies and community infrastructure levies must not be imposed on development of land for housing provided by or on behalf of the Department of Families, Fairness and Housing**
h) **make drafting changes specified in Table 5.**

4. **Amend Urban Growth Zone Schedule 3 to add in Clause 2.0 (Applied zone provisions):**
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.

5. **Amend Development Contributions Plan Overlay Schedule 3 to:**
a) **index the Development Infrastructure Levy amounts to July 2024 dollars**
b) **replace 'Department of Health and Human Services' with 'Department of Families, Fairness and Housing' in Clause 4.0.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The Amendment seeks to facilitate infrastructure delivery in the Toolern Precinct Structure Plan (PSP) area by:

- incorporating the revised Toolern Development Contributions Plan (DCP)
- incorporating the revised Toolern PSP
- revising Urban Growth Zone Schedule 3 (UGZ3), Development Contributions Plan Overlay Schedule 3 (DCPO3) and associated provisions.

Specifically, the Amendment proposes to:

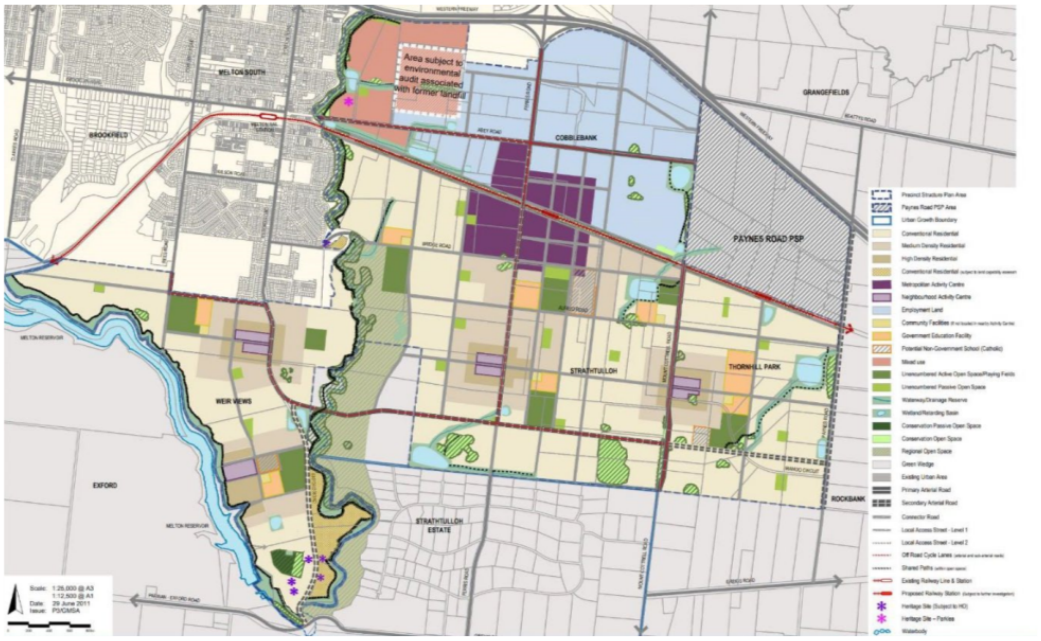
- revise the development infrastructure levies (DIL) in DCPO3 for:
  - Charge Area 1 from $270,536 to $439,563
  - Charge Area 2 from $279,474 to $441,988
  - Charge Area 3 from $259,691 to $369,583
  - Charge Area 4 from $124,616 to $228,563[1]
- revise UGZ3 to:
  - not require a permit for non-government schools
  - increase the shop floor area in Cobblebank Metropolitan Activity Centre where no permit is required
  - require a permit for a dwelling with a frontage of more than two metres in a Commercial 1 Zone
  - add a building and works provision for non-government schools
- remove the Heritage Overlay (HO74) from 148-200 Abey Road, Cobblebank
- incorporate the Toolern PSP and DCP into the Planning Scheme through the Clause 72.04 Schedule.

(ii) The subject land

The Amendment applies to about 2,200 hectares of land in the Melton municipality (shown as 'Precinct Structure Plan Area' in Figure 1). The subject land is within Weir Views, Strathtulloh, Cobblebank, and Thornhill Park. Weir Views is a southern extension of Brookfield and Melton South, and Strathtulloh as the central part of the Amendment area. Thornhill Park is the western part of the Amendment area and Cobblebank is the northern most suburb.

[1] All levy amounts are indexed to $2021/22

Figure 1 Subject land



Source: Toolern PSP Plan 5

1.2 Background

Since the Toolern PSP and DCP were introduced into the Planning Scheme, 21 per cent of the Toolern PSP area has been developed and subdivision permits have been issued to:

- 87 per cent of Charge Area 1
- 77 per cent of Charge Area 2
- 21 per cent of Charge Area 3
- 17 per cent of Charge Area 4.

Table 1 Chronology of events

Background summary	
28 Nov 2005	- Victorian government extended Melbourne's Urban Growth Boundary which included Toolern generally between Werribee River and Paynes Road south of the Western Freeway – this includes the Toolern PSP area [Amendment C51]
Oct 2009	- Toolern PSP was used as a pilot study for the Precinct Structure Plan Guidelines introduced by the (then) Growth Areas Authority (now Victorian Planning Authority)
Aug 2010	- Victorian government extended Melbourne's Urban Growth Boundary which included all land between the Melton township and Caroline Springs
Nov 2010	- Toolern PSP and DCP introduced into the Planning Scheme [Amendment C84 Part 1]
Jul 2011	- Toolern PSP and DCP revised [Amendment C84 Part 2]
2011	- Work started on the Atherstone residential estate (a major estate in the Toolern PSP area

Background summary	
2012	- Growth Areas Authority released the West Growth Corridor Plan that: - identified the Toolern Town Centre as a Principal Town Centre - identified two future train stations in the Toolern PSP area at Ferris Road (Cobblebank) and Paynes Road (Thornhill Park) - changed the land in the Paynes Road PSP area from employment to residential, which set the scene for the Paynes Road PSP
2012	- Council adopted the Toolern Town Centre Urban Design Framework
Apr 2014	- Council adopted the Melton Retail and Activity Centre Strategy that identified: - Cobblebank (Toolern) as the highest order activity centre in the City of Melton – Metropolitan Activity Centre - each remaining Toolern PSP town centre as a Neighbourhood Activity Centre
May 2014	- Victorian government released Plan Melbourne that identified Cobblebank (Toolern) as a Principal Activity Centre
Oct 2014	- Toolern Park PSP and DCP was introduced into the Planning Scheme [Amendment C122]
2014	- Melbourne Water Corporation started reviewing all Drainage Service Schemes in the Toolern PSP area
Mar 2015	- Paynes Road PSP was introduced into the Planning Scheme [Amendment C161]
Nov 2016	- Rockbank PSP was introduced into the Planning Scheme [Amendment C145]
2017	- Plan Melbourne 2017-2050 redesignated the Toolern Principal Activity Centre as a Metropolitan Activity Centre
Jul 2018	- Victorian government introduced Infrastructure Contributions Plans into the planning system
Oct 2018	- Victorian government announced the Western Rail Plan project to electrify the rail line to Melton, include a new Thornhill Park station and provide separated tracks to Ballarat
Dec 2019	- Council adopted the Metropolitan Activity Centre Urban Design Framework - Cobblebank train station opened
Jan 2020	- Council started reviewing the Toolern PSP and DCP
Dec 2020	- Council finalised the Paynes Road DCP and is being implemented through section 173 agreements
Aug 2021	- The Public Acquisition Overlay was applied to the Melton Hospital site [Amendment GC190]
15 Aug 2022	- Council adopted the reviewed Toolern PSP and DCP and resolved to seek authorisation to prepare and exhibition a Planning Scheme amendment
Oct 2022	- Victorian Government announces the Ferris Road level crossing will be removed by 2026
8 Dec 2023	- Minister for Planning authorised the Amendment subject to conditions
11 Apr – 16 May 2024	- The Amendment was publicly exhibited

1.3 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Project costs and levies
- Proposed project designs
- Project justification and apportionment
- Development and site-specific issues
- Drafting matters.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix B highlights key imperatives of relevant provisions and policies.

Table 2 Planning context

	Relevant references
Victorian planning objectives	section 4 and Part 3B of the PE Act
Municipal Planning Strategy	Clauses 02-03-1 (Activity Centres), 02.03-6 (Housing), 02.03-7 (Economic Development), 02.03-8 (Transport), 02.03-9 (Infrastructure)
Planning Policy Framework	- Clauses 11.01-1R (Settlement – Metropolitan Melbourne), 11.02 (Managing Growth) 11.03 (Planning for Places) - Clause 12.01-2S (Biodiversity) - Clause 13.02-1S (Bushfire Planning) - Clauses 16.01-1R (Housing Supply-Metropolitan Melbourne), 16.01-2S (Housing affordability) - Clause 17.01.1R (Diversified economy – Metropolitan Melbourne), 17.02-1S (Business), 17.03-3R (Regionally significant industrial land – Metropolitan Melbourne – Western Metro Region) - Clauses 18.01.1S (Land use and transport integration), 18.01-1L (Land use and transport planning), 18.01-2S (Transport system), 18.02-1S (Walking), 18.02-2R (Cycling – Metropolitan Melbourne) - Clauses 19.02-1L (Health facilities), 19.03.1S (Development and infrastructure contributions plans), 19.02-6R (Open space – Metropolitan Melbourne), 19.03-3S (Integrated water management)
Other planning strategies, policies and guidelines	- Plan Melbourne Direction 1.1, Direction 2.2, Direction 3.3, Direction 4.1, Direction 5.1, 5.2, 5.3 and 5.4 - Toolern Precinct Structure Plan - Toolern Native Vegetation Precinct Plan - Toolern Development Contributions Plan - *Development Contributions Guidelines*, Department of Sustainability and Environment, March 2007 (Development Contributions Guidelines) - *Precinct Structure Planning Guidelines*, Victorian Planning Authority and Department of Environment, Land, Water and Planning, October 2021
Planning scheme provisions	- Urban Growth Zone - Development Contributions Plan Overlay - Heritage Overlay
Planning scheme amendments	C249, VC250, C84 (Part 1) and C84 (Part 2)

	Relevant references
Ministerial directions	- Ministerial Direction on the preparation and content of development contributions plans and Ministerial reporting requirements for development contributions plan - Ministerial Direction 1 (Potentially Contaminated Land) - Ministerial Direction 9 (Metropolitan Planning Strategy) - Ministerial Direction 11 (Strategic Assessment of Amendments) - Ministerial Direction 12 (Urban Growth Zones) - Ministerial Direction 19 (Preparation and Content of Amendments that may significantly impact the environment, amenity and human health - Ministerial Direction 20 (Major Hazards Facilities)
Planning practice notes	- Planning Practice Note 1 (Applying the Heritage Overlay) - Planning Practice Note 7 (Vegetation protection in urban areas) - Planning Practice Note 30 (Potentially contaminated land) - Planning Practice Note 47 (Urban Growth Zone) - Planning Practice Note 46 (Strategic Assessment Guidelines) - Planning Practice Note 56 (Activity Centre Zone)

2.2 Amendment strategic justification

(i) Background

The *Toolern Development Contributions Plan Review and Precinct Structure Plan Refresh Planning Report* (Planning Report) states issues identified in the Toolern PSP area include:

- community and recreation infrastructure funding shortfalls
- higher than expected residential development density
- insufficient drainage assets identified by Melbourne Water's Development Services Scheme review.

There were significant funding shortfalls for transport, community and recreation infrastructure because:

- functional layout plans were not prepared for the transport system, resulting in:
  - inadequate land reserved for transport projects
  - there was uncertainty in how the transport system will look and perform once it is delivered
  - inadequate money was collected to construct the interim road and intersection works
- project cost sheets were not prepared for transport projects
- bridge designs and project cost sheets were not prepared for the 14 bridges in the Toolern PSP area, and inadequate money was collected for their construction
- the Paynes Road PSP and Rockbank PSP identified new transport projects in the Toolern PSP area and apportioned some of their construction costs to the Toolern DCP, however they are not included in the Toolern PSP or DCP, and the existing Toolern DCP is not collecting money to construct these projects
- the *Cobblebank Metropolitan Activity Centre Urban Design Framework* (Cobblebank UDF) identified two bridge projects and one intersection project not included in the Toolern

PSP or DCP, and the existing Toolern DCP is not collecting money to acquire land or construct these projects
- the community centre, active recreation reserve and pavilion designs were not prepared
- project cost sheets were not prepared for community and recreation infrastructure.

(ii) The issues

The issues are:
- whether the proposed development infrastructure levy (DIL) amounts will unreasonably impact housing affordability
- whether the Amendment is strategically justified and should proceed.

(iii) Evidence and submissions

Council referred to the Explanatory Report which states the Amendment supports and implements planning policy objectives because it proposes to:
- redesignate the Cobblebank Major Activity Centre to a Metropolitan Activity Centre and identifies it as an area suitable for transit-oriented development
- increase the retail floor area in the Cobblebank Activity Centre from 30,000 square metres to 70,000 square metres consistent with the approved Cobblebank Metropolitan Activity Centre Urban Design Framework
- facilitate development in the Toolern PSP area to encourage economic development and maximise economic opportunities in the Cobblebank Activity Centre
- add transport projects to the Toolern DCP so that appropriate transport infrastructure is delivered to service the growth of the community
- add transport projects from the Paynes Road and Rockbank PSPs, and the Cobblebank UDF
- change the land areas and project costs for most transport projects to ensure adequate money is being collected to acquire the land and construct the projects identified in the Toolern PSP and DCP
- introduce provisions that protect the Werribee River and Melton Reservoir.

No submission considered the Amendment should be abandoned because it had insufficient strategic justification.

Council called Mr De Silva of Mesh and Mr Ainsaar of Urban Enterprise as development contributions experts. Both experts supported the Amendment subject to recommended changes. They agreed that without review and adjustment to the existing Toolern DCP and PSP:
- an increasing gap in infrastructure funding capacity will need to be met by the Council
- delivery of the higher order infrastructure will be delayed due to underfunded projects
- proponents of works-in-kind will be discouraged from delivering infrastructure due to shortfalls in credit values.

Mr De Silva considered the Amendment is needed to meet the objectives of State policy, the Toolern PSP and Toolern DCP regarding the timely delivery of infrastructure that meets the needs of newly emerging communities.

Housing affordability

Seven submissions considered the proposed increased DILs would negatively impact housing affordability. Thornhill Gardens Dev Co submitted that housing would be less accessible to low

and moderate income individuals and families. Australian Unity, Miravor and Roman Catholic Trust Corporation for the Diocese of Melbourne each submitted:

> The increase in levy amount will undoubtedly be passed on to future homeowners as increased land costs. At a time when Victoria is facing an affordability and housing supply crisis, both Council and State Government need to be doing more to minimise the cost of developing land to facilitate increased supply in the short term.

Mount Cottrell Project Management Pty Ltd objected to the proposed DIL because it considered a 58 per cent increase to be too high during a housing crisis where affordable housing is sought. It submitted that Victoria's housing affordability is at its lowest in 30 years and the Victorian Government's Housing Statement:

- states that without change, there will be a shortfall of more than 25,000 homes each year for the next 10 years
- sets a bold target of building 800,000 homes by 2034.

Growland submitted it would pass on any additional cost to its purchasers. It explained the increased $6.1 million across its 643 lots would equate to almost $10,000 more for each lot.

Council, Mr Ainsaar and Mr De Silva each considered the proposed DILs are comparable with those in surrounding areas. Mr De Silva stated that Clauses 16.01-2S (Housing affordability) and 16.01-1R (Housing supply) are relevant because the Amendment "*seeks to facilitate well-located, integrated and diverse housing that meets community needs and deliver affordable housing closer to jobs, transport and services*".

Council submitted:

- submitters have not provided evidence to support assertions regarding housing affordability
- the gross increase to the DIL is large only because the underlying DCP costs are too low
- it relied on Mr De Silva's expert advice that housing affordability is:
  - more complex than saying the increased DILs will increase the average cost for each lot by that amount
  - based on many factors such as land tenure costs, development costs, and the market.

Council concluded:

> The sound basis for the Panel to proceed to recognise that these contributions are of an order which is higher than some and lower than others and therefore unlikely to distort costs in the market materially and therefore the Amendment will not impact affordability through its process to provides a proper estimate of costs of development.

(iv) Discussion

The Toolern DCP anticipates about 24,000 dwellings and 55,000 people in the Toolern PSP area.

The Amendment seeks to implement the first review of the Toolern DCP since it was introduced 13 years ago. The Toolern DCP states that it *"should be reviewed and if necessary updated every five years (or more if required)"*. The Toolern DCP includes a method for indexing specified construction costs and revaluing properties to ensure they are as accurate as possible when transactions are made. There has been significant development in the Toolern PSP area since 2011.

When prepared, the Toolern DCP was not informed by functional layout plans for the transport system and project cost sheets for transport projects.

Council started reviewing the Toolern PSP and DCP in early 2020 that found a shortfall of over $223 million (in $2021/22 dollars) in contributions needed to fund the plan. Council is currently unable to collect:

- further DIL or Community Infrastructure Levy on land where they have been collected
- more than what is specified in the existing Toolern DCP.

This is financially unsustainable and will result in important infrastructure and open space not being delivered when needed by the community. The Amendment is needed to:

- provide for the fair, orderly, economic, and sustainable use, and development of land
- ensure a pleasant, efficient, and safe working, living and recreational environment
- protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community
- facilitate development in accordance with the objectives of planning in Victoria.

These are policy outcomes consistent with planning objectives a), c), e) and f) set out in section 4(1) of the PE Act.

The Panel understands that developers will now have to pay significantly higher DILs than those specified in existing Toolern DCP. This is otherwise referred to as 'bill shock' and was not previously accounted for. From another perspective, developers who have already developed a significant proportion of the Toolern PSP area have benefitted from lower than required DILs and from Council funding the shortfall. The exhibited Toolern DCP more accurately reflects what developers should be contributing to ensure that infrastructure and open space can be practically delivered.

Planning Scheme Clause 71.02-3 (Integrated decision making) asks planning to assess competing policy objectives to determine whether the Amendment is achieving net community benefit and sustainable development. Accordingly, the Panel considered how increasing the DILs needed to achieve settlement and urban growth area policy objectives will affect the ability to meet housing affordability policy objectives.

Housing affordability

Of the submissions which considered the increased DILs would negatively impact housing affordability, none provided information to support these claims. Information may have included the yearly income of typical purchasers compared with the median housing prices in the Toolern PSP area.

The Panel heard that a portion of developers may decide to absorb the increased costs while others may pass it on to the purchaser. However, increased housing costs do not automatically translate into negatively impacting the ability to achieve housing affordability policy objectives.

The Panel agrees with Council that there is no simple straight-line relationship between the increased DILs and possible increased housing prices that may follow. This is because, as acknowledged by developers at the Hearing, some may pass on part or all the increase amount while others may absorb the costs. It may also be difficult to single out the DILs as the predominant contributor to any future housing price increase. For example, a future housing price increase may be predominantly attributable to increased market demand.

Council's comparison of DILs in other areas demonstrates the Toolern DCP is comparable, however it still falls short of understanding how potential increased housing costs may affect housing

affordability. It can only be assumed that other comparable DILs are not negatively impacting affordable housing.

Without supporting information, the Panel is unable to conclude that increased development costs will increase housing prices that unreasonably impact housing affordability to the point where policy objectives cannot be met.

(v) Conclusions

The Panel concludes:

- The proposed development infrastructure levies will increase development costs which may increase housing prices, however there is no evidence they will unreasonably impact housing affordability to the point where the broad policy objectives cannot be met.
- For the reasons set out in this report, the Amendment:
  - is supported by, and implements, the relevant sections of the Planning Policy Framework
  - is consistent with the relevant Ministerial Directions and Practice Notes
  - is well founded and strategically justified
  - should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

2.3 Increased development infrastructure levy impacts

(i) The issues

The issues are:

- whether minimum specified housing densities should be increased to offset the increased costs
- the impact of increased DILs on property value and subsequent compensation when land is acquired.

(ii) Background

Planning Scheme Clause 11.03-2S (Growth areas) states:

> Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

The Precinct Structure Planning Guidelines state at Target T2:

> The PSP should facilitate increased densities with an average of 20 dwellings or more per NDHA[2] across the entire PSP area.

Toolern PSP Section 3.2.2 specifies an average density of at least 15 dwellings per net developable hectare across the precinct that includes:

- high density housing (more than 30 dwellings per net developable hectare) generally located in Activity Centres, and within 200 metres of Neighbourhood Activity Centres

[2] Net developable hectare

- medium density housing (above 15 to 30 dwellings per net developable hectare) generally located within 400 metres of Neighbourhood Activity Centres and 800 metres of Cobblebank Railway station, framing the Metropolitan Activity Centre
- conventional density housing (10 to 15 dwellings per net developable hectare).

(iii) Evidence and submissions

Numerous submissions considered the increased DIL charges:

- could negatively affect development viability and the affordability of dwellings in the Toolern PSP area
- will negatively affect the valuation of land being acquired for infrastructure delivery.

Submissions proposed the Toolern PSP encourage or mandate higher dwelling densities to enable developers to offset increased DIL charges.

Mr De Silva and Mr Ainsaar stated:

- the proposed infrastructure is required for the population forecasted for the Toolern PSP
- the proposed DIL is consistent with charges for similar PSPs
- underestimated DIL charges distort land acquisition values.

Council submitted:

- development in the Toolern PSP area was currently delivering a dwelling density of over 21 dwellings per net developable hectare, which exceeds the target of 20 dwellings specified in the Planning Scheme and Victorian Planning Authority (VPA) guidance
- the overall target of 15 dwellings per hectare specified in the Amendment did not reflect the higher 'on the ground' density being achieved
- the Toolern PSP and the Planning Scheme express density requirements as minimums rather than not maximums, and allow an application for increased density development on a specific site to be considered by Council on its merits
- infrastructure included in the Toolern PSP was required to service the updated population forecast and that increasing densities in the Toolern PSP area would also increase the infrastructure needed to service the additional population that would result from increased densities.

Council proposed to revise the Toolern PSP to reflect a target of 21 dwellings per hectare.

(iv) Discussion

No submission questioned the revised population forecast reflected in the Council Planning Report or expert evidence that additional infrastructure would be required to serve a larger population resulting from increased density development.

There is a direct relationship between the expected future population and the level of infrastructure required for the Toolern PSP area. This means increasing development density is not an effective means of offsetting increased DIL charges because the increased density generates increased demand for additional infrastructure that would need to be planned for and costed in the DIL for the Toolern PSP area.

The Planning Scheme and Precinct Structure Planning Guidelines clearly establish a minimum average of 20 dwellings per hectare as the target to facilitate across the Toolern PSP area. This

target should apply because over 10 years have passed since the Toolern PSP was introduced into the Planning Scheme.

It is beyond the scope of the Panel process to comment on existing processes to establish a fair and reasonable price for land required for infrastructure. However, an increase in a DIL will be relevant when valuing land.

The PE Act requires planning to consider, among other things, the economic impact of a planning scheme amendment. This impact is at a community level and does not extend to private financial impact such as property value. No submission or expert suggested that an increased DIL on property values will negatively and unreasonably impact the broader community.

(v) Conclusions and recommendation

The Panel concludes:

- Minimum densities should not be increased to offset increased Development Infrastructure Levies.
- The Toolern Precinct Structure Plan should be revised to specify a minimum of 20 dwellings per net developable hectare across the precinct, consistent with policy, guidance and what is currently being achieved.

The Panel recommends:

Amend the Toolern Precinct Structure Plan to specify a minimum average of 20 dwellings per net developable hectare across the precinct.

2.4 Aboriginal cultural heritage

(i) The issue

The issue is whether the Toolern PSP has appropriately considered Aboriginal cultural heritage.

(ii) Background

The Toolern PSP includes:

- maps identifying areas with a high probability of occupation and sites identified as Aboriginal sites (Plans 4 and 12)
- discussion on 56 sites in or near the study area of Aboriginal significance listed on the Aboriginal Affairs Victoria Heritage Register
- the following planning and design guidelines:

  Proponents undertaking development of land identified on the Victorian Aboriginal Heritage Register, and/or with high Aboriginal cultural heritage values including those on Plans 4 and 12, should liaise with the designated Registered Aboriginal Party to ascertain whether heritage interpretation is appropriate in these identified locations, and how the heritage site(s) should be incorporated into the design of the subdivision.

(iii) Evidence and submissions

The Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation submitted:

- it regards it good practice for a PSP to undertake an Aboriginal Cultural Heritage Impact Assessment (ACHIA) and Cultural Values Assessment (CVA)
- an Aboriginal Cultural Heritage Impact Assessment does not appear to have been completed for the Toolern PSP

- it advocates for a developer to apply protective measures for Aboriginal cultural heritage, typically through avoiding or minimising harm to registered Aboriginal Places, in accordance with section 61 of the *Aboriginal Heritage Act 2006*
- the Toolern PSP should give developers with scope to protect cultural heritage and be flexible to allow changes if Aboriginal cultural heritage and cultural values are identified.

Regarding Melton Heritage Overlay (HO129 and HO130), Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation submitted:

- the Elders have identified that HO129 is likely to be a location of Aboriginal cultural heritage significance and encourage it be included in the Heritage Overlay
- the Elders consider HO129 and HO130 to be important to the Wurundjeri Woi-wurrung community
- the Staughton family developed strong relationships with the Wurundjeri Woi-wurrung people while they occupied the Exford Estate.

Council acknowledged it is now standard practice to create an ACHIA and CVA when preparing a PSP. It submitted:

- the Toolern PSP was prepared in 2010 when it was not common practice for a PSP to be informed by a ACHIA and CVA
- it would be difficult to prepare an ACHIA or CVA now, given a significant percentage of the Toolern PSP has now been permitted or being considered through current applications
- the Toolern PSP has been refreshed rather than rewritten so the Amendment does not propose new requirements and guidelines
- if Council prepared the Toolern PSP today:
  - the process would have been supported by a more thorough examination of Aboriginal cultural values and included improved guidance on Aboriginal cultural value management
  - there would be administrative challenges from many planning permits being non-compliant
  - there would be compliance and enforcement challenges result from the ambiguity between the former and new Toolern PSP.

Regarding Melton Heritage Overlay (HO129 and HO130), Council submitted:

- both heritage listings were introduced by Amendment C198melt on 1 September 2021
- the strong relationship between the Staughton family and the Wurundjeri Woi-wurrung people during the family's occupation of the Exford Estate:
  - should be considered through a future review of Statements of Significance for places with the Melton Heritage Overlay
  - can be recognised through notes on the Victorian Heritage Database.

(iv) Discussion

The Toolern PSP identifies areas of cultural sensitivity and registered Aboriginal sites which are subject to separate heritage legislation and processes. A significant proportion of the Toolern PSP area has been developed with this guidance in place. This content continues to guide future development on how planning and design should respond to identified Aboriginal cultural heritage.

As acknowledged by Council, a more consultative process and comprehensive response to Aboriginal cultural heritage would have informed the Toolern PSP if it was applied to a mostly greenfield area today. This would have improved guidance on Aboriginal cultural value management. However, these circumstances do not apply here.

After 13 years since the Toolern PSP was introduced:

- a significant proportion of the Toolern PSP area has been developed
- there is existing legislation and processes help protect and managing Aboriginal cultural heritage
- the Toolern PSP provides guidance on these heritage areas, sites and processes
- no new heritage place has been subsequently identified
- the Amendment is implementing a 'light' review of the Toolern PSP.

The Panel notes Council's support to recognise the strong relationship between the Staughton family and the Wurundjeri Woi-wurrung people during the family's occupation of the Exford Estate. The process for achieving this is separate to the Amendment.

(v) Conclusion

The Panel concludes:

- The Toolern Precinct Structure Plan would have benefitted from a more consultative process and comprehensive response to Aboriginal cultural heritage if prepared today, however it did does not need to be revised when considering:
  - the significant proportion of the Toolern Precinct Structure Plan already developed
  - existing legislation and processes and associated guidance in the Toolern Precinct Structure Plan that help protect and manage Aboriginal cultural heritage.
- Matters relating to the Melton Heritage Overlay (HO129 and HO130) can be managed through separate processes and are beyond the scope of the Amendment.

3 Project costs and levies

3.1 Development infrastructure levy baseline year

(i) The issue

The issue is whether the DIL amounts specified in the Toolern DCP and DCPO3 should be indexed to current dollars rather than the indexed 2021/22 dollars.

(ii) Evidence and submissions

Four submissions requested that the exhibited DIL be revised from 2021/22 dollars to 2024 dollars to reflect the rate at the time of approval. They explained it is difficult to determine the full impact of the increased rate on the development contribution liability for sites without knowing the 2024/2025 dollar value of that liability.

Mr De Silva and Mr Ainsaar considered it common practice to index project costs to the current year, on or before approving a DCP.

Council submitted it intended to use 2024/25 indexed costs in the adopted Toolern DCP, as reflected in the Version 1 documents that it provided at the start of the Hearing. It said it was open to the Panel to recommend the levy rates in DCPO3 be indexed at the time of approval.

(iii) Discussion

No submission objected to using 2024/25 indexed DIL costs in the Toolern DCP. Landowners have a need for clarity of development contribution liability. The use of costs indexed to 2024/25 will address this need.

(iv) Conclusion and recommendation

The Panel concludes the Development Infrastructure Levy amounts specified in the Toolern Development Contributions Plan and Development Contributions Plan Overlay Schedule 3 should be indexed to July 2024 dollars rather than the indexed 2021/22 dollars.

The Panel recommends:

> **Amend the Toolern Development Contributions Plan and Development Contributions Plan Overlay Schedule 3 to index the Development Infrastructure Levy amounts to July 2024 dollars.**

3.2 Toolern DCP construction and land value costs and indexation

(i) The issue

The issue is whether the Toolern DCP construction and land value costs and indexation are appropriate.

(ii) Background

All versions of the Toolern DCP since 2011 including the exhibited version have stated the following with different baseline dollar years:

CONSTRUCTION AND LAND VALUE COSTS AND INDEXATION

The construction costs for all infrastructure projects are in July 2021 dollars and the cost of land is in July 2021 dollars and will be indexed by the Collecting Agency annually for inflation in the following way.

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

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

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

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

(iii) Evidence and submissions

Project cost estimates

Exford Waters submitted that the Cardno costings reflected in the exhibited DIL and the project cost estimates provided by Ms McKenna are moderately and excessively high, respectively.

Growland raised general concern about project costs. It called Mr Turnbull of Traffix Group as a traffic engineering expert. Mr Turnbull considered that further review and justification is needed where proposed intersection costs significantly exceed the VPA Benchmark Costings.

Lendlease submitted:

- the existing Toolern DCP is underfunded and should be rectified
- actual costs for road and intersection projects delivered as Works-In-Kind correlated well with the VPA benchmarks relied on by Council, and clarified verbally that this statement would remain true if rock allowances were reduced
- project cost estimates should not be revised to reflect Ms McKenna's independent estimates as her evidence relied on a desktop review and was not informed by any geotechnical analysis or actual costs for projects within the Toolern PSP.

No other submitter provided information on actual project delivery costs for like projects in the Toolern DCP area.

Australian Unity Funds Management, Miravor Property Group, Roman Catholic Trust Corporation, and Thornhill Gardens Dev Co called Mr Jeffry-Monck as an expert on development contributions plans. Mr Jeffry-Monck considered:

- the construction rates in the Benchmark Costings were too high
- Council should have used local construction projects to inform costings
- Cardno's allowance for rock excavation was too high
- some project costings duplicated costs between road and intersection plans.

Council called Ms McKenna of WTP Australia (WT) as an expert on costings. Ms McKenna stated:

- WT had undertaken independent estimates of the cost to deliver infrastructure projects in the Toolern DCP
- the estimates were prepared using first principles estimating based upon current day rates and benchmarking from WT's internal database to derive a base case cost estimate

- the initial project cost estimates prepared by WT were higher than the project cost estimates in the exhibited Toolern DCP by $97.9 million, mostly resulting from differences in road, intersection and bridge costings
- WT reduced costing allowances for rock excavation, drainage and surface paint to shared paths, following additional information received from the engineering and transport expert meeting
- this adjustment reduced WT estimated road costs by $9.1 million and intersection costs by $10.2 million
- WT concluded that cost estimates in the Toolern PSP are about:
  - 26 per cent lower than the WT estimate for transport projects
  - 12 per cent lower for community infrastructure projects.

The engineering and costing expert statement identified an overlap between Intersection IT01 and Road RD01 in the Toolern DCP costings and agreed that the extent of works for transport projects should be confirmed before transport costings are finalised.

Council submitted that the transport project costings were drawn from the Transport Project Review conducted by Cardno in March 2022 which developed Functional Layout Plans for all identified projects and used VPA benchmark designs and costings unless a bespoke cross-section was required. Council acknowledged that projects can be costed numerous ways. It outlined the rationale for the method adopted in the exhibited Toolern DCP where costs are:

- based on many projects across 26 DCPs in the growth areas
- based on DCP projects where arterial roads, intersections and bridges are funded, and therefore the costings are based on like projects
- used by the VPA for costing projects in the growth areas and so their use is consistent with other contemporary growth areas – costs and their indexation have been the subject of detailed mathematical analysis to determine appropriate P50 and P90 costings.

At the Hearing in response to questions, Mr Turnbull acknowledged that land is not included in the VPA benchmark cost estimates, which accounts for a substantial part of the cost estimate differences.

Council submitted:

- Mr Jeffery-Monck drew on a small pool of projects that were not directly comparable and reflected a single point in time. As a result, Mr Jeffery-Monck's evidence did not demonstrate that Council's estimation method was not reasonable
- varying views about the appropriate allowance for rock do not undermine the reasonableness of the existing project costing estimates
- based on the Lend Lease submissions, 15 per cent rock allowance applied in the Cardno costings is likely to result in a reasonable approximation of costs
- there is an overlap between Intersection IT01 and Road RD01 in the Toolern DCP costings and the Panel is invited to recommend a review to correct any overlap between intersection and road projects before the Amendment is adopted.

Land valuation

Exford Waters considered it should not have pay for recent land rate increases for land that Council should have purchased years ago. It submitted:

- Open Spaces OS01, OS02 and OC3 are yet to be purchased by Council from each relevant developer, and are the main cost increase to Charge Area 1

- relevant developers have already developed most of their land having paid historically low DCP rates
- open space land that was valued about $426,000 for each hectare in the 2011 Toolern DCP is valued at $2,000,000 for each hectare in 2021/22 rates.

Council submitted:

- the DIL annual indexations are informed by and include annual land valuations
- it could advise when it is likely to acquire Open Space OS03 if Exford Water requested this in writing.

Mr De Silva and Mr Ainsaar of Urban Enterprise gave evidence that the indexing methodology applied for the DIL was common practice for the development of DCPs.

Construction indexation

Lendlease requested the preferred annual cost escalation for projects be clarified. It explained that Toolern DCP section 3.1.1 states the annual cost escalation should apply the Rawlinsons Australian Construction Handbook, however Cardno escalated costings using the VPA Benchmark Infrastructure Costing.

Council clarified that construction costs would be escalated using the Rawlinsons Australian Construction Handbook, consistent with what is specified in Toolern DCP section 3.1.6. Lendlease subsequently acknowledged that Council's clarification resolved the issue.

(iv) Discussion

Project cost estimates

Project cost estimates can be established numerous ways. The Panel has considered whether the cost estimation method proposed by the Toolern DCP is reasonable.

Mr Turnbull's acknowledgement that land is not included in the VPA benchmark cost estimates negates the need for further review and justification where proposed intersection costs significantly exceed the VPA Benchmark Costings.

The project allowances in the Cardno cost estimates are appropriate to apply for projects in the Toolern DCP. The Panel had regard to:

- varying expert views regarding the appropriate rock and other allowances for the Toolern DCP transport project cost estimates
- Lendlease's submission that estimated project costs correlated well with actual project delivery costs.

Actual figures are likely to vary from project to project, however this does not make the project allowances inappropriate. There was insufficient information to enable the Panel to consider alternative allowances.

Reasonable cost estimates must be drawn from a broad range of comparable projects over an adequate time period to avoid distortion from 'outlier quotes' and short-term market impacts. The Panel accepts that the use of VPA benchmarks, adjusted to reflect specific projects, achieves this outcome.

Land valuation

The need for annual land valuations conducted by a registered land valuer has been clearly outlined in every version of the Toolern DCP since 2011. No submission raised concern about the proposed valuation process. It is beyond the scope of the Panel to comment on existing processes and timing for the collection of Council rates from landowners or the acquisition of land by Council.

Construction indexation

The Panel acknowledges that landowners need clarity about how construction project costs will be indexed. The Panel considers that Council's confirmation that construction costs will be escalated using the Rawlinsons Australian Construction Handbook provides this clarity.

(v) Conclusions and recommendation

The Panel concludes:

- The project costing methodology in the Toolern Development Contributions Plan is reasonable.
- Council should review all intersection and road projects to identify and correct overlap of projects before finalising project cost estimates and adopting the Amendment.
- The Toolern Development Contributions Plan annual land valuation and Development Infrastructure Levy indexation that have applied since 2011 are appropriate.

The Panel recommends:

> **Amend the Toolern Development Contributions Plan to correct any overlap between intersection and road projects.**

3.3 Approach to project justification and external apportionment

(i) The issue

The issue is whether the approach to justifying the inclusion and apportionment of projects in the Toolern DCP is appropriate.

(ii) Background

The Development Contributions Guidelines advise on preparing DCPs and relevant extracts are summarised below.

Principles:

- DCPs must have a strategic basis
- Justification of infrastructure projects
- Nexus between new development and the need for new infrastructure
- DCPs must have a reasonable time horizon
- Infrastructure costs must be apportioned based on projected 'share of usage'
- A commitment to provide the infrastructure
- Accountability
- Transparency
- DCP must be in the planning scheme.

To qualify for inclusion in a DCP, all infrastructure:

- must be used by a broad cross-section of the community, and

- must serve a neighbourhood-sized catchment or larger area.

This means that the infrastructure provided is likely to be used by a broad range of people, given the likely profile of the expected community (age, ethnicity, sex) which justifies the selection of the infrastructure.

To justify an infrastructure project to be included in a DCP, the type and standard of infrastructure must be either:

- basic to the health, safety or well-being of the community, or
- consistent with current community expectations of what is required to meet its health, safety or well-being.

(iii) Evidence and submissions

Submissions considered:

- the extent and level of infrastructure proposed for inclusion in the Toolern DCP exceeded the standard required by the PE Act and Precinct Structure Plan Guidelines
- the apportionment of some infrastructure to the Toolern DCP was too high
- some infrastructure should be funded by Growth Areas Infrastructure Contribution (GAIC) rather than through the Toolern DCP
- it is not fair and equitable to transfer increased cost resulting from earlier inadequate planning onto developers and that that a substantial portion of the infrastructure projects should be funded directly from GAIC collected in the precinct
- the Toolern DCP should only include 'essential' infrastructure projects by assessing "*what we can do without*"
- grade-separated railway crossings are not an essential item and, if required by state transport policy should be funded through State programs such as GAIC or the Level Crossing removal Program
- what is 'basic and essential infrastructure' must be considered in the context of what the community can afford.

Mr Turnbull stated:

- the need for all projects should be reviewed because the proposed DIL is too high and proposed some projects be redesigned or removed to reduce costs
- decoupling the Toolern Park PSP from the Toolern PSP potentially creates inequitable apportionment of costs for Bridge BD03 and Roads RD05 and RD06.

Exford Waters submitted that increased developer contributions were not justified because additional projects are about 5 kilometres away and not connected with the Exford Water site and that contributions should only be apportioned to a charge area where direct infrastructure benefit is received.

Two groups of experts each met separately to document what they agreed to. One group comprised development contributions experts, while the other was traffic and engineering experts. The traffic and engineering experts included, among other participants:

- Mr Lucioni of Stantec called by Council and Mr Turnbull (traffic engineering)
- Mr Watters of SMEC called by Lendlease (civil engineering).

The traffic and engineering experts agreed the apportionment of Roads RD05 and RD06 and Bridge BD03 in the Toolern Park PSP should be reassessed, subject to funding viability and prior

agreements between Council, Department of Transport and Planning (Transport) (DTP), VPA and the Victorian government.

Lendlease submitted that it would not be appropriate to allocate any of the costs of projects RD05, RD06 and BD03 to the Toolern Park DCP as the infrastructure has a network role and the need for the projects is overwhelmingly generated by the Toolern PSP, as confirmed by Mr Lucioni.

Mr Ainsaar considered the apportionment of cost to be in line with accepted practice for the apportionment of costs of transport projects on the boundary of two or more DCPs.

The development contributions experts agreed that the exhibited Toolern DCP is supported by comprehensive and detailed technical reports and strategic studies that provide the strategic justification for changes to projects and the evidence base for project costs.

In relation to project justification, Council submitted:

- 97 per cent of infrastructure projects included in the exhibited Toolern DCP (87 out of 90 projects) are in the existing Toolern DCP and have been tested through a planning system amendment or Planning Panel process
- the three new projects (Bridges BD15 and BD16 and Intersection IT24) are justified by the Cobblebank UDF that has been through a consultation process
- the Victorian planning system does not require all documents and decisions to be put to a planning scheme amendment or Panel process to be validly adopted
- the process of adoption of the Cobblebank UDF included a right-of-review for specified persons (including landowners) under the PE Act
- the Planning Scheme already depicts the detail of most infrastructure proposed in the Amendment and, along with the Rockbank PSP and DCP and the Paynes Road PSP, this creates the community expectations of what will be delivered within the area
- the new construction and land acquisition values have been applied to developed and undeveloped land
- where land has already been developed and DIL paid, Council will miss out on receiving money from the DIL uplift
- Council is responsible for meeting any funding gap created by existing development contributing at lower DCP rates
- any funding shortfall is not included in DCP costings for future development
- it does not control GAIC funding so relying on GAIC funding may delay or threaten planned infrastructure delivery.

Regarding the assessment of essential infrastructure, Council submitted:

- the term 'basic and essential' is applied in the Infrastructure Contributions Plan Guidelines and the Infrastructure Contributions Plan Ministerial Direction – it is not used in the DCP process
- the Toolern DCP uses 'essential' in the context of infrastructure items being essential to the health and safety of the community
- the framework of strategic documents defines what is essential and what is expected in the area
- it disagrees that 'essential' infrastructure should be assessed based on '*what we can do without*'

Regarding project apportionment, Council submitted:

- the existing Toolern DCP was tested and gazetted based on all transport projects being linked and shared across a single charge area
- the Amendment C84 Panel 'tested' the question of infrastructure allocation to charge areas and concluded the allocation of items to the four charge areas is appropriate
- the exhibited Toolern DCP includes new transport projects that were apportioned from the adopted Paynes Road and Rockbank DCPs but are not included in the existing Toolern DCP
- the Toolern DCP reflects an apportionment of 50 per cent of the relevant transport project, except for Bridges BD17 and BD18, which are proposed be apportioned:
  - 25 per cent to the Toolern PSP area
  - 25 per cent to the Paynes Road PSP area
  - 50 per cent to the Rockbank PSP area
- the Toolern PSP apportions all transport (road, intersection and bridge) projects to all four Charge Areas based on them providing a holistic, integrated road network to service the entire PSP area –reflecting the assumptions in the existing Toolern DCP
- open space, community and indoor recreation, and outdoor recreation infrastructure projects have been allocated based on the proximity of the project to the catchment
- the treatment of Bridge BD03 and Roads RD05 and RD06 reflects a historic anomaly caused by the excision of the Toolern Park PSP area from Toolern PSP, following the inclusion of Toolern Park in the Urban Growth Boundary
- these projects formed part of the Toolern DCP road network when the Toolern DCP was first approved
- the Toolern Park did not include no external apportionment when that PSP was introduced
- the Amendment takes a consistent approach to historic anomalies – seeking to include projects where other DCPs have previously apportioned costs to Toolern, but not seeking to amend other DCPs prepared after Toolern that would have been prepared cognisant of the infrastructure funded by the Toolern DCP
- Bridge BD03 and Roads RD05 and RD06 should not be apportioned to Toolern Park.

(iv) Discussion

All projects in the Toolern DCP reflect the revised population forecasts for the area and have been subject to the relevant planning system process, including consultation and decision review rights. The DCP guidelines set out the criteria for project justification. Community expectations of infrastructure provision evolve over time, and it is reasonable to expect that existing strategic planning frameworks and current government policy are reflected in the evolution of expectations. Project or DIL cost, alone, is not a sufficient trigger for project review or exclusion.

There will be a funding shortfall for delivering projects in the exhibited Toolern DCP resulting from existing development having contributed at lower DCP rates. Council has acknowledged it is responsible for this funding gap. New development will be required to pay a higher DIL rate to address their share of the revised infrastructure need, but the exhibited DIL does not incorporate costs to address any past funding gap, so land holders are not being asked to address an historic shortfall.

The Development Contributions Guidelines make it clear that councils must ensure that new infrastructure needed by the community is provided when and where it is needed and that funds are available to provide the infrastructure. This outcome cannot be adequately achieved by relying on uncommitted GAIC or other state government funding programs.

No submission raised concerns about the methodology or outcome of apportioning costs for community infrastructure proposed in the Toolern PSP.

Regarding the apportionment of transport infrastructure, the Panel acknowledges the Toolern DCP review has had to consider methodologies applied in the original Toolern DCP, the subsequent adoption of other adjoining PSPs and historic anomalies. The Panel considers that apportioning transport infrastructure on a network basis, consistent with the existing Toolern PSP, is appropriate given that changing methodologies at this point would create difficulties.

The approach to apportioning transport projects from adjoining PSPs is appropriate because it reflects current practice where infrastructure is on the boundary of two or more PSP areas.

The need for Bridge BD03 and Roads RD05 and RD06 is overwhelmingly generated by the Toolern PSP. It is not appropriate to reassess the apportionment of these project costs given that the Toolern Park PSP is not being revised and there is no commitment to GAIC funding for the projects.

It is beyond scope of the Amendment to consider alternative projects, and any such alternatives should be exhibited to give landowners and other stakeholders with an opportunity to comment.

(v) Conclusion

The Panel concludes that the approach to justifying the inclusion and apportionment of projects in the Toolern Development Contributions Plan is appropriate.

3.4 Existing project scoping approach

(i) The issue

The issue is whether the approach for scoping the construction and completion of existing projects is appropriate.

(ii) Evidence and submissions

Exford Waters requested the Toolern DCP clarify how construction and completion of existing projects have been accommodated in project scope. It referred to Road RD04 as an example where part of the road has been constructed and the project cost is proposed to be increased from $8,900,000 to $15,487,554 (74 per cent increase).

In response, Council submitted:

- it did not prepare new designs and costings for projects already constructed
- for completed projects, the costs from the existing Toolern DCP have been indexed and no new costing or design work has been undertaken for the Amendment
- rather, these have been indexed from the values in the existing Toolern DCP to 2022 dollars (in the Amendment) using the Rawlinsons Building Price Index – being the index nominated in the exhibited Toolern DCP
- the functional layout plans prepared by Cardno have taken the approved plans for Road RD04 and have shown these as blue linework on the Cardno functional layout plans

- Road RD04 has been delivered in an interim standard only, with large sections without kerb and channel, footpaths, bicycle infrastructure, nature strips or public lighting to date
- the exhibited Toolern DCP reflects revised costings that ensure all Road RD04 infrastructure can be delivered.

Mr Ainsaar stated the Cardno report provides a sound evidence base for the transport infrastructure projects identified in the Toolern DCP, including the scope of those projects and estimates of cost, based on current approaches for DCPs and ICPs. He added, for transport projects already constructed or underway, the approach to retaining and indexing the construction cost was fair and practical.

(iii) Discussion

The Panel notes the significant increase to development costs in recent years is challenging for developers. Many factors influencing these increased costs are beyond the Toolern DCP or even the broader planning process. The Toolern DCP's approach for scoping existing projects cannot be considered based on cyclical market forces.

The Toolern DCP provides a sound approach to addressing completed or under construction projects. Interim infrastructure has been considered and incorporated in cost estimates to ensure the ultimate infrastructure provision is accurately reflected in the Toolern DCP.

(iv) Conclusion

The Panel concludes that the method for scoping the construction and completion of existing projects is appropriate.

3.5 DCP charge areas

(i) The issue

The issue is whether the Toolern DCP charge areas have been appropriately applied.

(ii) Evidence and submissions

Council explained the Amendment does not seek to change the existing charge areas.

Exford Waters submitted that:

- an alternative tiered DIL rate be applied, based on proximity to new projects or the application of separate assessments for already developed areas. The alternative approach would result in DIL charges as follows:
  - Charge area 1 to go down by $30,000 per hectare
  - Charge area 2 to go up by $4,750 per hectare
  - Charge area 3 and 4 to go up by $2,000 per hectare
- the above proposed change could have a similar effect to creating additional Charge Areas and would result in DCP rates that are directly apportioned to the benefit provided

Growland submitted that any review of the charging areas is beyond the scope of the Amendment and that any change to the charge areas would need to be the subject of further notice.

Council considered the Exford Waters alternative DIL charges to be arbitrary, and without a rational basis that respond to the DCP guidelines.

(iii) Discussion

Alternative DIL charges sought by Exford Waters have not been justified in line with the Development Contributions Guidelines. The Panel was not presented with information demonstrating that justification, costings or apportionment of the projects making up the charge are inappropriate or unreasonable.

The Toolern DCP does not propose any change to the charge areas established in the Toolern PSP in 2011, which were considered and supported by the Amendment C84 Panel at that time. Consideration of alternative charge areas are beyond the scope of this Amendment because the Panel has not been presented with adequate evidence to demonstrate that the existing charge areas are not resulting in fair or reasonable DIL charges.

(iv) Conclusion

The Panel concludes the Development Contributions Plan charge areas have been appropriately applied.

4 Proposed project designs

4.1 Bridge BD04 – Shared Use Pedestrian Bridge 1: Toolern Creek

(i) The issue

The issue is whether it is appropriate and justified to include Bridge BD04 (pedestrian bridge) in the Toolern PSP and DCP.

(ii) Background

Bridge BD04 is a shared use (cycling and walking) pedestrian bridge across Toolern Creek with an estimated project cost of $1,389,467 (2021 dollars).

Figure 2 Bridge BD04



Source: Toolern PSP Plan 15 extract

(iii) Evidence and submissions

Lendlease submitted the Toolern DCP should exclude Bridge BD04, while acknowledging it may link to a shared path at creek level. It explained the bridge is proposed in a steep gorge where there is a drainage outlet into Toolern Creek.

Mr Watters stated the Bridge BD04 cross-section and plan in the Toolern DCP Appendix 5 (sourced from a report prepared in 2022)[3] indicated the bridge would be 30 metres long, with a deck width of 4 metres.

Mr Watters considered that Bridge BD04:

- is inappropriate because its atypical design had not considered the actual incised nature of the actual location
- would therefore be underfunded and may have a detrimental financial impact on Council's capacity to deliver the bridge
- should either be deleted from the Toolern DCP or if it is to remain, there should be a more detailed investigation to more accurately cost the project.

At the expert meeting, all traffic engineering/quantity surveying experts agreed:

- it is reasonable for Council to seek GAIC funding for a range of items including Bridge BD04
- further investigation into Bridge BD04 is required to ensure viability and relevance of cost estimates.

[3] Recommended changes to Toolern PSP and DCP Documents (Cardno, March 2022)

Mr Watters agreed the location of Bridge BD04 is subject to the principle of 'generally in accordance with' and as such its precise location may ultimately be more north or south while still providing the required linkage to the pertinent community facilities and active open space.

In response, Council submitted that Bridge BD04:

- is unlikely to be delivered through works-in-kind or through the public infrastructure plan as part of the Urban Growth Zone requirements
- will likely require a bespoke design due to its location
- should be included in the Toolern DCP so that developers can contribute towards it, even if Council must fund the difference between the specified and ultimate bridge.

(iv) Discussion

The Panel agrees with Council that using standard VPA DCP costings is a suitable approach for a DCP refresh. Having said that, the bridge design would have benefitted from a bespoke design that considered the local incised topography to better understand the construction costs and Toolern DCP project cost. However, not having costings based on a bespoke design at this stage is a not a flaw and aligns with the standard VPA DCP costings.

(v) Conclusion

The Panel concludes it is appropriate and justified to include Bridge BD04 (pedestrian bridge) in the Toolern Precinct Structure Plan and Development Contributions Plan.

4.2 Road RD08 – Exford Road: Mount Cottrell Road (IT06) to Paynes Road (IT07)

(i) The issue

The issue is whether the road cross section for Road RD08 (Exford Road / Toolern Road) has been appropriately designed.

(ii) Background

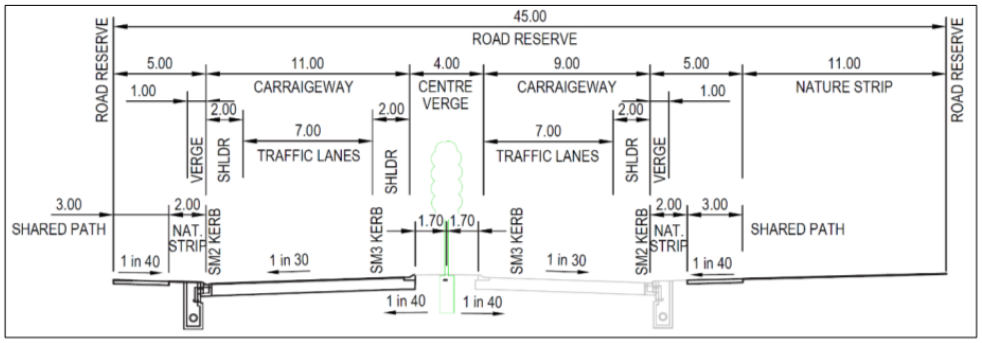
As shown in Figure 3, the Toolern PSP includes Road RD08. It is a Secondary Arterial Road 4-Lane located between Mount Cottrell Road and Paynes Road with a road reservation width of 45 metres. Figure 4 shows the Road RD08 cross-section.

Figure 3 Road RD08 context plan



Source: Toolern PSP Plan 4 extract

Figure 4 Road RD08 cross-section



Source: Toolern PSP Cross-section 12

(iii) Evidence and submissions

DTP acknowledged discussions with Council in 2015 and 2020, and advised its current position regarding the preferred road design for Road RD08 was informed by its ongoing investigation. It submitted:

- the Amendment proposes Road RD08 (approximately 1,650 metres long) to be 34 metres wide (4 lanes with a 11-metre nature strip), which reduces the carriageway width by 9 metres but retains the overall road reserve width
- it did not support reducing the road reserve width for network integrity reasons.

Mr Lucioni stated the proposed road design was consistent with the Rockbank PSP and that projected vehicle volumes of up to 12,000 vehicles each day in a proposed 4 lane carriageway was below the Austroads capacity threshold of 38,000 to 40,000 vehicles each day. He added:

- the proposed 4 lane secondary arterial cross section is aligned with the vision for the abutting section of roadway in the Rockbank PSP
- the nature strip is set aside for a potential southern aligned local frontage roadway a coordinated structure plan approach.

(iv) Discussion

Road RD08 is proposed to be a secondary arterial road, as affirmed in February 2020 meetings between Council and DTP. The Amendment was prepared using the VPA's Benchmark Infrastructure Costings report and methodology. These costings do not include on-road bicycle lanes or dedicated off-road bicycle paths on secondary arterial roads. As agreed between Council and DTP on road hierarchy, the exhibited design is consistent with the VPA benchmark costings for lane widths. This includes an increased shared path width of three metres and a reduced centre verge from six metres to four metres.

Mr Lucioni highlighted the changing nature of cycling corridor requirements. DTP released the *Treatment of Strategic Cycling Corridors Road and Roadside Safety Policy Fact Sheet* in June 2024 which indicates that secondary arterials should physically separate cycling lanes from vehicles. The Panel agrees with Mr Luciano that the verge should be increased to absorb the shoulder width (without change to the nominated road reserve width) to include a separate pedestrian footpath and separate bike path. The exhibited plan is based on concept layouts so the detailed design can resolve this within the 34-metre wide road reservation, consistent with Mr Lucioni's evidence.

(v) Conclusions

The Panel concludes that the road cross-section for Road RD08 (Exford Road / Toolern Road):

- has been appropriately designed
- should accommodate off-road bicycle paths in the final design within the 34-metre road reservation.

4.3 Intersection IT23 – Exford Road and Western North-South Connector Road

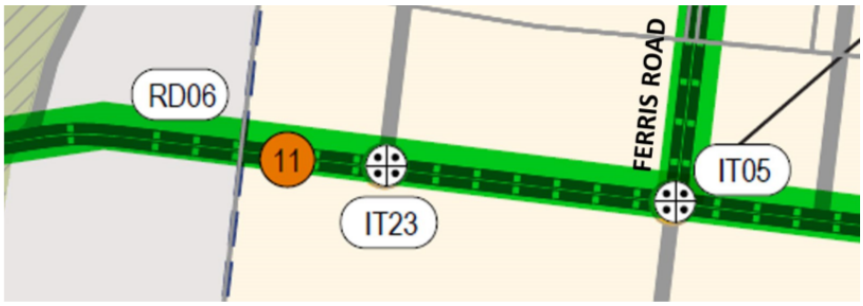
(i) The issue

The issue is whether the Toolern PSP and DCP should be revised to show Intersection IT32 as a four-way intersection rather than a three-way intersection.

(ii) Background

Figure 5 shows the location of Intersection IT33.

Figure 5 Intersection 23 – West Arterial and Western North-South Connector Road intersection



Source: Toolern DCP Plan 15, annotated extract

(iii) Evidence and submissions

Lendlease submitted that a southern leg to Intersection IT23 is warranted to be included in the Toolern DCP to make it a four-way intersection.

Mr Watters agreed with Lendlease, noting recent Council discussion (Council decision not yet made), indicates that Intersection IT23 is proposed to be upgraded to a 4-way intersection rather than a change to Intersection IT01 and supplemented by a new arrangement opposite Palara Drive as depicted in Mr Watters' expert report (see Figure 6).

Figure 6 Land developed south of Intersection IT23



Source: Mr Watters expert report

Council did not propose to change the Amendment in response to this Lendlease's request. It submitted:

- through its subdivision design, Lendlease has deprioritised Intersection IT01 and seeks to make Intersection IT23 a four-way intersection
- the changes sought by Lendlease can be addressed through detailed design because the Toolern PSP and DCP enable a proposal to be 'generally in accordance' with what is specified in the plans.

(iv) Discussion

Expert engineering evidence demonstrates it is possible to deprioritise Intersection IT01 and change Intersection IT23 to a four-way intersection. However, there is no need to revise the Toolern PSP or DCP to show a modified Intersection IT23 design. This is because the detailed design process and the 'generally in accordance' principle provide an opportunity for Council to consider such a proposal.

(v) Conclusions

The Panel concludes:

- The Toolern Precinct Structure Plan and Development Contributions Plan should retain Intersection IT23 as a three-way intersection.
- A developer can propose Intersection IT23 to be a four-way intersection through detailed design and permit application process because the Toolern Precinct Structure Plan and Development Contributions Plan enables proposals that are generally in accordance with specified plans.

5 Project justification and apportionment

5.1 Property 126 – Mount Cottrell Road (RD12) and Mount Cottrell Road and Western Freeway intersection (BD19)

(i) The issues

The issues are:

- whether the Mount Cottrell Road and Western Freeway half diamond intersection (Road RD12 and Bridge BD19) is justified and appropriate to include in the Toolern DCP
- whether land identified at 766-784 Mount Cottrell Road, Cobblebank (Property 126) for Road RD12 and Bridge BD19 has been appropriately specified in the Toolern DCP.

(ii) Evidence and submissions

Council explained:

- the Mount Cottrell Freeway Interchange is identified as a land acquisition only project in the Toolern DCP – the Victorian government will fund its construction
- the Functional Layout Plan prepared for Road RD12 and Bridge BD19 (Mount Cottrell Road Freeway Interchange) was based on a Functional Layout Plan prepared for the Paynes Road PSP and has subsequently been used for the upgraded Mount Cottrell Road design
- the Functional Layout Plan shows 3,203 square metres of land required from Property 126 for Bridge BD19 and 1,277 square metres required for Road RD12
- the Functional Layout Plan for Road RD12 and Bridge BD19 incorrectly shows Property 126 as outside the Toolern PSP area, resulting in Toolern DCP Table 2 not requiring land from Property 126 for any project.

Growland submitted the proposed freeway interchange at Mount Cottrell Road is a state infrastructure project that should be fully funded by GAIC collected in the precinct.

Regarding the interchange, Mr Turnbull stated:

- the Toolern DCP indicates that the land acquisition costs relate to the Bridge BD19 southern approach only, and 100 per cent is allocated to the Toolern PSP, with no external usage component
- there is existing access to the Western Freeway at Mount Cottrell Road, so the land acquisition would be for an upgrade to an existing State Freeway interchange, not a new freeway access point
- land should be acquired through the Public Acquisition Overlay, especially since it was not included in the existing Toolern PSP.

Regarding 766-784 Mount Cottrell Road, Cobblebank (Property 126), Miravor submitted:

- the Toolern DCP be revised to correct the land budget and to delete Bridge BD19
- the proposed increase in the land budget for Road RD12 from 0.08 to 0.13 hectares is inconsistent with Permit PA2020/6946 approved for the development of Property 126
- the proposed land budget for Property 126 is inconsistent with the permit because:
  - the permit reflects 800 square metres for Road RD12 only

  - the Functional Layout Plan reflects 1,277 square metres required for Road RD12 and 3,203 square metres required for Bridge BD19
- the land budget for Bridge BD19 has not been considered as part of the approved permit, and subdivision works are well progressed
- notwithstanding Council's support to apply the Public Acquisition Overlay to affected land, the Toolern DCP (Version 1) specifies a land area of 3,203 square metres for Bridge BD19 for Property 126 that should be deleted.

DTP submitted that adequate land provision for the future freeway interchange at Mount Cottrell Road needs to be considered and provided.

Mr De Silva supported the Toolern DCP including Bridge BD19 because it reflects the coordination between government and the development industry to deliver key infrastructure items and reflects the approach adopted by the adjoining DCPs. He agreed the land budget for Property 126 should be revised to require 0.45 hectares of land for arterial roads and bridges from Property 126.

Mr Ainsaar stated:

- the Bridge BD19 treatment reflects standard practice for State transport projects where land is provided/funded by the Toolern DCP and construction is funded by the Victorian government
- it is not unusual for subdivision layouts and development plans to be amended during development and the land budget for Road RD12 should remain as 0.13 hectares in accordance with the Functional Layout Plan
- the Functional Layout Plan should be corrected to show Property 126 in the Toolern PSP area
- the Public Acquisition Overlay is required to acquire the land for Bridge BD19.

Council submitted:

- the Functional Layout Plans and Property Specific Land Use Budgets should remain unchanged
- PSPs, DCPs and the Urban Growth Zone schedules allow spatial arrangements to be generally in accordance with the specified amounts
- DTP was provided with three opportunities to comment on the adequacy of the project's land budget through the two rounds of Functional Layout Plans and agency exhibition
- Planning permit PA20/6946 enabled a subdivision that did not reserve land for Bridge BD19
- DTP did not request to reserve land for the future freeway interchange when the subdivision application was referred, but it has subsequently indicated land is needed
- the Public Acquisition Overlay should be applied to land required for Bridge BD19 through a separate planning scheme amendment initiated by DTP intersections referred to by DTP on Ferris Road between Intersection IT10 (Shogaki Drive) and Bridge BD19 (Freeway Interchange) are not Toolern DCP items
- developers should provide any land for these intersections (left-in and left-out arrangements) without reimbursement from the Toolern DCP
- Bridge BD19 is appropriately included in the Toolern DCP, though the Amendment cannot address the additional land reservation issue
- the land budget for Property 126 should be corrected to show 0.45 hectares for 'Arterial roads and bridges', as now reflected in the Toolern DCP (Version 1).

The Toolern DCP (Version 1) specified $750,000 for purchasing land for the half diamond interchange (Bridge BD19) that was revised to $1,025,000 in Toolern DCP (Version 2).

(iii) Discussion

The Panel agrees with relevant evidence and submissions that Bridge BD19 and Road RD12 are required and should be included in the Toolern DCP. Should land needed for the half diamond interchange be acquired through the public acquisition process, there is a mechanism to enable Council to refund any contributions to affected developers. The Panel forms this view while noting both sides of Mount Cottrell Road are either developed or under construction.

Collectively, these 'arterial road and bridge' projects would require 0.45 hectares from Property 126. This should be reflected in all relevant tables.

The approved permit issued for Property 126 did not reserve all 0.45 hectares of land required for Bridge BD19 and Road RD12. Development contributions cannot be retrospectively applied so DTP would need to consider other options such as applying the Public Acquisition Overlay to the remaining land required to facilitate the freeway interchange.

The Property 126 land budget does not need to reflect land reserved through an approved permit, particularly as this amount falls short of what is needed for the interchange. The proposed 0.45 hectares is based on Functional Layout Plans, reasonable for including in the Toolern DCP and for requiring future proposals to generally accord with it.

As discussed in Chapter 3.3, relying on uncommitted GAIC or Victorian government funding would not provide certainty that infrastructure will be provided when it is needed. There is specific legislation and processes for deciding what projects will be funded by GAIC that are beyond the scope of the Amendment. Given there is no committed GAIC or other external funding for Bridge BD19, the Panel agrees with Council that the project should be included in the Toolern DCP.

(iv) Conclusions and recommendations

The Panel concludes:

- The Mount Cottrell Road and Western Freeway interchange (Bridge BD19 and Road RD12) is justified and appropriate to include in the Toolern Development Contributions Plan.
- Land required for the interchange that is already developed will need to be acquired through a separate process such as a planning scheme amendment to apply the Public Acquisition Overlay.
- The Toolern Development Contributions Plan should include a land budget of 0.45 hectares from Property 126 for 'Arterial roads and bridges'.

The Panel recommends:

Amend the Toolern Development Contributions Plan to:

a) revise the Functional Layout Plan for Bridge BD19 to show Property 126 within the Toolern Precinct Structure Plan area

b) revise Table 2 (Property Specific Land Use Budgets) to specify 0.45 hectares of land for Property 126 in 'Arterial roads and bridges'.

5.2 Railway bridge projects

(i) The issue

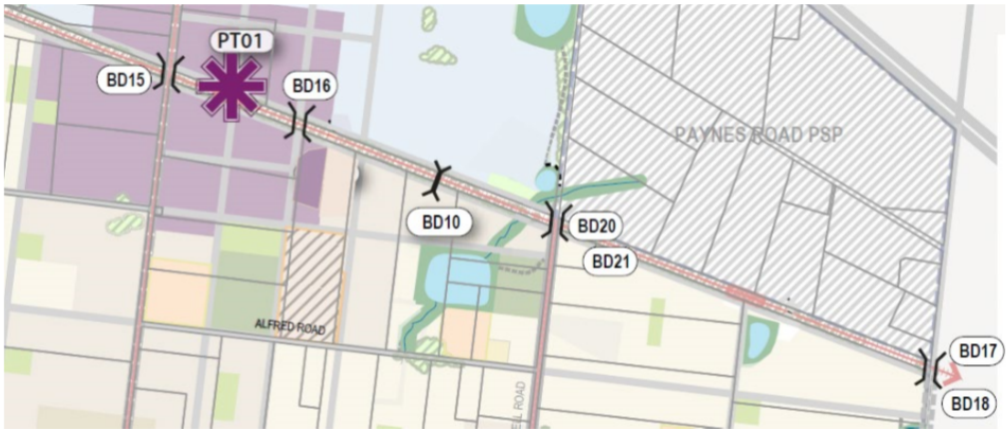
The issue is whether railway bridge projects BD15, BD16, BD17, BD18, BD20 and BD21 are justified to be included in the Toolern DCP.

(ii) Background

Figure 7 shows:

- BD15 – Ferris Road overpass of the rail corridor (Melbourne to Ballarat) note no project costs are attributed to the Toolern DCP
- BD16 – East Road overpass of the rail corridor (Melbourne to Ballarat)
- BD17 – Paynes Road overpass
- BD18 – Paynes Road automatic gates and pedestrian crossing gates which will be removed when BD17 is completed and the level crossing is closed
- BD20 – Mount Cottrell Road overpass on a future primary arterial (land acquisition only)
- BD21 – Mount Cottrell Road automatic gates and pedestrian crossing gates which will be removed when BD20 is completed, and the level crossing is closed.

Figure 7 Bridges BD15, BD17, BD18, BD20 and BD21



(iii) Evidence and submissions

Council submitted the bridge projects are all strategically justified. It explained:

- 97 per cent of projects proposed in the Toolern DCP have already been justified through a previous planning scheme amendment
- Bridge BD15 (Ferris Road):
  - has been identified in the authorised Cobblebank UDF
  - adds no cost to the Toolern DCP because the Level Crossing Removal Authority will construct it
  - is shown to clarify land budgets and to calculate net developable areas.
- Bridge BD17 (Paynes Road):
  - is shown in the Rockbank PSP
  - planning permit PA18/6025 has reserved the required land
  - 25 per cent of its construction cost is funded through the Toolern DCP

- Bridge BD18 (Paynes Road):
  - planning permit PA18/6025 has reserved the land
  - this is a companion project to BD07 in the Rockbank DCP which will fund half of the Paynes Road level crossing before the ultimate grade separation.

Growland and Mr Turnbull requested to delete Bridges BD20 and 21 and review the costs for land acquisition. They considered the overpass should be paid for by the Victorian government because grade separation is considered not to be a local requirement. Council submitted the Toolern DCP seeks to fund the acquisition of land to enable the overpass to be developed.

Submissions noted the level of detail in the West Growth Corridor plan did not reflect the detail of the projects in the Toolern DCP.

Bridge BD16 – East Road Rail Overpass

Council submitted that Bridge BD16 is strategically justified, as it is in the Cobblebank Activity Centre and is needed to facilitate north-south movement of cars, freight, buses, pedestrians, and cyclists across the railway line that bisects the centre. The Toolern DCP includes the bridge's construction cost but excludes land acquisition because it will be a connector road.

Council further submitted:

- the (then) Growth Areas Authority prepared the *Toolern Town Centre Urban Design Urban Design Framework* in 2012, that was superseded by Council's *Cobblebank Metropolitan Activity Centre Urban Design Framework* (the Urban Design Framework) in 2018
- both Urban Design Frameworks stated that Bridge BD16 is needed to distribute the large number of vehicle, pedestrian and cyclist movements that will be generated by the Cobblebank Activity Centre
- the Urban Design Framework recommended the Toolern DCP be revised to include Bridge BD16.

Growland, Miravor and Australian Unity requested that Bridge BD16 be removed from the Toolern DCP. They submitted the bridge:

- is not essential infrastructure for the precinct, as there are other nearby bridges across the rail line (Ferris Road and Mount Cottrell Road) that can be used
- would add $13,833,445 million to the Toolern DCP, which equates to $17,403 per net developable hectare to the DIL for this project
- should be funded through GAIC rather than passing on the cost to developers and future homeowners.

They considered:

- the increase levy rate will need to be passed on to future homeowners through increased land costs during an affordability and housing supply crisis
- Council and the Victorian Government should minimise the cost of developing land to facilitate increased supply.

No traffic expert objected to Bridge BD16 being included in the Toolern DCP.

Council acknowledged increased development costs may impact land sale prices. It submitted the Toolern DCP has removed some infrastructure items (Bridges BD09 and BD11) from the existing Toolern DCP to help offset the cost of adding new infrastructure items but all proposed infrastructure is justified and has been since originally authorised.

Council considered Bridge BD16 was not eligible for GAIC funding because both Urban Design Frameworks identify East Road as a connector road.

(iv) Discussion

Railway bridges BD15, BD17, BD18, BD20 and BD21 have been included in the Toolern DCP since it was introduced into the Planning Scheme in 2011. These projects have been through an assessment process that found them to be justified and appropriate to include in the Toolern DCP. No submission provided reasons to persuade the Panel to consider otherwise.

Bridge BD15 (Paynes Road) has benefitted from being included in the Victorian government level crossing removal program. The Victorian government's level crossing removal program may consider other existing at grade level crossings to improve the major road network. However, such decisions are beyond the scope of the Amendment.

If this program did not exist, all railway bridges are likely to have been funded through the Toolern DCP.

The Panel agrees with Council that Bridge BD15, though it will be funded by the Victorian government, should be included in the Toolern DCP to clarify land budgets and to calculate net developable areas associated with this project. Bridges BD17, BD18, BD20 and BD21, as exhibited, should be funded through the Toolern DCP.

As Bridge BD16 is new to the Toolern DCP, the Panel discussed this in more detail.

Bridge BD16

The 2012 and 2018 versions of the Cobblebank UDF identify the Cobblebank Activity Centre accommodating a public hospital, private hospital, law courts, a civic centre, tertiary education, and other uses in notably sized precincts. Collectively, they will generate large volumes of vehicle, cyclist and pedestrian movements that will require a finer grain road network with good traffic circulation.

If Bridge BD16 was not constructed, other roads such as Ferris Road and Mount Cottrell Road would have capacity to absorb increasing traffic volumes generated by the Cobblebank Activity Centre over the next 20 years. Traffic advice suggests Ferris Road would be close to capacity during certain times. Activity centre users south of the railway line seeking to avoid heavy or stalled traffic along Ferris Road would have to weave through local streets for over 1.5 kilometres to access the northern side of the centre from Mount Cottrell Road. This is not good planning for a Metropolitan Activity Centre. Better connectivity is needed in a centre proposed to support better traffic circulation and the centre's economic growth.

Bridge BD16, as shown in the Cobblebank UDF since 2019, is needed to better connect the Cobblebank Activity Centre rather than having two distinct centres separated by a railway line. No traffic expert objected to including Bridge BD16 in the Toolern DCP. The Panel gives this notable weight.

Bridge BD16 is a local bridge needed to better connect a local activity centre. It cannot be regarded as state infrastructure simply because it will be crossing state owned railway land. Accordingly, as a local infrastructure item, any potential to fund Bridge BD16 through an alternative external source is beyond the scope of the Amendment. That said, East Road currently does not exist so there is no existing level crossing for the Victorian government to consider for removal through a state program.

The Panel does not support:

- removing Bridge BD16 simply because it is yet to be approved
- applying the Public Acquisition Overlay to the relevant land.

Good planning requires a vision to help facilitate intended outcomes. Removing Bridge BD16 from the Toolern DCP would seriously affect the ability to build an important connection within the Cobblebank Activity Centre, particularly if development contributions are not collected from now.

Bridge BD16 will be part of a local connector road (East Road) so:

- the Toolern DCP should not seek contributions to acquire the land for this project
- any affected landowner would not be entitled to financial compensation through the Public Acquisition Overlay.

(v) Conclusion

The Panel concludes that railway bridge projects BD15, BD16, BD17, BD18, BD20 and BD21 are justified and appropriate to be included in the Toolern Development Contributions Plan.

5.3 Other bridges

(i) The issue

The issue is whether it is appropriate and justified for the Toolern PSP and DCP to require:

- seven bridges (BD01, BD02, BD03, BD04, BD05, BD06, BD14) across Toolern Creek
- Bridge BD07 between Bridges BD01 and BD06.

(ii) Background

Figure 8 Bridges BD01, BD02, BD03, BD04, BD05, BD06, BD07 and BD14



Source: Toolern DCP Plan 5

(iii) Evidence and submissions

Council explained that Bridges BD01,02,03,04,05,06,07,14 have been through a previous planning scheme amendment process which incorporate the bridges into the Planning Scheme.

Growland considered the number of bridges crossing Toolern Creek is excessive and was not strategically justified. It regarded the 19 bridges (railway and others) as "*ridiculous*". Mr Turnbull stated that Bridge BD07 could be removed, given there is an existing underpass on the western side of Toolern Creek and that BD06 fulfills the pedestrian access needs.

Council submitted that the existing footway underpass is outside the Toolern PSP boundary and would not assist the objective of creating an active transport corridor along the eastern side of the creek. It added that Bridge BD03:

- is outside the Toolern PSP boundary but reflects an historical anomaly after Toolern Park was included within the Urban Growth Boundary
- was part of the original approved Toolern DCP road network and this Council review is not undoing such matters previously authorised.

Council disagreed with Mr Turnbull to apportion the Bridge BD07 cost as it reflects an historic anomaly caused by the excision of the Toolern Park PSP area from the Toolern PSP. It considered the Amendment does not unpick this historic anomaly.

(iv) Discussion

Bridges BD01,02,03,04,05,06,07,14 have been through a previous planning scheme amendment which considered them to be strategically justified for inclusion in the Toolern DCP. Reasons for including the bridges include need and nexus to the surrounding area, and the number of bridges needed will be determined by different factors including topography and natural features. For example, removing the previously justified Bridge BD07 would result in an indirect route through an additional or existing inappropriately designed bridge. The surrounding community would benefit from having a more direct and safer route.

Accordingly, the Panel does not agree that it is 'excessive' to have eight bridges.

(v) Conclusions

The Panel concludes that it is appropriate and justified for the Toolern Precinct Structure Plan and Development Contributions Plan to require:

- seven bridges (BD01, BD02, BD03, BD04, BD05, BD06, BD14) across Toolern Creek
- Bridge BD07 between Bridges BD01 and BD06.

5.4 Road RD12 – Mount Cottrell Road

(i) The issue

The issue is whether the cross-section for Mount Cottrell Road (Road RD12) is appropriate and justified.

(ii) Background

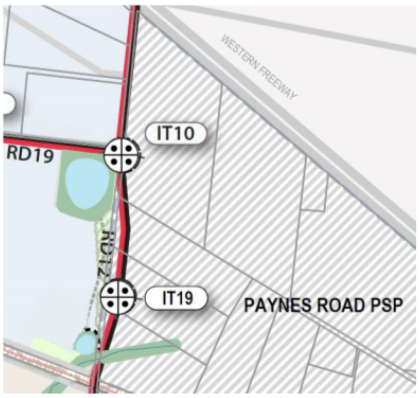
Road RD12 is a section of Cottrell Road between Western Freeway to Melbourne Ballarat Rail Line (refer to Figure 9). The current and previous versions of the Toolern DCP describe it as:

> Upgrade of existing 2-lane unsealed road to provide 2-lane carriageway of primary arterial road (45 metre road reserve, length 1,680 metres) *Interim layout*
>
> Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 45m for 1,680 metres (ultimate).

The exhibited Toolern DCP proposes to reduce the road width from 45 metres to 41 metres:

> Construction of a 2-lane arterial road (interim layout). Purchase land (including native vegetation re-alignment) to increase reserve width from 20m to 41m (ultimate).

Figure 9 Road 12 – Mount Cottrell Road



(iii) Evidence and submissions

Council submitted that the Cobblebank Employment and Mixed Use Precinct Urban Design Framework identifies a 41-metre width for Mount Contrell Road.

Miravor objected to the Toolern DCP requiring additional land for either widening Mount Cottrell Road or for the interchange works. It submitted the proposal to increase the land required from Property 126 for Road RD12 to widen Mount Cottrell Road from 0.08 hectares to 0.13 hectares is inconsistent with the approved permits for the site.

DTP:

- sought a 45-metre-wide road reserve for Mount Cottrell Road to support the current *Western Freeway Upgrade – Melton to Caroline Springs Business Case* prepared by Major Roads Projects Victoria
- could not provide details of the need for the wider cross section because information in the business case is classified as Cabinet-in-Confidence
- did not support reducing Road RD12 from 45 metres to 41 metres because current designs indicate that a minimum of 45 metres will be required to ensure the drainage infrastructure for the retardation and treatment of water can be maintained until the Melbourne Water Development Services Scheme (DSS) is fully developed
- explained the transport infrastructure (roads – interim and possibly ultimate configurations) will be required before the ultimate DSS has been constructed.

Council submitted:

- meetings were held with VicRoads, DTP and VPA in 2015 and 2020 where it was agreed by all parties that Council would reduce the road cross-section for Road RD12 from 45 metres to 41 metres
- DTP was given three opportunities to provide comments on the reduced road width shown in the Amendment, and did not raise any concern
- the width of Road RD12 is consistent with VPA's approach in contemporary PSPs where a 41 metre road cross-section is applied to primary arterial roads.

Council considered a road reserve of 45 metres to be unachievable because:

- land on the eastern side of Mount Cottrell Road is fully developed
- it has approved a planning permit on the western side of Mount Cottrell Road with a mid-block road width of 41 metres
- it is considering a planning permit on the western side of Mount Cottrell Road which has adopted a mid-block road width of 41 metres.

Council acknowledged a 45-metre road reserve could be achieved by applying the Public Acquisition Overlay, which is not proposed through the Amendment.

Melbourne Water responded that the Development Services Schemes that it prepared between 2009 and 2011:

- considered drainage for developed road conditions for existing and planned roads shown in the original Toolern PSP
- do not provide for interim drainage requirements if roads were constructed before permanent drainage was delivered in the catchment
- do not account for any subsequent road design changes since the original Toolern PSP.

Melbourne Water advised:

- DTP may have to meet drainage requirements such as suitable flows storage and treatment when designing and delivering Mount Cottrell Road
- it would consult with DTP if future detailed designs deviate from the original Toolern PSP to assess whether the changes can be accommodated by the existing Development Services Schemes or whether other road-related drainage requirements are necessary.

Subsequently, DTP submitted:

- it now understands the ultimate design of the Drainage Service Scheme addresses retardation and treatment of developed road conditions
- the transport infrastructure (roads – interim and possibly ultimate configurations) will be required before the ultimate Drainage Service Scheme has been constructed.
- the 45-metre road reserve is still needed to mitigate drainage and flooding in its interim configuration until the Drainage Service Scheme is fully developed.

(iv) Discussion

Council, DTP and Melbourne Water appear to agree that Mount Cottrell Road could be 41 metres wide when the DSS is fully development. The 41-metre road width and associated configuration is consistent with:

- the VPA Precinct Structure Plan Guidelines
- Cobblebank Employment and Mixed Use Precinct Urban Design Framework.

Given existing development and permits issued on properties along Mount Cottrell Road, a cross section of 45 metres is unlikely to be achievable. Council has demonstrated how necessary road carriages and other infrastructure can be accommodated in a 41-metre road reservation for Road RD12. There is insufficient justification to specify a 45-metre cross section as the ultimate road reservation for Road RD12. This does not preclude the ability to use a separate process to secure additional land when information that helps justify this change is made available. As suggested, this may be through a planning scheme amendment that seeks to apply the Public Acquisition Overlay.

The Panel acknowledges the request from DTP to increase the Road RD12 reservation width is for drainage purposes for an interim period until the full DSS is delivered by Melbourne Water.

(v) Conclusions

The Panel concludes:

- The Road RD12 road reservation should remain 41 metres wide.
- If information that justifies a wider road reservation is made available in the future, land can be acquired through a separate process such as a planning scheme amendment to apply the Public Acquisition Overlay.

5.5 Roads RD14 and RD19 – Shogaki Drive

(i) The issue

The issue is whether the cross section for Shogaki Drive (Roads RD14 and RD19) is appropriate and justified.

(ii) Evidence and submissions

DTP submitted:

- the ultimate Shogaki Drive alignment, including the intersections and consideration towards the existing sewer pumping station is unresolved
- it sought further discussion with Council to resolve this matter, including how the sewer pump may be relocated or protected and the potential associated costs and responsibilities
- discussions were held between Major Road Projects Victoria and Council about the ongoing need for Shogaki Drive to be included as a 6-lane, primary arterial road corridor
- it is unclear why, following the advice from Major Road Projects Victoria that a 4-lane arrangement is appropriate, the updated Toolern PSP and DCP shows a 6-lane corridor.

Mr Lucioni considered that, based on traffic forecast modelling provided in his expert report, a 6-lane road reservation should be retained for Roads RD14 and RD19.

Council submitted:

- Shogaki Drive (Roads RD14 and RD19) is shown with a 45-metre cross section in both the current and exhibited versions of the Toolern DCP, which retains a 6 lane cross section
- Mr Lucioni supported the 45-metre width in light of the traffic forecasts cited in his expert report
- it needs to resolve the potential conflict between the sewer pumping station and the intersection before adopting the Amendment
- it has sought a preliminary indication of the costs to relocate the pumping station but has been unable to do so in the timelines afforded by the present process
- for each additional million dollars of project cost for transport projects, the DIL for each charge area would increase by $650 per hectare
- it proposes to retain the designation of Shogaki Drive as a primary arterial road, consistent with its internal engineering advice that in the ultimate configuration the road will require a six lane profile.

(iii) Discussion

Council and Mr Lucioni provide sound reasons to justify a 6 lane road with 45-metre cross section for Roads RD14 and RD19. Issues regarding the location of the sewer pumping station remain unresolved. Immediate discussion between relevant stakeholders is required to determine the ultimate location and design of the sewer pumping station and the intersection.

(iv) Conclusions and recommendation

The Panel concludes:

- It is appropriate and justified for the Roads RD14 and RD19 to ultimately be a 6-lane road within a 45-metre wide reservation.
- The conflict between the existing sewer pumping station and the future Shogaki Drive alignment should be resolved before the Amendment is finalised and adopted.

The Panel recommends:

Before adopting Melton Planning Scheme Amendment C232melt, Melton City Council should resolve the location and alignment of the existing sewer pumping station and future Shogaki Drive in consultation with relevant stakeholders.

5.6 Road RD15 – Ferris Road

(i) The issue

The issue is whether the cross-section for Road RD15 (Ferris Road) is appropriate and justified.

(ii) Evidence and submissions

DTP preferred to maintain the full extent of the existing road easement to ensure future upgrades without delay or additional costs. It explained:

- there needs to be adequate land for Intersection IT18 (Ferris Road/Treeleaf Lane/Shakamaker Drive)
- it did not support reducing the Road RD15 width from 45 metres to 41.8 metres because preliminary work indicates 41 metres is insufficient to deliver the ultimate configuration.

Mr Lucioni stated:

- the alignment of Intersection IT18 is influenced and constrained by the existing offset in the road reserves of Shakamaker Drive and Treeleaf Lane
- it is understood that through the design process, the following compromises were adopted, exacerbated by supplementary constraints of land ownership in the southwest corner and topography of the northeast corner:
  - omission of the eastbound through movement (ie left and right turn exit only from Shakamaker Drive)
  - adoption of split phasing for the eastern and western approaches
  - abrupt alignment for the westbound through movement
- the Intersection IT18 layout and operational constraints are undesirable and there is opportunity through further design development to provide an improved outcome
- the Road RD15 cross-section in the Toolern PSP for Ferris Road (north of Shogaki Drive) is incorrect and should be a 45-metre reserve width, as shown in the relevant functional layout plan that includes pedestrian and off-road bicycle facilities

- Ferris Road, south of Shogaki Road, progressively adopts a different cross-section under Roads RD16 and RD17 where it transitions from a Primary Arterial to a Secondary Arterial Road.

Council submitted:

- the Road RD15 width was reduced from 45-metres to align with the VPA Benchmark Infrastructure Costings cross sections that show a 41-metre width
- Mr Lucioni identified a revised design for Intersection IT18, expressed as a 'concept layout' and 'subject to further design development and investigation'.
- in principle, it was comfortable with Mr Lucioni's design, subject to further investigation and consultation with affected landowners, and noting it requires more land than the exhibited version.

Council accepted Mr Lucioni's recommendation to amend Road RD15 to reflect the 45-metre cross-section proposed north of Shogaki Drive. Council noted that differing cross-sections apply to other parts of Ferris Road, south of Shogaki Drive (Roads RD16 and RD17).

(iii) Discussion

The Panel considers it is appropriate and justified to apply a 45-metre width to Road RD15 for reasons expressed in the DTP and Council submissions and by Mr Lucioni. Mr Lucioni's revised 'concept layout' design for Intersection IT18 is likely to improve its function. It should be further investigated in consultation with affected landowners to resolve the detailed intersection and any changes to exhibited land budget for the project before adopting the Amendment.

(iv) Conclusions and recommendations

The Panel concludes:

- The Toolern Development Contributions Plan should specify a road reservation width of 45 metres for Road RD15.
- Council should further investigate the revised design for Intersection IT18 and consult with relevant landowners regarding changes to the exhibited land budget required by the revised design.
- Council should resolve and revise the land budget required for the revised Intersection IT18 design before adopting the Amendment.

The Panel recommends:

Before adopting Melton Planning Scheme Amendment C232melt, Melton City Council should:

a) investigate the design for Intersection IT18 and consult with relevant landowners regarding changes to the exhibited land take required by the revised design

b) revise the cross section of Road RD15 to reflect the proposed 45 metre cross section.

6 Development and site-specific issues

6.1 Ferris Road Neighbourhood Activity Centre

6.1.1 The issues

The issues are whether it is appropriate and justified for the Ferris Road Neighbourhood Activity Centre to:

- allow more flexible land uses
- be extended east to 363 Ferris Road, Strathtulloh (Property 44).

6.1.2 Land uses

(i) Evidence and submissions

Lendlease requested flexibility over land uses in the Southern Neighbourhood Activity Centre. It submitted:

- the original intention of the Ferris Road Neighbourhood Activity Centre has changed because the Cobblebank Activity Centre has been redesignated to a Metropolitan Activity Centre
- Council will consider the highest and best uses during a permit application for development
- the exhibited UGZ3 does not acknowledge the activity centre boundary will be determined through the future Urban Design Framework.

Council explained the Ferris Road Neighbourhood Activity Centre:

- is not proposed to be changed through the Amendment
- still needs to meet every day good and services for a catchment of about 10,000 people
- contributes to the Toolern PSP comprising 20-minute neighbourhoods.

At the Hearing, Lendlease referred to UGZ3 in the Planning Scheme that:

- does not clearly show the boundary of the proposed Southern Neighbourhood Activity Centre in Plan 2
- includes at Clause 2.2 (Applied zone provisions):

  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.

Lendlease explained the exhibited UGZ3 excludes the Clause 2.2 reference. Council subsequently reinstated this reference in UGZ3 Version 1.

(ii) Discussion

The Panel agrees with Council and Lendlease that the provision referring to approved Urban Design Framework Plans determining the precise boundary of the activity centre areas should be reinstated. UGZ3 Plan 2 provides a broad scale map which does not clarify the precise activity centre boundaries. The reinstated provision explains that future strategic work with resolve this.

6.1.3 Activity Centre area

(i) Evidence and submissions

Council submitted:

- the Amendment did not seek to change the size or location of Neighbourhood Activity Centres in the Toolern PSP
- the Amendment seeks to increase the size of the Cobblebank Activity Centre from 30,000 square metres to 70,000 square metres to recognise it as the highest order retail centre in the City of Melton
- Neighbourhood Activity Centres had been optimally located to create 20-minute neighbourhoods
- a significant portion of residential areas in the Toolern PSP have had planning permits issued or have planning permits being considered.

The 363 Ferris Road owners requested the Toolern PSP be revised to extend the Neighbourhood Activity Centre identified along Ferris Road to its land at 363 Ferris Road (Property 44). Both are shown at Figure 10.

Figure 10 Identified Neighbourhood Activity Centre and Property 44



Neighbourhood Activity Centre shown in purple | Source: Council Part A submission

The 363 Ferris Road owners submitted the Neighbourhood Activity Centre function should be reviewed given the Cobblebank Major Activity Centre has been elevated to a Metropolitan Activity Centre. It added that extending the Ferris Road Neighbourhood Activity Centre to its land would:

- support high-density residential development
- create a more appropriate pedestrian friendly outcome
- would create more flexibility rather than relying on one developer.

The 363 Ferris Road owners considered that Neighbourhood Activity Centres should provide mixed use living and buildings that accommodate businesses that support the catchment.

Council explained the Ferris Road Neighbourhood Activity Centre:

- is expected to be a lower order centre that meets the needs of its catchment of about 10,000 people
- not expected to be negatively affected by the Cobblebank Metropolitan Activity Centre about 830 metres to its north.

Council did not support the request from the 363 Ferris Road owners, and submitted that Property 44 is:

- identified for medium and higher density housing, with the latter being opposite the Neighbourhood Activity Centre

- in the heart of the proposed neighbourhood surrounded by various non-residential uses
- within walking distance to the future Cobblebank Metropolitan Activity Centre that will contain a health precinct, a justice precinct, a large retail centre, and a large civic precinct
- subject to the applied General Residential Zone, and Schedule 3 to that zone enables office space of up to 100 square metres.

(ii) Discussion

The 363 Ferris Road owners did not provide supporting information to demonstrate:

- demand to justify the need for more activity centre floorspace beyond what is proposed for the Melton municipality
- the Ferris Road Neighbourhood Activity Centre, as proposed, cannot achieve the functions of a typical neighbourhood activity centre
- how reclassifying the Cobblestone Metropolitan Activity Centre relates to the Ferris Road Neighbourhood Activity Centre.

The Panel agrees with Council's reasons for not extending the Ferris Road Neighbourhood Activity Centre.

6.1.4 Conclusions and recommendation

The Panel concludes:

- The Urban Growth Zone Schedule 3 should retain the reference to *"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."* that currently exists in the Melton Planning Scheme.
- The Ferris Road Neighbourhood Activity Centre should not be extended east to 363 Ferris Road (Property 44).

The Panel recommends:

2. **Amend Urban Growth Zone Schedule 3 to add in Clause 2.0 (Applied zone provisions):**

   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.

6.2 Property 27 (1247-1255 Mount Cottrell Road, Thornhill Park)

(i) The issue

The issue is whether the net developable area for Property 27 is accurately represented in the Toolern PSP and DCP.

(ii) Evidence and submissions

Lendlease requested the net developable area figures for Property 27 be revised to resolve a discrepancy. It submitted:

- the 2.2 hectare drainage reserve is in the regional park, however there is no corresponding decrease in the regional park area to account for the drainage reserve
- the Amendment appears to double-count the drainage and regional park areas on Property 27.

Mr Ainsaar and Council agreed to revise the regional park area identified on Property 27 from 15.66 hectares to 13.46 hectares to reflect the 2.2 hectare drainage.

(iii) Discussion

Council's proposal to revise the regional park area identified on Property 27 from 15.66 hectares to 13.46 hectares to reflect the 2.2 hectare drainage resolves the issue raised by Lendlease. Council's changes also corrects corresponding net developable areas for Property 27.

(iv) Conclusion and recommendation

The Panel concludes that the Toolern Precinct Structure Plan and Development Contributions Plan should revise the regional park area identified on Property 27 from 15.66 hectares to 13.46 hectares to account for the 2.2 hectare drainage asset and to accurately reflect the net development areas.

The Panel recommends:

> **Amend the Toolern Development Contributions Plan to revise in Table 2 the regional park area for Property 27 from 15.66 hectares to 13.46 hectares.**

6.3 Property 45 (143-169 Alfred Road, Strathtulloh)

(i) The issues

The issues are:

- whether the proposed east-west road and north-south road alignments, passive and active open space, community facilities and government school site will unreasonably affect the net developable area of Property 45
- whether the proposed alignment of the north-east road will unreasonably restrict access for Property 45.

(ii) Background

The Toolern PSP designates Property 45 for residential development, passive open space, part of a community facility, part of a government primary school and part of an active open space reserve.

(iii) Evidence and submissions

The owner of Property 45 was concerned that proposed roads and land uses would unreasonably affect the net developable area of the property. The submission considered the north-east road alignment would unreasonably restrict access to Property 45.

Regarding Property 45, Council explained the Toolern PSP and DCP does not propose to change the size or location of:

- the east-west road
- the government primary school
- active open space reserve or passive open space.

Council submitted the relocated north-south road approved on the adjoining Properties 33 and 34 through planning permit PA2022/8039:

- does not impact the location of the north-south road shown on the boundary of Properties 45 and 46

- will not impact access to Property 45, noting that all estates being developed along Alfred Road gain access through local roads created from Alfred Road.

(iv) Discussion

Property 45 has frontages along Alfred Road and Sicklefern Drive with existing access and future access opportunities. The Panel agrees with Council that the relocated north-south road approved on the adjoining Properties 33 and 34 will not impact access to Property 45. It is premature to discuss potential future development layout impact on Property 45 because the owner has not lodged a permit application with details to inform such an assessment.

(v) Conclusions

The Panel concludes:

- The proposed east-west road and north-south road alignments, passive and active open space, community facilities and government school site will not unreasonably affect the net developable area of Property 45.
- The proposed alignment of the north-east road will not unreasonably restrict access for Property 45.

6.4 Property 86 (136-146 and 148-200 Abey Road, Cobblebank)

(i) The issues

The issues are:

- whether the passive open space areas for Properties 86 and 87 should be reduced by 600 square metres to account for the Drainage Asset 01 area being increased from 7.26 hectares to 8.65 hectares
- whether Drainage Asset 01, in its ultimate larger form, will unreasonably restrict access for Property 86 for an interim time, thereby affecting its ability to develop in a timely manner.

(ii) Evidence and submissions

ECNAM Properties requested the Toolern PSP be revised to:

- reduce the passive open space area for Property 86 by 0.35 hectares by reducing the setback distance from the Western Freeway from about 60 metres to about 40 metres
- correct the land budget for Property 86 that currently double counts passive open space proposed to be replaced by encumbered drainage reserve open space
- show a road connection between Properties 86 and 87
- correct the Property 87 land area from 10.36 hectares to 10.18 hectares
- align the Toolern PSP boundary along the Toolern Creek with the property boundary.

To support its requests, ECNAM Properties included images in its submission (refer Figure 11) and submitted:

- the exhibited Toolern PSP proposed to increase the Drainage Asset 01 area from 7.26 hectares (existing Toolern PSP) to 8.65 hectares – a loss of 1.39 hectares of developable area
- its planning approach to reducing passive open space would:
  - allow for developable land with a suitable setback distance

- maintain an open space link to Toolern Creek that supports plantings and a shared path
- the exhibited Toolern PSP suggests Property 86 will be landlocked until Property 88 is developed.

Figure 11 ECNAM Properties submission images

Toolern PSP maps and requested changes



4.1 Existing Toolern PSP



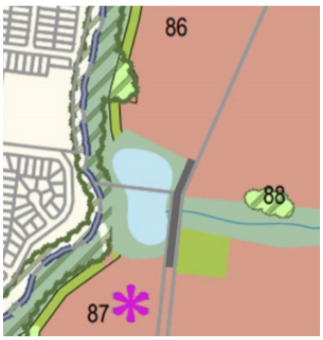
4.2 Exhibited Toolern PSP



4.3 Request to reduce passive open space



4.4 Double counted open space



4.5 Request for a road connection

Council submitted:

- Melbourne Water requested to increase the size of Drainage Asset 1 on properties 86 and 87 to accord with its Abey Road Development Service Scheme
- it proposed to reduce the passive open space area for Properties 86 and 87 by 600 square metres to account for the larger Drainage Asset 1
- DTP would need to consider whether it is appropriate to decrease the development setback from the Western Freeway from 60 metres to 40 metres
- it is unclear how the property owner derived a 10.18 hectare area for Property 87 but would consider amending the Land Use Table if further information was provided.

Council agreed to revise:

- relevant plans in the Toolern PSP to show a local road along the eastern boundaries of Properties 86 and 87 next to the retarding basin
- Table 2 in the Toolern DCP and PSP to reduce the amount of passive open space for Properties 86 and 87 by 0.06 hectares.

These changes were reflected in Toolern DCP and PSP Version 1. Mr De Silva supported the reduced passive open space proposed for Properties 86 and 87.

(iii) Discussion

The Panel considers Council's proposal to show a local road on the eastern boundary of Properties 86 and 87 and reduce the amount of passive open space for these properties resolves the issues raised by ECNAM. The local road will ensure that Property 86 is not landlocked by the retarding basin.

(iv) Conclusions and recommendations

The Panel concludes:

- The Toolern Precinct Structure Plan should show a local road on the eastern boundary of Properties 86 and 87 so that Property 86 has access to the road network when Drainage Asset 01 is developed to its ultimate form.
- The passive open space areas for Properties 86 and 87 should be reduced by 600 square metres to account for the increased Drainage Asset 01 area.

The Panel recommends:

Amend the Toolern Precinct Structure Plan to:

a) revise in Table 2 the passive open space area for Property 86 from 1.96 hectares to 1.90 hectares

b) revise in Table 2 the passive open space area for Property 87 from 0.64 hectares to 0.58 hectares

c) show a local road along the eastern boundaries of Properties 86 and 87 next to the retarding basin in Plans 5, 6, 8, 9, 10, 11, 14, 16 and 17.

Amend the Toolern Development Contributions Plan to revise in Table 2 the passive open space area for Property 86 from 1.96 hectares to 1.90 hectares.

6.5 Passive open space contributions

(i) The issue

The issue is whether the Toolern DCP approach for passive open space contributions is appropriate and justified.

(ii) Background

Toolern DCP Section 3.1.4 states:

> 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 53.01 – Public Open Space Contribution and Subdivision of the Planning Scheme.

(iii) Evidence and submissions

Council explained the Toolern PSP and DCP have:

- operated since 2010, and a significant number of planning permits have been issued or are being considered
- guided changes to how it has approached passive open space provision for 14 years.

Lendlease noted the Amendment:

- did not propose to change the Toolern DCP requirement for each property to contribute land for passive open space at identified locations.
- included an annual cost indexation that may significantly impact the future cash contribution 'in lieu' of land required by Planning Scheme Clause 53.01.

Lendlease requested that Toolern PSP Section 4.5.2 be revised to allow Council to accept additional credited open spaces if developers provide passive open space contributions above the requirements specified in Table 3. It sought the endorsed additional credited land be included in the required 3.97 per cent contribution.

Council did not support the request to revise the passive open space contribution wording in Toolern PSP Section 4.5.2. It considered that changing the approach to passive open space contribution could have unintended consequences on:

- planning permits that have been issued
- passive open space that has been provided
- planning permit applications that are in-flight.

Council was concerned the proposed wording:

- could result in developers seeking financial compensation from Council for providing additional passive open space
- would result in a shortfall in cash collected from public open space contributions, and negatively impact Council's financial position
- would distort the equalised provision of public open space contributions in land and cash.

At the Hearing, Lendlease advised it no longer pursued this issue because Council did not agree with the requested change.

(iv) Discussion and conclusion

The Panel acknowledges that Lendlease no longer seeks to pursue this issue and makes no further comment.

The Panel concludes the Toolern Development Contributions Plan approach for passive open space contributions is appropriate and justified.

6.6 Drainage and stormwater assets and land uses

(i) The issue

The issue is whether the location and size of drainage assets and land uses shown in the Toolern PSP and DCP are appropriate.

(ii) Background

The Urban Growth Zone:

- includes a purpose which seeks to "*provide for a range of uses and the development of land generally in accordance with a precinct structure plan*"
- requires a permit to use, subdivide or develop land to be generally in accordance with the precinct structure plan applying to the land.

(iii) Evidence and submissions

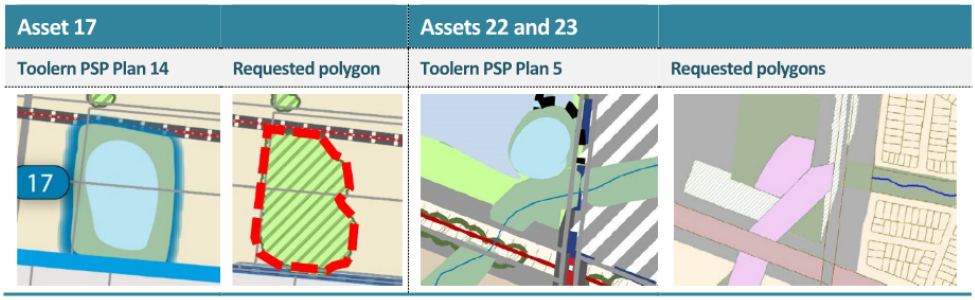
Melbourne Water supported updates to the size and location of drainage assets in the Toolern PSP subject to:

- revising Assets 17 (on Plan 14), 22 and 23 to align with the polygon provided to Council on 17 June 2021
- revising the Planning Report to state on page 12 "*The DSS Review has broken the three catchments into seven DSS areas*" rather than eight Development Services Schemes areas.

Melbourne Water noted that several developments were not strictly consistent with the Toolern PSP land use configuration and layout infrastructure shown in the Melbourne Water development services scheme.

Council agreed to change the polygon for Assets 14, 22 and 23 as requested by Melbourne Water (see Figure 12).

Figure 12 Melbourne Water's requested changes to Assets 14, 22 and 23



Source: Council Part A submission

The Toolern DCP (Version 3) included revising Plans 2, 4, 5, 6, 7 and 8 to change the shape of:

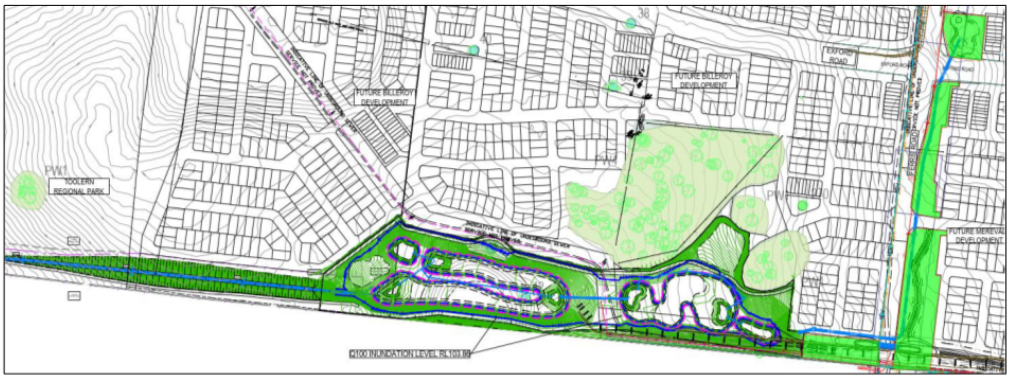
- Asset 17 on Properties 58 and 60
- Assets 22 and 23 on Property 124.

There were requests from:

- Miravor to revise the future urban structure to reflect what was approved on Properties 40 and 41 through planning permit PA2020/7140
- Thornhill Gardens to revise the Toolern PSP and DCP to reflect approved and proposed basins for Properties 67, 75 and 76
- Lendlease to revise the Toolern PSP to show the drainage assets agreed to between itself, Council and Melbourne Water.

Mr Watters included a plan of the agreed proposed water bodies and realigned waterway along Ferris Road in his expert report (see Figure 13).

Figure 13 Agreed proposed water bodies and realigned waterway



Source: Mr Watters expert report, page 9

Mr Watters recommended the Toolern PSP be revised to:

- show changes to the retarding basin / wetland's size, alignment and location agreed to by Council, Melbourne Water and Lendlease
- show the waterway alignment and width which is now proposed to follow the Ferris Road alignment
- alternatively, give Council the flexibility to propose an alternative configuration of drainage assets to the satisfaction of Council and Melbourne Water if the requested changes regarding the regarding basin / wetland are not accepted.

Council noted that a PSP, DCP and Urban Growth Zone Schedule allow some flexibility in the spatial arrangements that are approved through the planning permit process. This is referred to in a PSP as "*being generally in accordance with*".

Council did not support revising the Toolern PSP and DCP to reflect changes approved through the subdivision permit process. It submitted:

- PSPs, DCPs and Urban Growth Zone schedules allow some flexibility by enabling spatial arrangements approved through the planning permit process to be 'being generally in accordance' with them
- updating the land use budgets to reflect the outcomes negotiated on a site-by-site basis would make it more complex to the administer the Toolern PSP and DCP
- it would be more rigid to apply the Toolern PSP and DCP if certain outcomes were locked in.

Council confirmed it had come to an agreement with Lendlease and Melbourne Water to develop an alternative spatial arrangement of drainage assets on Property 29 to facilitate an improved drainage outcome. It advised the Future Urban Structure and Property Specific Land Use Budgets would remain unchanged.

(iv) Discussion

The Panel acknowledges the Toolern PSP identifies infrastructure that does not exactly reflect what has been approved and constructed. The Urban Growth Zone specifies that this is acceptable if what has been approved or constructed is generally in accordance with what is shown in a PSP – in this instance, the Toolern PSP.

The Toolern PSP does not have to be revised to reflect approved or constructed drainage and stormwater assets, as this degree of accuracy is not required or appropriate. The Toolern DCP provides upfront certainty about expected land use budgets. Readjusting the land use budgets would reduce this certainty. The Panel therefore agrees with Council that this would make it more difficult to administer the Toolern DCP.

Nonetheless, the polygons for Assets 17, 22 and 23 that Melbourne Water provided to Council in June 2021 should be included in the Toolern PSP.

(v) Conclusions and recommendation

The Panel concludes the Toolern Precinct Structure Plan:

- enables drainage and stormwater assets to be proposed and approved generally in accordance with assets shown in the plan
- does not need to be revised to show approved drainage and stormwater assets because they would have been approved generally in accordance with the plan
- should be revised so that relevant plans show Assets 17, 22 and 23 consistent with the polygons that Melbourne Water provided to Melton City Council on 21 June 2021, as shown in Figure 12.

The Panel recommends:

> **Amend the Toolern Precinct Structure Plan to revise the polygons for Assets 17, 22 and 23 in relevant plans to reflect those requested by Melbourne Water and shown in Figure 12.**

6.7 Sequence of development, drainage and sewerage

(i) The issue

The issue is whether the sequence of development, drainage and sewerage anticipated in the Toolern PSP and DCP is appropriate.

(ii) Evidence and submissions

Growland submitted that several of its parcels have not been developed because there is no access to drainage or sewer infrastructure. It requested Melbourne Water and Greater Western Water create easements to facilitate the drainage installation. Growland noted that legislation may have to change to address this issue.

Council acknowledged this unfortunate outcome and submitted it is an implementation issue broader than the Amendment and cannot be resolved by the Amendment. Council advised it would continue to:

- advocate to Greater Western Water to resolve the sewerage problems in the eastern half of the Toolern PSP
- work with Melbourne Water and developers to identify measures to appropriately capture, retard, treat and transport stormwater.

Council explained:

- Properties 75, 83 and 84 are in the Iramoo Circuit development service scheme area
- development has proceeded in an out-of- sequence manner, affecting the drainage staging and outfall works in the development service scheme area in the eastern part of the Toolern PSP area

- the Iramoo Circuit development service scheme requires stormwater to outfall to the Kororoit Creek through the Melton East PSP area
- significant drainage assets are required to convey stormwater to the Kororoit Creek and affects development in the Toolern and Rockbank PSP areas
- the Melton East PSP currently being prepared is expected to provide some certainty on the outfall requirements to service the development service scheme area.

(iii) Discussion

The Panel agrees with Council that the situation associated with Properties 75, 83 and 84 is unfortunate. The Panel does not recommend any change to the Amendment because Growland has requested changes beyond the scope of the Amendment, and subject to legislative processes beyond the PE Act. Council's indication of advocacy and support to help resolve the sewerage and stormwater issues is acknowledged.

(iv) Conclusion

The Panel concludes the sequence of development, drainage and sewerage is hampering development on some parcels that cannot be resolved through the Amendment.

6.8 Additional requested projects

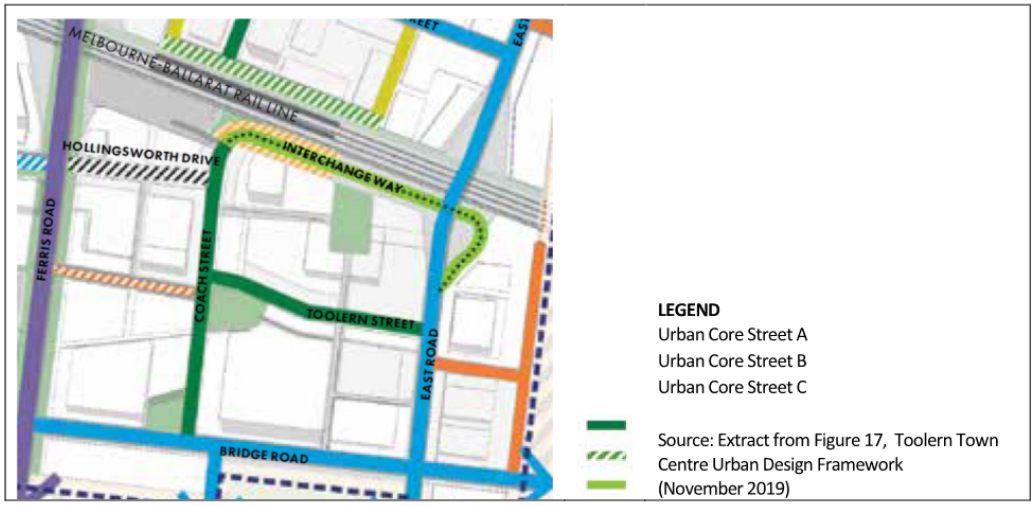
(i) The issues

The issue are:

- whether the Toolern DCP Urban Core Street A and Urban Core Street C identified in the Cobblebank UDF should be included in the Toolern DCP
- whether it is appropriate for Ferris Road from Intersection IT05 to the Toolern PSP southern boundary:
  - to be included as a project in the Toolern PSP and funded through the Toolern DCP
  - be reclassified as a secondary arterial road.

6.8.2 Urban Core Street A and Urban Core Street C

(i) Background



Source: Extract from Figure 17, Toolern Town Centre Urban Design Framework (November 2019)

(ii) Evidence and submissions

Australian Unity requested that Urban Core Streets A and C (Interchange Way), as identified in the Cobblebank UDF, be funded through the Toolern DCP. It submitted:

- Urban Core Street A connects the town centre from the external road network and benefits multiple landowners in the town centre
- the location and funding of Urban Core Street A should be shared by those that directly benefit from its delivery
- the primary purpose of Urban Core Street C is to provide a bus link from the existing bus interchange to the external road network that services the broader community
- like the existing bus interchange land, Urban Core Street C land should be included in the Toolern DCP and the road constructed by the Victorian government when required.

At the Hearing, Australian Unity requested the Public Acquisition Overlay be applied to land identified for Interchange Way if Council and DTP seek to maintain this alignment. It explained this is to "*protect it from development, and to ensure fair valuation and compensation of this land under the acquisition process since it offers no benefit to Australian Unity or their future development of the Site and will be solely utilised by PTV as a bus-only connection*".

Council and Mr Ainsaar did not support Urban Core Street C being funded through the Toolern DCP. Mr Ainsaar explained:

- it is an internal street typically constructed by developers to provide access to their developments
- DCPs rarely fund the construction of local access streets and connector streets unless there are site-specific issues such as a high degree of land ownership fragmentation.

In response to questions, Mr Ainsaar:

- acknowledged the Cobblebank UDF identified Interchange Way as a bus-only route
- agreed it would be problematic to access properties from a bus-only route

- considered the Victorian government generally pays for a bus interchange.

Council did not support Urban Core Street A being funded through the Toolern DCP. It submitted that Urban Core Streets A and C:

- have an internal function like connector roads, though they form part of the future Cobblebank Activity Centre road network
- should be delivered as developer works, just as connector roads in other developments are subdivisional works delivered by the developer during subdivision
- will increase costs to the Toolern DCP if they are included.

(iii) Discussion

The Development Contributions Guidelines state that roads, including land acquisition and construction costs may be funded from a DIL. This is reflected in *Ministerial Direction on the preparation and content of development contributions plans and Ministerial reporting requirements for development contributions plan*. Neither differentiate between road types such as local and secondary roads. Similarly, the PE Act does not specify any road type. This provides some discretion as to whether a local street is included in a DCP.

Whether a local street will be used by other people is not the test to whether it should be funded from a DIL. If this was the case, a DCP would include a detailed more complicated methodology for apportioning the cost of local streets to others in a charge area. A commonly applied approach is for developers to construct internal streets that give access to their developments. The question is whether proposed Urban Core Street A or C present exceptional circumstances that justify departing from this approach.

Urban Core Street A (Coach and Toolern Streets) are typical local streets that will provide access to abutting properties. They may be proposed in the Cobblestone Activity Centre but their use is not recognised beyond local streets. Should had they been recognised at a higher level in the road hierarchy with significantly more external users, it may have been considered for the Toolern DCP.

Urban Core Street C (Interchange Way) differs because it is proposed to be a bus-only route that services a local bus interchange integrated with the train station. This means that no property owner, tenant, work or visitor would be able to use their vehicle along Interchange Way to access an abutting property. The main beneficiaries of Interchange Way are likely to be business owners in the Cobblebank Activity Centre and public transport users from a broader catchment area.

The Panel agrees with Council and Mr Ainsaar that the Toolern DCP should exclude Interchange Way but for a different reason. This street is required solely to form part of the public transport network, and the lead authority seeking this street should be considered as the financial acquiring authority. While the Public Acquisition Overlay is one mechanism to help deliver Interchange Way, the Panel is unable to recommend it because this is beyond the scope of the Amendment.

6.8.3 Ferris Road extension

(i) Evidence and submissions

Lendlease original requested the Toolern DCP include Ferris Road south of Intersection IT05. It explained:

- the future full extent of Ferris Road will continue south of Intersection IT05 through the Strathtulloh estate for about 2 kilometres to Greigs Road, similar to Mt Cottrell Road

- Ferris Road will ultimately be a main thoroughfare for traffic travelling both directions, and while possibly not accommodating the same traffic volumes as Mt Cottrell Road, Ferris Road will likely have volumes that justify inclusion in the Toolern DCP.

At the expert meeting, traffic experts, Mr Lucioni and Mr Watters agreed the Toolern DCP should include a project for Ferris Road south of Intersection IT05 at an interim standard of one lane in each direction. They noted that ending Road RD17 at Toolern Road presented a missing link to a potential secondary road corridor.

In his report, Mr Watters stated:

- Intersection IT05 is currently being constructed and scheduled to be completed in December 2024, and its road reserve has already been created
- if the intersection project is included, the Toolern PSP should either:
  - clarify this road section can remain at 25 metres wide, or
  - reclassify Ferris Road as a secondary arterial road with a width of 35 metres, which may impact developments on both sides of the road.

Lendlease agreed with Council that it would not be appropriate for the Toolern DCP to include the southern section of Ferris Road after reviewing Mr Watters' expert report and aerial photography and plans of works currently underway. It submitted the drainage works have assumed a 25-metre-wide cross section that includes:

- a branch sewer completed in 2023 (runs north-south on the eastern side)
- an open channel completed in early 2024 (runs north-south on the eastern side)
- drainage and stormwater pipes on the east side that will start being constructed in October 2024.

Lendlease explained a road reserve of 38 metres in the southern section of Ferris Road would:

- impact already constructed and future infrastructure
- be a significant factor in the project cost.

(ii) Discussion

Lendlease and traffic experts presented plausible reasons why the section of Ferris Road between Intersection IT05 and the Toolern PSP southern boundary should be considered as an infrastructure item in the Toolern DCP.

However, as infrastructure works are well underway, the Panel considers this project would be impractical to achieve and inappropriate to include in the Toolern DCP.

6.8.4 Conclusions

The Panel concludes the Toolern Development Contributions Plan should not include the additional requested projects because:

- Urban Core Street A, as identified in the Cobblebank Urban Design Framework, are typical local streets that will provide access to abutting properties
- Urban Core Street C, as identified in the Cobblebank Urban Design Framework, is solely proposed for public purposes and should be funded through a separate mechanism
- infrastructure works underway around Intersection IT05 make it impractical to extend Ferris Road from Intersection IT05 to the Toolern Precinct Structure Plan southern boundary as requested.

6.9 Private hospital and social and affordable housing exemptions

(i) The issues

The issues are whether private hospitals and social and affordable housing should be exempt from paying the DIL.

(ii) Evidence and submissions

Australian Unity advised it proposed to develop a private hospital on part of its land. It requested that the land used for the hospital be exempt from paying development contributions through DCPO3. It referred to:

- DCPO3 which exempts government and non-government schools from development contributions
- an incorporated document associated with Specific Controls Overlay Schedule 7 that exempts the Melton Public hospital from paying development contributions.

In their statement, development contributions experts agreed:

- the exemptions from paying levies should not extend beyond those outlined in the statutory framework for DCPs
- there should be a section in the Toolern DCP that outlines the exemptions, consistent with the DCPO.

Council explained:

- it is standard practice in DCPs for few uses to be exempted from making development contributions a DCPO
- exemptions have been provided for government schools and non-government schools, consistent with DCP guidelines
- it has discretion to decide whether to exempt a land use such as a private hospital from development levies.

Council did not support exempting private hospitals, because it was more equitable for a wide variety of land developments to pay the DIL. Council referred to the discussion in the Panel report on Stonnington Amendment C296 which did not support exempting Cabrini Hospital from development contributions. The Panel discussed a number of issues, including:

- private hospitals may be delivered on a for or a not for profit basis, and include a variety of uses including what would otherwise be characterised (if on a standalone basis) as offices or retail premises
- anomalies in treatment of like-uses could lead to the equity principle underpinning DCPs being breached
- exempting Cabrini could lead to applications for exemptions from a wide range of not-for-profit organisations in future DCP based Amendments thereby further increasing potential inequities by the re-allocation of the levies to other development or Council
- other organisations which provide a wide range of community services might argue that they should be exempt. This is potentially a larger and much more nebulous group of uses.

Council submitted that many aspects of the Stonnington Panel's reasoning applied to the proposed private hospital in Toolern.

Homes Victoria requested the Toolern DCP be revised to reflect the Ministerial Direction regarding DIL and Community Infrastructure Levy charges on development of land for housing provided by or on behalf of the Department of Families, Fairness and Housing (formerly the Department of Health and Human Services). Council supported this change.

(iii) Discussion

The Toolern DCP is required to reflect the Ministerial Direction on the preparation and content of DCPs. That guidance provides clarity that a DCP must not be imposed on a non-government school or housing provided by or on behalf of the Department of Families, Fairness and Housing (previously Department of Health and Human Services).

The Ministerial Direction regarding land being developed for housing by or on behalf of the Department of Families, Fairness and Housing is not currently reflected in the Toolern DCP.

Council has discretion to exempt other land uses from the Toolern DCP. Council has outlined its rationale for deciding not to use the available discretion to exempt private hospitals from the Toolern DCP. The Panel has not been provided with evidence to demonstrate Council's rationale is unreasonable or inappropriate.

(iv) Conclusions and recommendation

The Panel concludes:

- It is appropriate for Council to require private hospitals in the Toolern Precinct Structure Plan area to pay development contributions.
- The Toolern Development Contributions Plan should be revised to reflect the Ministerial Direction that Development Infrastructure Levies and Community Infrastructure Levies charges must not be imposed on development of land for housing provided by or on behalf of the Department of Families, Fairness and Housing.

The Panel recommends:

The Toolern Development Contributions Plan should be revised to specify that Development Infrastructure Levies and Community Infrastructure levies must not be imposed on development of land for housing provided by or on behalf of the Department of Families, Fairness and Housing.

7 Drafting matters

7.1 Toolern Precinct Structure Plan

Submissions requested drafting changes the Toolern PSP that Council agreed to, as outlined in Table 3.

Table 3 Council agreed Toolern PSP drafting changes

Ver	Section	Agreed change	Response to
1	2.25	Revise reference to the Outer Metro Ring project from a 'committed' to a 'potential future' project	DTP
1	3.1	Update reference to schools to government and nongovernment schools	Melbourne Archdiocese of Catholic Schools
1	Table 3	Replace 'underpass' with 'overpass' in Character Area 8	DTP
1	Table 8	Replace 'Dept Health and Human Services (DHHS)' with 'Dept of Health' in responsibility for Melton Hospital	Victorian Health Building Authority
1	Table 8	Delete the Emergency services precinct row	Council
1	Table 8	Revise the Justice facility row to: - revise the title to 'Justice and emergency services precinct (law court and police)' - revise the change area from 3.5 Ha to 2 Ha - replace 'Dept Health and Human Services (DHHS)' with 'Dept of Health' in responsibility for Melton Hospital	Roman Catholic Trust Corporation and Department of Justice and Community Safety
1	4.6.3	Replace 'underpass' with 'overpass' in Character Area 8	DTP
1	Table 10	- Add RD05 in East-West Arterial - Delete the ultimate reserve width column - Delete the indicative vehicles per day column	DTP
1	Table 10	Relabel the following columns: - Indicative vehicles per day to traffic lanes - Traffic lanes to median - Median to posted speed - Posted speed to bus - Bus to property access and parking - Property access and parking to on road cycle lane	DTP
1	Table 11	Replace Exford Road with East West Arterial in RD03, RD04, RD05, RD06, RD07, RD08, RD17, RD20, RD21, RD23, RD24, IT03, IT05, IT06, IT07, IT21, IT22 and IT23, BD03	DTP

Ver	Section	Agreed change	Response to
1	Table 11	Revise reference for: - RDO3 from layout to standard - RD14 from IT14 to IT13 - IT07 from 'Purchase of land and construction' to 'construction' - IT24 from 'connector' to 'Elpis'	DTP
1	Table 11	Revise responsibility for BD16 from Department of Transport to Melton City Council	DTP
1	Table	Delete the 'Mount Cottrell Road Level Crossing Upgrade' title from BD21	DTP
1	6.2	Reference Ambulance Victoria Stations and mental health facilities in the definition of community facilities	Victorian Health Building Authority

(i) Section 4.5.6 (Integrated Water Management) and Plan 14

Lendlease requested changes to section 4.5.6 (Integrated Water Management) to maintain sufficiently flexibility when preparing detailed design of stormwater assets. Melbourne Water Corporation supported a modified version of what Lendlease sought. Melbourne Water also requested the Toolern Plan 14 note be revised. These requested changes are shown in Table 4.

Table 4 Lendlease and Melbourne Water Integrated Water Management requested changes

Exhibited	Lendlease	Melbourne Water
Planning and design requirements and guidelines		
Stormwater conveyance must be designed in accordance with the Developer Services Scheme, Plan 14 and Table 9 to the satisfaction of Melbourne Water and the responsible authority.	Stormwater assets must be designed generally in accordance with the Developer Services Scheme, Plan 14 and Table 9 to the satisfaction of Melbourne Water and the responsible authority.	Drainage, flood protection and stormwater quality treatment assets must be designed generally in accordance with the Development Services Scheme (as amended from time to time), Plan 14 and Table 9 to the satisfaction of Melbourne Water Corporation and the responsible authority.
Plan 14 note		
Stormwater quality treatment assets shown on this plan are subject to confirmation through preparation of Melbourne Water Development Service Schemes and through detailed design to the satisfaction of Melbourne Water.	-	Drainage, flood protection and Stormwater quality treatment assets shown on this plan are subject to detailed design to the satisfaction of Melbourne Water Corporation.

Melbourne Water Corporation explained:

- the current term is 'Development Services Schemes', though there have been different terms over time
- 'as amended from time to time' is sought because a drainage strategy (the spatial plan for drainage infrastructure forming part of a Development Services Scheme) may change over time in order to, among other things, respond to identified land constraints and opportunities, detailed planning and design, and new standards
- 'conveyance' should be deleted to expand the term 'assets' because Table 9 and Plan 14 comprise different types of assets (including waterways, drainage assets, retarding assets for flood protection and assets for stormwater quality treatment) that are not all 'conveyance' assets
- it supported including 'generally' with 'in accordance with'.
- 'designed' should be deleted:
  - to clarify the land identified on Plan 14 is required for the asset, and the asset is to be generally in accordance with the development services scheme
  - because it is not strictly a 'design' requirement, and relates to all aspect of design, construction and delivery including land reservation and creation of easements as necessary.

At the Hearing, Council and Lendlease agreed to the version proposed by Melbourne Water Corporation. These changes were reflected in the Toolern PSP (Version 3).

7.2 Toolern Development Contributions Plan

(i) Railway bridge projects descriptions

DTP requested that the scope of railway bridges BD17, DB18, BD19 and BD20 be better described in the Toolern DCP.

Panel response

Bridges should be more clearly described in the Toolern DCP. Given the interaction between the Toolern DCP and other adjacent authorised DCPs, a clear understanding of which infrastructure is associated with which DCP is important to ensure when periodic reviews such as this occur matters are clear.

The Planning Scheme depicts the detail of most proposed infrastructure and the pertinent PSP and DCP documents are all incorporated documents. Incorporated documents have been through a planning process.

(ii) Council agreed drafting changes

Submissions requested drafting changes the Toolern DCP that Council agreed to, as outlined in Table 5.

Table 5 Council agreed Toolern DCP drafting changes

Ver	Section	Agreed change	Response to
1	1.3	Revise the land area from 2,200 hectares to 2,100 hectares	Mr De Silva
1	1.4.3	Replace Exford Road with East West Arterial in RD03, RD05, RD06, RD07, RD08, RD17, RD20, RD21, RD23, RD24, IT03 and BD03	DTP
1	1.4.3	Replace East West Arterial to Exford Road in RD03	DTP
1	2.2.6	Change 'MCA' to Charge Area	Mr De Silva
1	Table 3	Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23 and RD24, BD03, IT03, IT05, IT06, IT07, IT21, IT22 and IT23	DTP
1	Table 3	Identify RD01, RD01A, RD12, RD17, RD17A, RD18, RD18A, RD18B, RD20, RD20A, IT14, IT15, IT19, IT24, IT26, IT27, IT28, IT29, BD01, BD02, BD18, BD21, PT01, OS01, OS02, CI01, CI02, CI18A, CI18B, CI19A, CI19B, CI20, AR15A. AR15B, AR16, TR01 and PL01 as completed projects	Mr De Silva
1	Table 3	Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Council
1	Table 4	Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24, IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	DTP
1	Table 4	Add land acquisition value of BD21 to BD20	Mr De Silva
1	Table 4	Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Council
1	Table 5	Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24 IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	DTP
1	Table 5	Add land acquisition value of BD21 to BD20	Mr De Silva
1	Table 5	Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Council
1	Table 6	Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24 IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	DTP
1	Table 6	Add land acquisition value of BD21 to BD20	Mr De Silva
1	Table 6	Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Council

Ver	Section	Agreed change	Response to
1	Table 7	Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24 IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	DTP
1	4.2	Reference Ambulance Victoria Stations and mental health facilities in the definition of community facilities	Victorian Health Building Authority

7.3 Development Contributions Plan Overlay Schedule 3

Homes Victoria requested the Department of Health and Human Services in Clause 4.0 be changed to Department of Families, Fairness and Housing. The Panel agrees with this change, consistent with Council's proposed change in DCPO3 (Version 1).

7.4 Drafting recommendations

The Panel recommends:

Amend the Toolern Precinct Structure Plan to:

a) replace in Section 4.5.6 (Integrated water management) the third point under 'Planning and design requirements and guidelines' with:

Drainage, flood protection and stormwater quality treatment assets must be designed generally in accordance with the Development Services Scheme (as amended from time to time), Plan 14 and Table 9 to the satisfaction of Melbourne Water Corporation and the responsible authority.

b) replace the Plan 14 note with:

Drainage, flood protection and Stormwater quality treatment assets shown on this plan are subject to detailed design to the satisfaction of Melbourne Water Corporation

c) make drafting changes specified in Table 3.

Amend the Toolern Development Contributions Plan to make drafting changes specified in Table 5.

Amend Development Contributions Plan Overlay Schedule 3 to replace 'Department of Health and Human Services' with 'Department of Families, Fairness and Housing' in Clause 4.0.

Appendix A Document list

No.	Date	Description	Provided by
	2024		
1	3 Jul	Directions Hearing notice letter	Planning Panels Victoria (PPV)
2	4 Jul	Submitter location plan	Melton City Council (Council)
3	17 Jul	Melton PSA C84 [2010] PPV	PPV
4	17 Jul	Melton PSA C84 Part 2 [2011] PPV	PPV
5	25 Jul	Panel Directions and Hearing timetable (Version 1)	PPV
6	2 Aug	Panel Directions and Hearing timetable (Version 2)	PPV
7	5 Aug	Email - change in expert and site inspection suggestions	Australian Unity et al
8	19 Aug	Part A Submission	Council
9	19 Aug	Expert report – Chris De Silva	Council
10	19 Aug	Expert report – Marco Lucioni expert	Council
11	19 Aug	Expert report – Matt Ainsaar	Council
12	19 Aug	Expert report – Henry Turnbull	Growland Pty Ltd
13	19 Aug	Expert report – Stephen Watters	Lendlease Communities (Atherstone) Pty Ltd
14	19 Aug	Expert report – Brock Jeffery-Monck	Australian Unity et al
15	19 Aug	Expert report – Sian McKenna	Council
16	21 Aug	Correspondence – regarding expert meetings	Council
17	23 Aug	Part B Submission	Council
18	23 Aug	Council Day 1 version of the Amendment: a) Explanatory Report b) Instruction Sheet c) Clause 37.07 Schedule 3 d) Clause 43.01 Schedule e) Clause 45.06 Schedule 3 f) Clause 66.04 Schedule g) Clause 72.04 Schedule h) Spreadsheet Revised DCP background document i) Toolern DCP June 2022 track changes j) Toolern PSP June 2022 track changes	Council
19	23 Aug	Development Contributions Plan expert meeting – Statement of agreed opinions and facts	Council

No.	Date	Description	Provided by
20	23 Aug	Traffic engineering and quantity surveying expert meeting – Statement of agreed opinions and facts	Council
21	23 Aug	Panel Directions and Hearing timetable (Version 3)	PPV
22	26 Aug	Replacement image at paragraph 81.5 of Part B Submission	Council
23	27 Aug	Addendum to Sian McKenna expert report	Council
24	27 Aug	Expanded appendix 3 of Chris De Silva expert report	Council
25	27 Aug	Table – DIL charge area and dwelling density	Council
26	27 Aug	Updated table – DIL charge area and dwelling density	Council
27	27 Aug	Hearing submission	DTP Transport (DTP)
28	27 Aug	Hearing submission	Melbourne Water
29	29 Aug	Standard Development Contributions Advisory Committee: Report 1 (extract)	Council
30	29 Aug	Toolern Employment and Mixed Use UDF and Revision of the Toolern Town Centre UDF: Transport Modelling Report	Council
31	29 Aug	Toolern Employment and Mixed Use UDF and Revision of the Toolern Town Centre UDF: Technical Report - Transport	Council
32	29 Aug	Victorian Planning Authority Benchmark Infrastructure Report	Council
33	29 Aug	Cobblebank Metropolitan Activity Centre UDF: Consultation Report	Council
34	29 Aug	Bridge 17 – Paynes Road Rail Overpass - Apportionments	Council
35	30 Aug	Panel Directions and Hearing timetable (Version 4)	PPV
36	30 Aug	email – Further information requested by the Panel	PPV
37	30 Aug	email – Extension of time for further information	PPV
38	30 Aug	Hearing submission	Lendlease Communities (Atherstone) Pty Ltd
39	30 Aug	Hearing submission	Exford Waters Pty Ltd
40	30 Aug	Mount Cottrell Road – Aerial	Council
41	30 Aug	Mount Cottrell Road – Summary	Council
42	30 Aug	Mount Cottrell – Permit Summary	Council
43	30 Aug	Mount Cottrell – Width Diagram	Council
44	2 Sep	Appendix 2 (table to submission) with permit information	Melbourne Water
45	2 Sep	Hearing submission	Australian Unity Funds Management
46	2 Sep	Hearing submission	Roman Catholic Trust Corporation

No.	Date	Description	Provided by
47	2 Sep	Hearing submission	Miravor Property Developments
48	2 Sep	Hearing submission	Thornhill Gardens Dev Co
49	4 Sep	Hearing submission	Growland Pty Ltd
50	4 Sep	Further Hearing submission	DTP
51	4 Sep	Amendment documents (Version 2): a) Change table b) Revised comments on Mr De Silva recommendations c) UGZ3 d) Heritage Overlay Schedule e) DCPO3 f) Clause 66.04 Schedule g) Clause 72.04 Schedule h) Spreadsheet Revised DCP background document i) Toolern DCP June 2022 track changes j) Toolern PSP June 2022 track changes	Council
52	5 Sep	Summary Diagram for Hearing	Growland Pty Ltd
53	6 Sep	Part C Submission with: a) Appendix A - Bridge Distances within Metropolitan Activity Centres b) Appendix B – Transport project costing sheets SMEC – July 2015 – Rockbank DCP Appendix B (1) c) Appendix C – Victorian Government land being acquired by contributions plans	Council
54	6 Sep	Further Hearing submission	Melbourne Water
55	10 Sep	Second supplementary Hearing submission	DTP
56	11 Sep	Supplementary Hearing submission	Council
57	11 Sep	Toolern PSP June 2022 (tracked changes) – Version 3	Council
58	11 Sep	Toolern DCP June 2022 (tracked changes) – Version 3	Council
59	11 Sep	Table of changes – Version 3	Council
60	11 Sep	Submitter response table – Version 3	Council

Appendix B Planning context

B:1 Planning policy framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

i) Victorian planning objectives

State policy objectives set out in section 4 of the PE Act which seek:

(a) to provide for the fair, orderly, economic and sustainable use, and development of land
(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria
(e) Protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community
(f) to facilitate development in accordance with the objectives of planning in Victoria.

Part 3B of the PE Act by enabling Development Infrastructure Levy and Community Infrastructure Levy for the development of land in the municipality.

ii) Planning Policy Framework

Table 6 legend: State policy | Regional policy | Local policy

Table 6 Planning Policy Framework clauses

Municipal Planning Strategy
02.03 (Strategic directions)
02.03-1 (Settlement – Activity centres) The proposed Cobblebank Metropolitan Activity Centre (previously known as the Toolern Metropolitan Activity Centre) will eventually be the largest in the City. It will be a significant retail, employment and business generator into the future and will provide civic, education and health facilities. Maximising economic opportunities here is an economic development priority for Council. The design of activity centres plays a key role in activating centres, promoting development and creating a sense of place. Poor amenity, accessibility and connectivity to and within activity centres are issues that can be addressed through design.
02.03-6 (Housing) There is a need to ensure future development provides a range of housing choice and diversity to meet the needs of a growing and changing community and reduce the disparity between the current housing supply and the demand for different housing types.
02.03-7 (Economic development) Facilitate development that provides opportunities for local employment and education that are close to homes and are accessible by a variety of transport options. Facilitate the provision of infrastructure and services that support economic growth, particularly in growth areas and in existing, planned and proposed activity centres. Foster a diverse local economy that encourages investment and results in local business growth.
02.03-8 (Transport) Facilitate the development of an integrated transport system that connects various transport modes. Promote active travel by providing a flexible, accessible, safe and connected active transport network that is segregated from road traffic.

Municipal Planning Strategy

Integrate land use with transport infrastructure.

02.03-9 (Infrastructure)

Enhance educational and recreational opportunities through the provision of community infrastructure, including new schools and youth services.
Facilitate an increase in the number of health facilities and improve access to them across the City.
Provide community facilities, infrastructure and services in an equitable and timely way.
Discourage out of sequence development within growth areas.
Protect existing and major infrastructure assets from the encroachment of incompatible development.
Facilitate the development of a communications network where its infrastructure is sensitively deployed.

Planning Policy Framework

11 (Settlement)

11.01 (Victoria)

11.01-1R (Settlement – Metropolitan Melbourne)

Maintain a permanent urban growth boundary around Melbourne to create a more consolidated, sustainable city and protect the values of non-urban land.

11.02 (Managing growth)

11.02-1S (Supply on urban land)

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

11.03 (Planning for places)

11.03-1S (Activity centres)

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

12 (Environmental and landscape values)

12.01 (Biodiversity)

12.01-2S (Native vegetation management)

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

13 (Environmental risk and amenity)

13.02 (Bushfire)

13.02-1S (Bushfire planning)

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

16 (Housing)

16.01-1R (Housing Supply – Metropolitan Melbourne)
Manage the supply of new housing to meet population growth and create a sustainable city by developing housing and mixed use development opportunities in locations that are:

- In and around the Central City.
- Urban-renewal precincts and sites.
- Areas for residential growth.
- Areas for greyfield renewal, particularly through opportunities for land consolidation.
- Areas designated as National Employment and Innovation Clusters.
- Metropolitan activity centres and major activity centres.
- Neighbourhood activity centres - especially those with good public transport connections.
- Areas near existing and proposed railway stations that can support transit-oriented development.

16.01-2S (Housing affordability)
To deliver more affordable housing closer to jobs, transport and services.

17 (Economic development)

17.01 (Employment)

17.01-1R (Diversified economy - Metropolitan Melbourne)
Support the Central City to become Australia's largest commercial and residential centre by 2050, by planning for office, retail, residential, education, health, entertainment and cultural activity spaces.

Plan for the redevelopment of Major Urban-Renewal Precincts in and around the Central City to deliver high-quality, distinct and diverse neighbourhoods offering a mix of uses.

17.02 (Commercial)

17.02-1S (Business)
To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

17.03 (Industry)

17.03-3R (Regionally significant industrial land – Metropolitan Melbourne – Western Metro Region)
To protect industrial land of regional significance and facilitate continual growth in freight, logistics and manufacturing investment.

To support the transition from manufacturing land uses to other employment uses in strategically identified areas well connected to transport networks.

18 (Transport)

18.01 (Land use and transport)

18.01-1S (Land use and transport integration)
To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

18.01-1L (Land use and transport planning)
To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.

18.01-2S (Transport system)
To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

18.02 (Movement networks)

18.02-1S (Walking)
To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

18.02-2R (Cycling – Metropolitan Melbourne)
Develop local cycling networks and new cycling facilities that support the development of 20-minute neighbourhoods and that link to and complement the metropolitan-wide network of bicycle routes - the Principal Bicycle Network.

19 (Infrastructure)

19.02 (Community infrastructure)

19.02-6R (Open space – Metropolitan Melbourne)
To strengthen the integrated metropolitan open space network.

19.02-1L (Health facilities)
Support the development of a hospital within the Cobblebank Metropolitan Activity Centre.

Improve access to health services through the provision of integrated community services hubs and the co-location of complementary community facilities.

19.03 (Development infrastructure)

19.03-1S (Development and infrastructure contributions plans)
To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

19.03-3S (Integrated water management)
To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

B:2 Plan Melbourne

Plan Melbourne 2017-2050 (Plan Melbourne):

- sets out strategic directions to guide Melbourne's development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million
- is accompanied by a separate implementation plan that is regularly updated and refreshed every five years
- is structured around seven Outcomes, which set out the aims of the plan.

The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The Explanatory Report discusses the relevant Outcomes and Directions. The Panel has included these in Table 7.

Table 7 Relevant parts of Plan Melbourne

Outcome	Directions
1: Melbourne is a productive city that attracts investment, supports innovation and creates jobs	1.1: Create a city structure that strengthens Melbourne's competitiveness for jobs and investment
2: Melbourne provides housing choice in locations close to jobs and services	2.2: Deliver more housing closer to jobs and public transport

Outcome	Directions
3: Melbourne has an integrated transport system that connects people to jobs and services and goods to market	3.3: Improve local travel options to support 20-minute neighbourhoods
4: Melbourne is a distinctive and liveable city with quality design and amenity	4.1: Create more great public spaces across Melbourne
5: Melbourne is a city of inclusive, vibrant and healthy neighbourhoods	5.1: Create more 20-minute neighbourhoods 5.2: Create neighbourhoods that support safe communities and healthy lifestyles 5.3: Deliver social infrastructure that support strong communities and healthy lifestyles 5.4: Deliver local parks and green neighbourhoods in collaboration with communities

B:3 Planning scheme provisions

The Urban Growth Zone, Development Contributions Plan Overlay and Heritage Overlay apply to the subject land. A common zone and overlay purpose is to implement the Municipal Planning Strategy and the Planning Policy Framework. Other zone and overlay purposes are outlined in Table 8.

Table 8 Relevant zone and overlay provisions

Zones and overlays	
Zone	
Urban Growth	To manage the transition of non-urban land into urban land in accordance with a precinct structure plan. To provide for a range of uses and the development of land generally in accordance with a precinct structure plan. To contain urban use and development to areas identified for urban development in a precinct structure plan. To provide for the continued non-urban use of the land until urban development in accordance with a precinct structure plan occurs. To ensure that, before a precinct structure plan is applied, the use and development of land does not prejudice the future urban use and development of the land.
Overlays	
Development Contributions Plan	To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Zones and overlays	
Heritage	To conserve and enhance heritage places of natural or cultural significance. To conserve and enhance those elements which contribute to the significance of heritage places. To ensure that development does not adversely affect the significance of heritage places. To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

B:4 Ministerial Directions, Planning Practice Notes and guides

The Ministerial Directions, Planning Practice Notes and guide in Table 9 are relevant to the Amendment.

Table 9 Ministerial Directions, Practice Notes and guides

Title	Description
Ministerial Directions	
Ministerial Direction 1 (Potentially Contaminated Land)	Seeks to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by contamination
Ministerial Direction 9 (Metropolitan planning strategy)	Seeks to ensure that a planning scheme amendment has regard to the Metropolitan Planning Strategy (Plan Melbourne 2017-2050)
Ministerial Direction 11 (Strategic Assessment of Amendments)	Seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces
Ministerial Direction 12 (Urban growth areas)	Seeks to manage the provision of sustainable and coordinated urban development in growth areas
Ministerial Direction and Requirement 19 (Preparation and content of amendments that may significantly impact the environment, amenity and human health)	Requires planning authorities to seek the views of the Environment Protection Authority when preparing planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste
Ministerial Direction 20 (Major hazard facilities)	Requires planning authorities to seek and have regard to the views of WorkSafe Victoria and the Minister for Economic Development when preparing a planning scheme amendment which rezones land for, or is within the threshold distance of, a major hazard facility
Planning Practices Notes	
Planning Practice Note 1 (Applying the Heritage Overlay)	Guide to the Heritage Overlay, including criteria and how to write a statement of significance
Planning Practice Note 7 (Vegetation protection in urban areas)	How to assess the significance of vegetation in urban areas and how to protect significant vegetation through the planning scheme

Title	Description
Planning Practice Note 30 (Potentially contaminated land)	How to identify potentially contaminated land and how to assess it, and about provisions in amendments and conditions on permits
Planning Practice Note 46 (Strategic Assessment Guidelines)	Provides a consistent framework for preparing and evaluating a proposed planning scheme amendment
Planning Practice Note 47 (Urban Growth Zone)	Explains the purpose and provisions of the Urban Growth Zone and the role of precinct structure plans in the zone
Guide	
A Practitioner's Guide to Victorian Planning Schemes	Sets out key guidance to assist practitioners when preparing planning scheme provisions, and seeks to ensure: - the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy - a provision is necessary and proportional to the intended outcome and applies the Victorian Planning Provisions in a proper manner - a provision is clear, unambiguous and effective in achieving the intended outcome

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
1 a	General	Resolve the location and alignment of the existing sewer pumping station and future Shogaki Drive in consultation with relevant stakeholders	Council contacted Greater Western Water to provide an estimate probable cost for the relocation of the sewer pumping station that is located in the Shogaki Drive road reserve. Greater Western Water have indicated that they intend to decommission the sewer pumping station and will instead replace it with a Gravity Sewer pipe that is likely to cost S3,976,000. A line item has been added to IT12 for the replacement relocation of the sewer pumping station. It is recommended that the revised project cost for IT12 be used in the Toolern DCP.
1 b	General	Investigate the design for Intersection IT18 and consult with relevant landowners regarding changes to the exhibited land take required by the revised design	Stantec have provided Council with a revised functional layout plan, a revised land take plan, and a revised project cost sheet for IT18. Council contacted three of adjoining landowners (Council is one of the four landowners effected, no letter was sent to Council) on 2 May 2025 with the proposed revisions to the intersection design, and were advised to provide comments on the revisions by 30 May 2025. The landowners provided the following comments on the proposed revisions: • No comments were received. It is recommended that the revised plan and project cost sheet be included in Appendices 1 and 7 of the Toolern DCP. It is recommended that the revised project costs for IT18 be used in the Toolern DCP.

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
1 c	General	Revise the cross section of Road RD15 to reflect the proposed 45-metre cross section	Agreed. Road project RD15 is proposed to use a 45-metre road cross-section rather than the exhibited 41.8-metre cross-section. It is recommended that cross-section 16 be deleted from the Toolern PSP, and road cross-section 17 be updated to reference RD15.
2 a	Toolern PSP	Specify a minimum average of 20 dwellings per net developable hectare across the precinct	Agreed. The reference to 15 dwellings has been updated to 20 dwellings in Sections 3.2.2 and 4.2.3 of the Toolern PSP.
2 b	Toolern PSP	Revise the polygons for Assets 17, 22 and 23 in relevant plans to reflect those requested by Melbourne Water and shown in Figure 12	Agreed. All relevant plans in the Toolern PSP have been updated to show the revised polygons for assets 17, 22 and 23 as requested by Melbourne Water.
2 c	Toolern PSP	Revise in Table 2 the passive open space area for Property 86 from 1.96 hectares to 1.90 hectares	Agreed. Table 2 has been updated to reduce the passive open space area on Property 86 from 1.96 Ha to 1.90 Ha.
2 d	Toolern PSP	Revise in Table 2 the passive open space area for Property 87 from 0.64 hectares to 0.58 hectares	Agreed. Table 2 has been updated to reduce the passive open space area on Property 87 from 0.64 Ha to 0.58 Ha.
2 e	Toolern PSP	Show a local road along the eastern boundaries of Properties 86 and 87 next to the retarding basin in Plans 5, 6, 8, 9, 10, 11, 14, 16 and 17	Agreed. A local road has been added to the eastern boundary of Properties 86 and 87 next to the retarding basin in Plans 5, 6, 8, 9, 10, 11, 14, 16 and 17.

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
2 f	Toolern PSP	Replace in Section 4.5.6 (Integrated water management) the third point under 'Planning and design requirements and guidelines' with: *Drainage, flood protection and stormwater quality treatment assets must be designed generally in accordance with the Development Services Scheme (as amended from time to time), Plan 14 and Table 9 to the satisfaction of Melbourne Water Corporation and the responsible authority.*	Agreed. Section 4.5.6 has been amended as per the recommendation.
2 g	Toolern PSP	Replace the Plan 14 note with: *Drainage, flood protection and Stormwater quality treatment assets shown on this plan are subject to detailed design to the satisfaction of Melbourne Water Corporation*	Agreed. Plan 14 has been amended to reflect the revised note wording.
2 h	Toolern PSP	Make drafting changes specified in Table 3	Agreed. See changes recommended in Table 3 of the panel report below.
Table 3	Toolern PSP	In Section 2.2.5 Revise reference to the Outer Metro Ring project from a 'committed' to a 'potential future' project	Agreed. The recommended change has been made to Section 2.2.5.
Table 3	Toolern PSP	In Section 3.1 Update reference to schools to government and non-government schools	Agreed. The recommended change has been made to Section 3.1
Table 3	Toolern PSP	In Table 3	Agreed.

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
		Replace 'underpass' with 'overpass' in Character Area 8	The recommended change has been made to Table 3
Table 3	Toolern PSP	In Table 8 Replace 'Dept Health and Human Services (DHHS)' with 'Dept of Health' in responsibility for Melton Hospital	Agreed. The recommended change has been made to Table 8
Table 3	Toolern PSP	In Table 8 Delete the Emergency services precinct row	Agreed. The recommended change has been made to Table 8
Table 3	Toolern PSP	In Table 8 Revise the Justice facility row to: • revise the title to 'Justice and emergency services precinct (law court and police)' • revise the change area from 3.5 Ha to 2 Ha • replace 'Dept Health and Human Services (DHHS)' with 'Dept of Health' in responsibility for Melton Hospital	Agreed. The recommended change has been made to Table 8 It is noted that the Dept of Justice and Community Services has been referenced rather than the Dept of Health
Table 3	Toolern PSP	In Section 4.6.3 Replace 'underpass' with 'overpass'	Agreed. The recommended change has been made to Section 4.6.3. Three references to overpass have been corrected
Table 3	Toolern PSP	In Table 10 • Add RD05 in East-West Arterial • Delete the ultimate reserve width column • Delete the indicative vehicles per day column	Agreed. The recommended changes have been made to Table 10
Table 3	Toolern PSP	In Table 10 Relabel the following columns: • Indicative vehicles per day to traffic lanes	Agreed. The recommended changes have been made to Table 10

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
		• Traffic lanes to median • Median to posted speed • Posted speed to bus • Bus to property access and parking • Property access and parking to on road cycle lane	
Table 3	Toolern PSP	In Table 11 Replace Exford Road with East West Arterial in RD03, RD04, RD05, RD06, RD07, RD08, RD17, RD20, RD21, RD23, RD24, IT03, IT05, IT06, IT07, IT21, IT22 and IT23, BD03	Agreed. The recommended changes have been made to Table 11
Table 3	Toolern PSP	In Table 11 Revise reference for: • RDO3 from layout to standard • RD14 from IT14 to IT13 • IT07 from 'Purchase of land and construction' to 'construction' • IT24 from 'connector' to 'Elpis'	Agreed. The recommended changes have been made to Table 11
Table 3	Toolern PSP	In Table 11 Revise responsibility for BD16 from Department of Transport to Melton City Council	Agreed. The recommended change has been made to Table 11
Table 3	Toolern PSP	In Table 11 Delete the 'Mount Cottrell Road Level Crossing Upgrade' title from BD21	Agreed. The recommended change has been made to Table 11
Table 3	Toolern PSP	In Section 6.2	Agreed. The recommended change has been made to Section 6.2

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
		Reference Ambulance Victoria Stations and mental health facilities in the definition of community facilities	
3 a	Toolern DCP	Index the Development Infrastructure Levy amounts to July 2024 dollars	Agreed. All land values, construction values and resultant Development Infrastructure Levy values have been updated to July 2024 dollars
3 b	Toolern DCP	Correct any overlap between intersection and road projects	Agreed. Council has undertaken a review of intersection and road project extents and has found overlaps with the following projects that have been corrected in the Toolern DCP: • RD01 and IT01 • RD12 and IT10 • RD17 and IT05 • RD18 and IT13, IT16 and IT17
3 c	Toolern DCP	Revise the Functional Layout Plan for Bridge BD19 to show Property 126 within the Toolern Precinct Structure Plan area	Agreed. The recommended change has been made to the FLP for BD19
3 d	Toolern DCP	Revise Table 2 (Property Specific Land Use Budgets) to specify 0.45 hectares of land for Property 126 in 'Arterial roads and bridges'	Agreed. The recommended change has been made to Table 2
3 e	Toolern DCP	Revise in Table 2 the regional park area for Property 27 from 15.66 hectares to 13.46 hectares	Agreed. The recommended change has been made to Table 2
3 f	Toolern DCP	Revise in Table 2 the passive open space area for Property 86 from 1.96 hectares to 1.90 hectares	Agreed. The recommended change has been made to Table 2
3 g	Toolern DCP	Specify that development infrastructure levies and community infrastructure levies must not be imposed on	Agreed.

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
		development of land for housing provided by or on behalf of the Department of Families, Fairness and Housing	The recommended change has been made to Section 2.2.6 in the Toolern DCP
3 h	Toolern DCP	Make drafting changes specified in Table 5	Agreed. See changes recommended in Table 5 of the panel report below.
Table 5	Toolern DCP	In Section 1.3 Revise the land area from 2,200 hectares to 2,100 hectares	Agreed. The recommended change has been made to Section 1.3 in the Toolern DCP
Table 5	Toolern DCP	In Section 1.4.3 Replace Exford Road with East West Arterial in RD03, RD05, RD06, RD07, RD08, RD17, RD20, RD21, RD23, RD24, IT03 and BD03	Agreed. The recommended change has been made to Section 1.4.3 in the Toolern DCP
Table 5	Toolern DCP	In Section 1.4.3 Replace East West Arterial to Exford Road in RD03	Agreed. The recommended change has been made to Section 1.4.3 in the Toolern DCP
Table 5	Toolern DCP	In Section 2.2.6 Change 'MCA' to Charge Area	Agreed. The recommended change has been made to Section 2.2.6 in the Toolern DCP
Table 5	Toolern DCP	In Table 3 Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23 and RD24, BD03, IT03, IT05, IT06, IT07, IT21, IT22 and IT23	Agreed. The recommended change has been made to Table 3 in the Toolern DCP
Table 5	Toolern DCP	In Table 3 Identify RD01, RD01A, RD12, RD17, RD17A, RD18, RD18A, RD18B, RD20, RD20A, IT14, IT15, IT19, IT24, IT26, IT27,	Agreed. The recommended change has been made to Table 3 in the Toolern DCP

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
		IT28, IT29, BD01, BD02, BD18, BD21, PT01, OS01, OS02, CI01, CI02, CI18A, CI18B, CI19A, CI19B, CI20, AR15A. AR15B, AR16, TR01 and PL01 as completed projects	
Table 5	Toolern DCP	In Table 3 Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Agreed. The recommended change has been made to Table 3 in the Toolern DCP
Table 5	Toolern DCP	In Table 4 Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24, IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	Agreed. The recommended change has been made to Table 4 in the Toolern DCP
Table 5	Toolern DCP	In Table 4 Add land acquisition value of BD21 to BD20	Agreed. The recommended change has been made to Table 4 in the Toolern DCP
Table 5	Toolern DCP	In Table 4 Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Agreed. The recommended change has been made to Table 4 in the Toolern DCP
Table 5	Toolern DCP	In Table 5 Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24 IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	Agreed. The recommended change has been made to Table 5 in the Toolern DCP
Table 5	Toolern DCP	In Table 5 Add land acquisition value of BD21 to BD20	Agreed. The recommended change has been made to Table 5 in the Toolern DCP

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
Table 5	Toolern DCP	In Table 5 Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Agreed. The recommended change has been made to Table 5 in the Toolern DCP
Table 5	Toolern DCP	In Table 6 Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24 IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	Agreed. The recommended change has been made to Table 6 in the Toolern DCP
Table 5	Toolern DCP	In Table 6 Add land acquisition value of BD21 to BD20	Agreed. The recommended change has been made to Table 6 in the Toolern DCP
Table 5	Toolern DCP	In Table 6 Correct the infrastructure category for CI04, CI07, CI10, CI13 and CI16 from Development to Community	Agreed. The recommended change has been made to Table 6 in the Toolern DCP
Table 5	Toolern DCP	In Table 7 Replace Exford Road with East West Arterial in RD03, RD03A, RD04, RD04A, RD05, RD05A, RD06, RD06A, RD07, RD07A, RD08, RD08A, RD17, RD17A, RD20, RD20A, RD21, RD23, RD24 IT03, IT05, IT06, IT07, IT21, IT22, IT23 and BD03	Agreed. The recommended change has been made to Table 7 in the Toolern DCP
Table 5	Toolern DCP	In Section 4.2 Reference Ambulance Victoria Stations and mental health facilities in the definition of community facilities	Agreed. The recommended change has been made to Section 4.2 in the Toolern DCP
4	Urban Growth Zone (UGZ) Schedule 3	Add the following in Clause 2.0 (Applied zone provisions)	Agreed. The recommended change has been made to Clause 2.0 in the UGZ

Panel Recommendation	Document	Planning Panel Recommendation	Council Response
		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	
5 a	Development Contributions Plan Overlay (DCPO) Schedule 3	Index the Development Infrastructure Levy amounts to July 2024 dollars	Agreed. All land values, construction values and resultant Development Infrastructure Levy values have been updated to July 2024 dollars
5 b	Development Contributions Plan Overlay (DCPO) Schedule 3	Replace 'Department of Health and Human Services' with 'Department of Families, Fairness and Housing' in Clause 4.0	Agreed. The recommended change has been made to Clause 4.0 in the DCPO
Additional change outside the panel recommendations Table 3	Toolern DCP	Additional cost for 3 traffic signals at Intersection 25 (IT25) as per planning permit PA20/7025 issued 25 May 2021 which is 'generally in accordance' with the PSP but changes the intersection from an un-signal left in left out intersection to a signalised intersection.	Not a recommendation in the panel report The recommended change was agreed internally to represent planning permit PA20/7025.

12.9 LEADWEST JOINT DELEGATED COMMITTEE MEETING MINUTES

Author: Renee Hodgson - Manager Governance
Presenter: Emily Keogh - Head of Governance

PURPOSE OF REPORT

To present the unconfirmed minutes of the LeadWest Joint Delegated Committee held on 4 June 2025.

RECOMMENDATION:

That Council note the unconfirmed minutes of the LeadWest Joint Delegated Committee meeting held on 4 June 2025, provided as **Appendix 1** to this report.

Motion

Crs Zada/Ramsey.

That Council note the unconfirmed minutes of the LeadWest Joint Delegated Committee meeting held on 4 June 2025, provided as **Appendix 1** to this report.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

The purpose of the LeadWest Committee is to oversee the preparation and implementation of the LeadWest Strategic Plan and identified sub projects as adopted and agreed by member Councils.

The minutes attached to this report are the unconfirmed minutes of the LeadWest Joint Delegated Committee meeting held on 4 June 2025.

2. Background/Issues

The LeadWest Committee was established as a Joint Delegated Committee pursuant to s64 of the *Local Government Act 2020* (the Act), with the Cities of Brimbank, Hobsons Bay, Maribyrnong, Melton, and Wyndham, on and from 1 August 2021.

It has delegated powers and functions in an Instrument of Delegation and Schedule and has Terms of Reference that govern its operations, meeting, and reporting arrangements. These were both approved and adopted by Council on 28 June 2021.

Attached to this report are the unconfirmed minutes of the LeadWest Joint Delegated Committee meeting held on 4 June 2025.

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

6. A high performing organisation that demonstrates civic leadership and organisational excellence

6.3 An organisation that demonstrates excellence in civic leadership and governance.

4. Financial Considerations

The ongoing budget for the LeadWest Committee will include two components. Firstly, to deliver the projects in the four-year implementation plan, recommendations will be made to member Councils for consideration in each Council's annual budgeting process. Secondly, a payment of a base contribution to apply equally to all Councils.

5. Consultation/Public Submissions

The LeadWest Committee provides a mechanism for a regional approach to advocacy and the delivery of a ten-year Strategic Plan. The Strategic Plan is underpinned by a rolling four-year implementation plan which will be delivered by teams from across the five Councils implementing specific projects. This Plan was prepared following extensive consultation including a focus on engaging Councillors from the member Councils.

6. Risk Analysis

Nil.

7. Options

That Council note the unconfirmed minutes of the LeadWest Joint Delegated Committee as per the recommendation to this report.

LIST OF APPENDICES

1. Draft LeadWest Joint Delegated Committee Meeting Minutes - 4 June 2025

Minutes

LeadWest Joint Delegated Committee

4 June 2025

Meeting Details

Date	**Wednesday 4 June 2025**
Time	**3:00pm**
Location	**Melton City Council** Grey Box Room – Civic Centre 232 High Street, Melton And online option
Chair	Cr Dr Phillip Zada
Minutes	Hillary Hastings, Executive Officer, LeadWest
Attendees	**In person** Cr Dr Phillip Zada, (Chair) Melton City Council Cr Katharine Nikolic, (Deputy Chair) Brimbank City Council Roslyn Wai, CEO Melton City Council Stephen Wall, CEO Wyndham City Council Hillary Hastings, Executive Officer LeadWest **Guest -** Elie Khalil, Brimbank City Council **Online** Fiona Blair, CEO Brimbank City Councill Cr Diana Grima, Hobsons Bay City Council Kerry Thompson, Interim CEO Hobsons Bay City Council Cr Susan Yengi, Maribyrnong City Council Celia Haddock, CEO Maribyrnong City Council Cr Peter Maynard, Wyndham City Council

Minutes

1. Welcome and Acknowledgement	**Item 1 Welcome, Acknowledgement, Introduction and Apologies** The Chair declared the meeting open at **3:05pm**. The Chair acknowledged and recognised Aboriginal and Torres Strait Islander people as the first peoples and traditional custodians of the land and waterways on which we live and paid respects to Elders past, present and future.

LeadWest

Introduction **Apologies**	The Chair welcomed the LeadWest committee members and guests and thanked Melton CEO Roslyn Wai for hosting the meeting. The Chair welcomed Ms Kerry Thompson Interim Chief Executive Officer, Hobsons Bay City Council and noted her long history with LeadWest. The Chair noted no apologies were received.
2. Conflicts of interest	**Item 2 Conflict of Interest** (To be declared in accordance with the 'Local Government Act 2020) No conflicts of interest were declared.
3. Minutes from previous meeting	**Item 3 Previous Minutes** The minutes from the meeting held 5 March 2025 were adopted without amendment. **Moved:** Stephen Wall **Seconded:** Cr Susan Yengi **Carried:** Yes
4. Actions	**Item 4 Actions from previous meeting** The action items from the previous meeting were listed in the agenda papers. All have been successfully actioned. There were no follow up questions.
5. Advocacy	**Item 5 LeadWest Advocacy** **5.1 Federal Election Advocacy - Activity** The Chair provided an update on activity. The LeadWest 2025 Federal Election Campaign commenced in January with an official launch and was active until the federal election in May. The chair highlighted activity around media releases and media engagement; letters to all Federal MPs in our region and relevant ministers; meetings were sought with key decision makers and a delegation to Parliament House Canberra in February. The purpose of the visit to was to boost the profile of the alliance and to advocate for commitments (as listed in our advocacy priorities brochure) ahead of the upcoming Federal Election. Cr Grima reported that Senator for Victoria Steph Hodgins-May (Greens) visited the Altona Wetlands as a follow up from the LeadWest delegation meeting with the Senator in Canberra. **5.2 Advocacy Wins** The Chair listed the advocacy wins and commented on the significance of these projects to the region. The Chair advised of the success of the advocacy campaign with funding for seven from nine of our key 2025 federal advocacy asks announced.

LeadWest

5.3 Letters of Congratulations to MPs post federal election

- Letters of congratulations were sent to all Federal MPs in our region following the federal election on 3 May. He noted the promotion to Ministerial positions for Dr Daniel Mulino from Fraser and Sam Rae from Hawke.
- Letters were sent to all re-elected MPs and those that we met with during our Canberra visit. Acknowledging Minister Catherine King was especially important given the huge infrastructure wins that were announced shortly after meeting with her. A letter of congratulations was sent to the Prime Minister.
- The chair noted that the LeadWest region now has a strong and high-level federal parliament representation – and with Minister Catherine King and Deputy Prime Minister Richard Marles on our region's borders there is a real opportunity for continued advocacy success on a federal level.

5.4 Lock up – State Budget

The LeadWest Chair was invited to the State Budget lock-up at Parliament House. This pre-budget briefing is only afforded to stakeholders that the Victorian Government deems to be VIPs. During the lock-up, several Ministerial staffers commented on LeadWest's recent achievements and congratulated LeadWest on boosting its profile. The Chair was also invited to the State Budget Lunch on the following day held at the Victorian Chamber of Commerce. This exclusive event provided a rare opportunity to engage directly with the new Victorian Treasurer, Jaclyn Symes MP, ask questions and connect with key business and industry leaders shaping Victoria's economic future.

5.5 Strategy – 2026 State Election Strategy and Brochure

The LeadWest Advocacy Officers Advisory Group have been working together to recommend a list of advocacy asks for the 2026 state election. They aligned advocacy asks to the LeadWest Strategic Plan and identified emerging issues such as Homelessness and Cost of Living. The committee discussed the recommendations. It was agreed for the CEOs to discuss the list within their own councils and reconvene in July for a special meeting to agree on and finalise the LeadWest 2026 State election priority advocacy asks. Steven Wall suggested the list should be reduced to 6-8 asks. Cr Yengi suggested the inclusion of smaller asks for quick wins.

An advocacy campaign approach was discussed, including holding meetings and forums with not just existing MPs but including candidates.

5.6 MP Meetings

The Chair noted the success of the roundtable with Victorian Opposition Leader Brad Battin MP and Moira Deeming Member for Western Metropolitan held on Friday 4 April.

Upcoming MP Meetings:

- Minister Melissa Horne on behalf of the Premier. This meeting was requested earlier in the year as a *meet and greet* for the new LW Chair. Scheduled for 23 June.

	• Gabrielle Williams Minister for Transport Infrastructure and Public and Active Transport meeting scheduled for 17 July. • The Chair made an approach to Treasurer Jaclyn Syme MP. Her office will schedule a meeting with LeadWest later in the year. • Meetings with State MPs will be scheduled for October/November following completion of the state election advocacy brochure. Celia Haddock requested that LW Cr reps attend any meetings where the MP is from their LGA. Request for Cr Yengi to attend the Minister Horne meeting. **Actions:** **5.5 Strategy 2026 State Election Advocacy** CEOs to discuss advocacy priorities lists within their own councils. Reconvene in July for a special meeting to discuss and agree on 2026 State election advocacy asks. 5.6 MP Meetings Include Cr Yengi in the meeting with Minister Horne
6. Reports	**Item 6 Reports** **6.1 Media & Communications** The EO reported that there was an increase in LW related advocacy media hits compared to the same period last year with 32 articles, interviews or releases. A media log with copies of all articles relating to LW is kept. The committee discussed the need for a social media strategy and review of the communication strategy. Cr Nikolic would like to see more human-interest stories in our communication materials and removal of the use of stock images. Stephen Wall suggested it was time to shift to a positive narrative about the potential of the west and move away from negative/disadvantaged tones. At the previous meeting the committee requested a quarterly newsletter. The inaugural LeadWest News from the Chair was distributed in March the second edition is due by end June. **6.2 Finance** The Executive Officer provided an update for the purpose of performance and financial position. A briefing note was included in the agenda papers. The finance report included: • Operational Account details YTD • Tracking to Budget • Trust Account transactions and balance. The Executive Officer advised that at the end of each financial year there is a rollover of unspent funds from the Operational Account to the Trust Account. The Trust Account balance remains the same as last quarter. No unexpected variances to report.

	Cr Maynard requested clarification on a budget line in other costs. This will be provided. **Motion:** That the committee accepts the Finance report as included in agenda papers. **Mover:** Cr Katharine Nikolic **Seconded:** Cr Diana Grima **Carried**: Yes **6.2 Federal Election Advocacy Campaign** Melton City Council requested a report on LeadWest's 2025 Federal Election advocacy campaign and outcomes. The Chair's report was included in the agenda papers and is available to all member councils if requested. **Action:** Item 6.2 EO to Provide Cr Maynard breakdown on budget line in Other Costs
7. Greening the West	**Item 7 Approach by Greening the West (GTW) for Auspice** The Chair of Greening the West sent the EO a proposal requesting LW consider the potential for LeadWest to provide a platform for the continued governance and coordination of the GTW initiative. This was attached to the agenda papers. The Executive Officer advised that as this was an operational matter it could be discussed with the CEOs and their Director levels to gain a better understanding of GTW's position.
8. Membership	**Item 8 Membership Moonee Valley City Council (MVC)** The Chair provided a status update on the invitation to Moonee Valley City Council to reconsider their membership of LeadWest. • A date was offered to present at a briefing to Moonee Valley Councillors on 16 June, however, this was postponed due to timing of their Council's consideration for Advocacy Strategy (which includes partnerships). They will provide another set of possible dates in the coming months. • A draft presentation to MVC has been prepared.
9. Presentations	**Item 9 Presentation -** *Refreshed Bike Superhighway Network* **Guest presenters rescheduled** RACV were scheduled to present on their report *Refreshed Bike Superhighway Network*. However, they needed to cancel due to presenter unavailability. They have asked to present to the September meeting. This topic aligns to LeadWest's regional trail paths and cycle connectivity advocacy. • The EO advised she had received an approach from Western Public Health Unit to present on health issues in the west and strategies to reduce chronic illness. The committee would welcome that opportunity. • Another presentation opportunity has been requested by Louise Koschmann Deputy Director, Stakeholder Relations & Communications, Regional Rail Revival | Melbourne Airport Rail – the committee agreed this would also be of value.

	Action: EO to coordinate presentations from RACV, Western Public Health and Regional Rail Revival/Melbourne Airport Rail at either the September meeting or as a separate event.
10. Other business	**Item 10 Other Business** 1. The Chair advised he welcomed direct feedback from the committee, and this would enhance his performance as Chair. 2. The Executive Officer will be retiring effective 20 August 2025. Although her intentions to retire in 2025 were known, it has now been formalised. Cr Maynard expressed he had an issue with process and not being aware that recruitment for the new for the new Executive Officer had commenced. Fiona Blair explained the process of recruitment. The committee discussed how the recruitment of a new Executive Officer is an operational matter in accordance with the Terms of Reference.
Close	**Close** The Chair again thanked all the members of LeadWest for their ongoing contribution and commitment. The Chair closed the Meeting at **4:24pm**
2025 Meeting Dates	**Meeting Dates** The 2025 meeting dates are **5 March, 4 June, 3 September** and **3 December**. Next meeting (3 September) will be virtual

Actions Summary from meeting 4 June 2025

Actions: Items 5.5 Strategy 2026 State Election Advocacy

1. CEOs to discuss advocacy priorities lists within their own councils.
2. EO to organise a special meeting in July to finalise the asks for the 2026 state election campaign.

Action: Item 5.6 MP Meetings

3. Include Cr Yengi in the meeting with Minister Horne

Action: Item 6.2 Finance Report

4. EO to Provide Cr Maynard breakdown on budget line in Other Costs

Action: Item 9 Guests presentations

5. EO to coordinate presentations from RACV, Western Public Health and Regional Rail Revival/Melbourne Airport Rail at either the September meeting or as a separate event.

12.10 AUDIT AND RISK COMMITTEE MATTERS

Author: Renee Hodgson - Manager Governance
Presenter: Emily Keogh - Head of Governance

PURPOSE OF REPORT

To present to Council the confirmed minutes (minutes) of the Audit and Risk Committee meeting held on 22 May 2025.

RECOMMENDATION:

That Council:

1. Note the confirmed Minutes and the Chair Summary Report of the Committee Meeting for the Audit and Risk Committee meeting held 22 May 2025, provided as **Appendices 1 and 2** to this report, respectively.
2. Adopt the recommendations endorsed or approved by the Audit and Risk Committee, arising within the minutes.
3. Note the Audit and Risk Committee Biannual Report for the period October 2024 to May 2025, provided as **Appendix 3** to this report.

Motion

Crs Carli/Morris.

That Council:

1. Note the confirmed Minutes and the Chair Summary Report of the Committee Meeting for the Audit and Risk Committee meeting held 22 May 2025, provided as **Appendices 1 and 2** to this report, respectively.
2. Adopt the recommendations endorsed or approved by the Audit and Risk Committee, arising within the minutes.
3. Note the Audit and Risk Committee Biannual Report for the period October 2024 to May 2025, provided as **Appendix 3** to this report.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

The minutes of the Audit and Risk Committee meeting held on 22 May 2025 are appended to this report as **Appendix 1**. Additionally, a Summary Report of the Committee prepared by the Audit and Risk Committee Chairperson, Jeff Rigby, is provided as **Appendix 2** to this report.

The minutes contain recommendations for the consideration of Council.

A biannual report regarding the activities of the Committee for the period October 2024 to May 2025, is provided as **Appendix 3**.

2. Background/Issues

The Audit and Risk Committee is established by the Council pursuant to Section 53 of the *Local Government Act 2020* ('the Act').

The primary function and responsibility of the Audit and Risk Committee is to monitor the compliance of Council policies and procedures with the Act including any regulations, and chiefly, the overarching governance principles, Council's financial and performance reporting, Council's risk management and fraud prevention systems and controls and oversee the internal and external audit function.

The Audit and Risk Committee makes recommendations to Council for its consideration. These recommendations are set out in the minutes attached at **Appendix 1** for matters that the Audit and Risk Committee considered.

Additionally, section 54 (5) of the *Local Government Act 2020* requires a biannual report that describes the activities of the Audit and Risk Committee, including its findings and recommendations to be presented to Council.

The attached report (**Appendix 3**) provided by the Chairperson of the Audit and Risk Committee, satisfies the requirements for the presentation of a biannual report to Council.

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

6. A high performing organisation that demonstrates civic leadership and organisational excellence

   6.3 An organisation that demonstrates excellence in civic leadership and governance.

4. Financial Considerations

Any and all financial considerations are set out within the reports and minutes of the Audit and Risk Committee.

5. Consultation/Public Submissions

Not applicable.

6. Risk Analysis

A risk analysis is contained within each report to the Audit and Risk Committee.

Risks identified by the Audit and Risk Committee and recommendations in relation to same should be carefully considered by Council as these represent an independent and forensic appraisal of the issues.

7. Options

Council has the option to provide any feedback or direction to the Audit and Risk Committee it feels is appropriate on the discharge of the Committee's responsibilities under the Audit and Risk Committee Charter.

The Audit and Risk Committee is not a delegated committee and operates in an advisory capacity to Council, therefore Council has the discretion to accept, reject or amend the Committee's recommendations.

LIST OF APPENDICES

1. Confirmed Minutes of the Audit and Risk Committee Meeting held 22 May 2025
2. Chair Summary Report - Audit and Risk Committee Meeting - 22 May 2025
3. Biannual Report to Council - October 2024 to May 2025

MELTON CITY COUNCIL

Minutes of the Audit and Risk Committee Meeting of the Melton City Council

22 May 2025

Prior to the formal commencement of the meeting, the Committee members met in camera in the absence of management to discuss relevant matters. The members then held an in camera conversation with Council's Internal Auditor, Wilson Tang, followed by an in camera conversation with Council's Chief Executive Officer, Roslyn Wai.

TABLE OF CONTENTS

1. WELCOME / ACKNOWLEDGMENT / ELECTION OF CHAIR (IF REQUIRED) 6

2. APOLOGIES AND LEAVE OF ABSENCE 6

3. DECLARATION OF INTEREST AND/OR CONFLICT OF INTEREST 7

4. MINUTES OF PREVIOUS MEETINGS 7

5. OTHER BUSINESS CARRIED OVER FROM A PREVIOUS MEETING 7

5.1 TRACKING REPORT FOR AUDIT AND RISK COMMITTEE MEETING ACTIONS 7

To present the Tracking Report for Audit and Risk Committee Actions as at May 2025.

6. PRESENTATION OF STAFF REPORTS 8

6.1 ANNUAL WORK PLAN 8

To allow the Committee to examine the agenda for this meeting against the Annual Work Plan 2025.

6.2 MANAGEMENT RESPONSES TO ANY AUDIT FINDINGS 8

To advise the Audit and Risk Committee of the interim audit findings and management responses.

6.3 MELTON CITY COUNCIL BUDGET 2025/2026 9

To provide the Audit and Risk Committee with an overview of Council's Draft 2025/26 Budget and Draft Revenue and Rating Plan 2025/26 to 2029/30.

6.4 FINANCE REPORT - PERIOD ENDED 31 MARCH 2025 9

To present the Finance Report and new Capital Works Report for the nine months ended 31 March 2025.

6.5 QUARTERLY INVESTMENT HOLDINGS REPORT 9

To present the Investment Holding Report for the nine months ended 31 March 2025.

6.6 VALUATION OF LAND, BUILDINGS AND INFRASTRUCTURE ASSETS 9

To advise the Audit and Risk Committee of the estimated fair value of property, infrastructure and plant and equipment as at 30 June 2025.

6.7 REVIEW OF THE ADEQUACY AND EFFECTIVENESS OF KEY POLICIES, SYSTEMS AND CONTROLS AND THEIR CONSISTENCY WITH THE LOCAL GOVERNMENT PRINCIPLES 10

To update the Audit and Risk Committee on the review of Key Policies and Procedures.

6.8 CEO PROCUREMENT DELEGATIONS REPORT 10

To provide the Audit and Risk Committee with a quarterly report on use of the role specific procurement delegations for the CEO whilst two value thresholds for procurement methodologies exist at Melton City Council, and a summary of CEO corporate credit card usage and compliance.

6.9 INSTRUMENT OF DELEGATION TO THE CHIEF EXECUTIVE OFFICER 10

To provide the Audit and Risk Committee the opportunity to review the proposed updated Instrument of Delegation from Council to the Chief Executive Officer.

6.10 SCOPE FOR THE INTERNAL AUDIT OF EMERGENCY MANAGEMENT 10

To present the Scope for the Internal Audit of Emergency Management.

6.11 SCOPE FOR THE INTERNAL AUDIT OF LEASE IN AND LEASE OUT 11

To present the Scope for the Internal Audit of Lease In/Lease Out.

6.12 SCOPE FOR THE INTERNAL AUDIT OF PROJECT MANAGEMENT FRAMEWORK AND STRATEGIC PLANNING 11

To present the Scope for the Internal Audit of Project Management Framework and Strategic Planning.

6.13 INTERNAL AUDIT OF BUSINESS CONTINUITY AND DISASTER RECOVERY PLANS - FINAL REPORT 11

To present the final report for the Internal Audit of Business Continuity and Disaster Recovery Plans.

6.14 INTERNAL AUDIT OF INFORMATION TECHNOLOGY GENERAL CONTROLS - FINAL REPORT **11**

To present the final report for the Internal Audit of Information Technology General Controls.

6.15 FOLLOW-UP OF PRIOR INTERNAL AUDIT RECOMMENDATIONS - FINAL REPORT **12**

To present the report for the Follow-Up of Prior Internal Audit Recommendations - Final Report.

6.16 INTERNAL AUDIT STATUS REPORT AS AT MAY 2025 **12**

To present the Internal Audit Status Report as at May 2025 (the Report).

6.17 INTERNAL AUDIT RECOMMENDATIONS TRACKING REPORT FOR MAY 2025 **12**

To present the Internal Audit Recommendations Tracking Report for May 2025 (the Report).

6.18 INTERNAL AUDITOR - RECENT ISSUES INSIGHTS QUARTERLY REPORT **12**

To present the Internal Auditors' Recent Issues Insights Quarterly Report, May 2025 (the Report).

6.19 COUNCIL'S INTEGRITY FRAMEWORK - PROJECT PLAN **13**

To provide a status report on Council's Integrity Framework project plan (revised) to the Audit and Risk Committee.

6.20 INFORMATION TECHNOLOGY KEY RISKS **13**

To provide a presentation update to the Audit and Risk Committee regarding Information Technology Key Risks, covering the ICT and Digital Strategy, Security Roadmap and Technology Change Program.

6.21 ASSET MANAGEMENT REPORTING FRAMEWORK - STATUS REPORT (MAY 2025) **13**

To provide a Status Report on items within the Asset Management Reporting Framework to the Audit and Risk Committee.

6.23 LOCAL GOVERNMENT PERFORMANCE REPORTING FRAMEWORK - 2024/25 REVIEW OF CHANGES **13**

To review and advise of any changes to the Local Government Performance Reporting Framework for the 2024/25 financial year.

6.24 AUDIT AND RISK COMMITTEE BIANNUAL REPORT TO COUNCIL 14

To present a working draft of the Audit and Risk Committee Biannual Report to Council for review and feedback.

7. OTHER MATTERS RAISED BY THE COMMITTEE 14

8. CONFIDENTIAL BUSINESS 14

8.1 QUARTERLY GOVERNANCE REPORT 14

To provide the Audit and Risk Committee with an update of Council's key governance, integrity, legal and compliance activities.

8.2 EFFECTIVENESS OF THE INTERNAL AUDIT FUNCTION - SURVEY RESULTS 14

To present the results of the Internal Audit Feedback Survey to the Audit and Risk Committee for discussion.

9. NEXT MEETING 15

10. CLOSE OF BUSINESS 15

Subsequent to the formal close of the meeting, Agenda Item 6.22 – Presentation: Asset Management Accountability and Maturity was provided by Council's Director Organisational Performance.

MELTON CITY COUNCIL

MINUTES OF THE AUDIT AND RISK COMMITTEE MEETING OF THE MELTON CITY COUNCIL HELD IN THE MELTON CIVIC CENTRE, 232 HIGH STREET, MELTON ON 22 MAY 2025 AT 12:30 PM

Present:	Jeff Rigby (Chairperson)	Independent External Member
	John Watson	Independent External Member (online)
	Bruce Potgieter	Independent External Member
	Cr Steve Abboushi	Mayor
	Cr Lara Carli	Deputy Mayor
Attendees:	Roslyn Wai	Chief Executive Officer
	Peter Leersen	Director Organisational Performance
	Sam Romaszko	Director City Futures
	Troy Scoble	Director City Life
	Neil Whiteside	Director City Delivery
	Angela Hays	Head of People and Customer
	Emily Keogh	Head of Governance
	Ajay Ravindran	Head of Technology
	Andrew Keen	Chief People Officer
	Natalie Marino	Manager Finance
	Renee Hodgson	Manager Governance
Guests:	Wilson Tang	Director, Governance & Risk Advisory, Moore Australia
	Nick Walker	Partner, HLB Mann Judd (online)

1. WELCOME / ACKNOWLEDGEMENT / ELECTION OF CHAIR (IF REQUIRED)

The Chairperson opened the meeting at 1.26pm with an Acknowledgement of Country and welcomed the Committee members and attendees.

2. APOLOGIES AND LEAVE OF ABSENCE

Nil.

3. DECLARATION OF INTEREST AND / OR CONFLICT OF INTEREST

3.1 DECLARATIONS OF INTEREST AND/OR CONFLICT OF INTEREST

There were no declarations made by Committee members or attendees.

3.2 INTEGRITY DECLARATIONS

Council's Chief Executive Officer and Head of Governance declared that aside from the matters reported under confidential business or any other reports in this agenda, there was no new or impending legal action against Council or instances of statutory breach or fraud that had come to their attention since the last meeting of the Committee and that are not prevented from being disclosed to the Committee by statutory or integrity agency procedural requirements.

Council's Internal Auditor, Wilson Tang, confirmed there had been no obstruction to the work of internal audit.

4. MINUTES OF PREVIOUS MEETINGS

The Audit and Risk Committee ratified the out-of-session confirmation of the Minutes and Summary Report of the Audit and Risk Committee Meeting held on 20 February 2025 and noted by Council at the Scheduled Meeting held on 24 March 2025.

Council's External Auditor, Nick Walker, joined the meeting online at 1.31pm and confirmed no obstruction had occurred to the work of external audit.

5. OTHER BUSINESS CARRIED OVER FROM A PREVIOUS MEETING

5.1 TRACKING REPORT FOR AUDIT AND RISK COMMITTEE MEETING ACTIONS

Author: Bernadette Bensley - Governance Officer
Presenter: Emily Keogh - Head of Governance

The Audit and Risk Committee noted the:

1. Tracking Report for Audit and Risk Committee Actions as at May 2025, provided as **Appendix 1** to this report.
2. Presentation made by Council's Head of People and Customer and Chief People Officer.

Action: People and Safety to provide a briefing at a future Audit and Risk Committee meeting in relation to Council's Gender Equality Action Plan.

The Audit and Risk Committee:

1. Received and noted the following items without further discussion:
   a. Item 6.5 – Quarterly Investment Holdings Report
   b. Item 6.8 – CEO Procurement Delegations Report
   c. Item 6.18 – Internal Auditor - Recent Issues Insights Quarterly Report
   d. Item 6.19 - Council's Integrity Framework - Project Plan; and
   e. Item 6.23 - Local Government Performance Reporting Framework - 2024/25 Review of Changes; and
2. Changed the order of business to consider Item 6.22 - Presentation: Asset Management Accountability and Maturity as the last item of the meeting.

6. PRESENTATION OF STAFF REPORTS

6.1 ANNUAL WORK PLAN

Author: Renee Hodgson - Manager Governance
Presenter: Emily Keogh - Head of Governance

The Audit and Risk Committee noted the Annual Work Plan 2025.

Actions: Include the 'Asset Valuation Report' in the Annual Work Plan to be presented to the May Audit and Risk Committee meeting each year.

Include an explanation in the report body for the Annual Work Plan for any item not included in the agenda in accordance with the Annual Work Plan.

Cr Carli departed the meeting at 2.02pm and returned to the meeting at 2.04pm.

6.2 MANAGEMENT RESPONSES TO ANY AUDIT FINDINGS

Author: Natalie Marino - Manager Finance
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee noted the summary of interim audit findings as presented.

Actions: Provide the signed off Interim Management Letter and signed off Audit Strategy Memorandum, when available, to Committee Members by way of the Diligent Resource Centre.

Nick Walker departed the meeting at 2.06pm.

6.3 MELTON CITY COUNCIL BUDGET 2025/2026

Author: Natalie Marino - Manager Finance
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee noted the report providing an overview of the Draft 2025/26 Budget and Draft Revenue and Rating Plan 2025/26 to 2029/30, and acknowledged that it was well presented in a professional, responsible, and transparent manner.

6.4 FINANCE REPORT - PERIOD ENDED 31 MARCH 2025

Author: Natalie Marino - Manager Finance
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee reviewed and noted the Finance Report and new Capital Works Report for the period ended 31 March 2025, with a commendation noted from the Chair regarding project governance around the Capital Works Program.

6.5 QUARTERLY INVESTMENT HOLDINGS REPORT

Author: Natalie Marino - Manager Finance
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee reviewed and noted the Quarterly Investment Holdings Report.

6.6 VALUATION OF LAND, BUILDINGS AND INFRASTRUCTURE ASSETS

Author: Natalie Marino - Manager Finance
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee reviewed and noted the estimated fair value of property, infrastructure and plant and equipment as at 30 June 2025, and confirmed that if there are any material variations, a summary paper will be provided to Audit and Risk Committee members out-of-session.

6.7 REVIEW OF THE ADEQUACY AND EFFECTIVENESS OF KEY POLICIES, SYSTEMS AND CONTROLS AND THEIR CONSISTENCY WITH THE LOCAL GOVERNMENT PRINCIPLES

Author: Natalie Marino - Manager Finance
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee noted the updated progress on the review of the Finance and Accounting Policies and Procedures, including the clarification provided in relation to the timing of the review of Financial Assistance (Rates and Charges) Policy, with a further update to be provided to the Audit and Risk Committee in December 2025.

6.8 CEO PROCUREMENT DELEGATIONS REPORT

Author: Peter Leersen - Director Organisational Performance
Presenter: Roslyn Wai - Chief Executive Officer

The Audit and Risk Committee noted the CEO Procurement Delegations Quarterly Report.

6.9 INSTRUMENT OF DELEGATION TO THE CHIEF EXECUTIVE OFFICER

Author: Renee Hodgson - Manager Governance
Presenter: Emily Keogh - Head of Governance

The Audit and Risk Committee:

1. Received and noted the report regarding the review of the Instrument of Delegation from Council to the Chief Executive Officer; and
2. Endorsed the updated Instrument of Delegation from Council to the Chief Executive Officer, to be presented to Council for approval, with a further suggestion to management that the delegation could be increased to between $2,000,000 and $2,500,000 based on the benchmarking data and having regard to Council's comprehensive procurement processes in place in order to provide for efficient administration and management.

6.10 SCOPE FOR THE INTERNAL AUDIT OF EMERGENCY MANAGEMENT

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

Cr Carli departed the meeting at 2.49pm and returned to the meeting at 2.50pm.

The Audit and Risk Committee reviewed and approved the Scope for the Internal Audit of Emergency Management.

6.11 SCOPE FOR THE INTERNAL AUDIT OF LEASE IN AND LEASE OUT

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

The Audit and Risk Committee reviewed and approved the Scope for the Internal Audit of Lease In and Lease Out.

6.12 SCOPE FOR THE INTERNAL AUDIT OF PROJECT MANAGEMENT FRAMEWORK AND STRATEGIC PLANNING

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

The Audit and Risk Committee reviewed and approved the Scope for the Internal Audit of Project Management Framework and Strategic Planning.

6.13 INTERNAL AUDIT OF BUSINESS CONTINUITY AND DISASTER RECOVERY PLANS - FINAL REPORT

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

The Audit and Risk Committee:

1. Received and accepted the final report for the Internal Audit of Business Continuity and Disaster Recovery Plans
2. Recommended Council adopt the recommendations arising within the Report.

Action: Remove duplicate recommendations 6.5 and 6.6 from the final report for the Internal Audit of Business Continuity and Disaster Recovery Plans.

6.14 INTERNAL AUDIT OF INFORMATION TECHNOLOGY GENERAL CONTROLS - FINAL REPORT

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

The Audit and Risk Committee:

1. Received and accepted the final report for the Internal Audit of Information Technology General Controls
2. Recommended Council adopt the recommendations arising within the Report.

6.15 FOLLOW-UP OF PRIOR INTERNAL AUDIT RECOMMENDATIONS - FINAL REPORT

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

The Audit and Risk Committee:

1. Received and accepted the Follow-Up of Prior Internal Audit Recommendations - Final Report, March 2025.
2. Recommended Council note the Report and approve the closure of actions as outlined in the Report.

Actions: Refer scope document to the Audit and Risk Committee prior to future commencement of Follow-Up of Prior Internal Audit Recommendations.

Reference equivalent numbers in the final report for follow-up internal audits to the internal audit recommendations tracking report to enable cross referencing.

Mayor Abboushi departed the meeting at 3.09pm.

6.16 INTERNAL AUDIT STATUS REPORT AS AT MAY 2025

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

The Audit and Risk Committee reviewed and noted the Internal Audit Status Report as at May 2025.

6.17 INTERNAL AUDIT RECOMMENDATIONS TRACKING REPORT FOR MAY 2025

Author: Bernadette Bensley - Governance Officer
Presenter: Emily Keogh - Head of Governance

The Audit and Risk Committee reviewed and noted the Internal Audit Recommendations Tracking Report for May 2025.

The Committee noted that the reporting framework is a work-in-progress as management continues to work with the platform vendor, CAMMS, to further refine the framework and incorporate feedback from the Committee. Committee members provided suggestions of other local government entities that, from their experience, have leading practice reporting frameworks in place, for management to consider and follow up where appropriate.

6.18 INTERNAL AUDITOR - RECENT ISSUES INSIGHTS QUARTERLY REPORT

Author: Renee Hodgson - Manager Governance
Presenter: Wilson Tang - Internal Auditor, Moore Australia

The Audit and Risk Committee reviewed and noted the Internal Auditors' Recent Issues Insights Quarterly Report, May 2025.

6.19 COUNCIL'S INTEGRITY FRAMEWORK - PROJECT PLAN

Author: Kathy Peterson - Senior Integrity Advisor
Presenter: Emily Keogh - Head of Governance

The Audit and Risk Committee noted Council's Integrity Framework project plan (revised) - Status Report.

6.20 INFORMATION TECHNOLOGY KEY RISKS

Author: Ajay Ravindran - Chief Information Officer
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee noted the presentation provided by Council's Chief Information Officer, Ajay Ravindran, regarding Information Technology Key Risks and the Technology Change Program Horizon 1 (TCP H1).

Action: Present the IT Strategy and Roadmap to a future Audit and Risk Committee meeting.

6.21 ASSET MANAGEMENT REPORTING FRAMEWORK - STATUS REPORT (MAY 2025)

Author: Colin Marshall - Manager Engineering and Asset Services
Presenter: Neil Whiteside - Director City Delivery

The Audit and Risk Committee noted the Asset Management Reporting Framework – Status Report (May 2025).

Action: Brief the Audit and Risk Committee in relation to the Asset Management Reporting Framework at an appropriate time and, at the end of 2025 with the adoption by Council of the new Asset Plan, transition from providing regular Asset Management Reporting Framework Status Reports, to performance reporting as required.

6.23 LOCAL GOVERNMENT PERFORMANCE REPORTING FRAMEWORK - 2024/25 REVIEW OF CHANGES

Author: Bob Baker - Corporate Planning and Performance Coordinator
Presenter: Peter Leersen - Director Organisational Performance

The Audit and Risk Committee noted there are no changes to the Local Government Performance Reporting Framework for the 2024/25 year from those identified in 2023/24.

6.24 AUDIT AND RISK COMMITTEE BIANNUAL REPORT TO COUNCIL

Author: Jeff Rigby - Audit and Risk Committee Chairperson
Presenter: Jeff Rigby - Audit and Risk Committee Chairperson

The Audit and Risk Committee:

1. Reviewed the working draft of the Audit and Risk Committee Biannual Report to Council (report); and
2. Endorsed the updated final report being provided out-of-session for approval for subsequent tabling to Council, together with the Audit and Risk Committee Meeting Minutes and Summary Report prepared by the Chairperson.

---

7. OTHER MATTERS RAISED BY THE COMMITTEE

Nil.

8. CONFIDENTIAL BUSINESS

8.1 QUARTERLY GOVERNANCE REPORT

Author: Renee Hodgson - Manager Governance
Presenter: Emily Keogh - Head of Governance

The Audit and Risk Committee noted the Quarterly Governance Report, inclusive of significant legal matters, and acknowledged the excellent initiative of the audit of Personal Interests Returns.

Wilson Tang, Ajay Ravindran, and Natalie Marino departed the meeting at 3.37pm.

8.2 EFFECTIVENESS OF THE INTERNAL AUDIT FUNCTION - SURVEY RESULTS

Author: Renee Hodgson - Manager Governance
Presenter: Emily Keogh - Head of Governance

The Audit and Risk Committee:

1. Discussed the survey results of the effectiveness of the Internal Audit function.
2. Approved feedback be provided to Council's Internal Auditor, Moore Australia, in relation to performance against Service Level Agreements, inclusive of the consolidated survey results.

Action: Arrange a feedback session with Council's Internal Auditor.

9. NEXT MEETING

Thursday 14 August 2025 at 12.00pm at the Melton Civic Centre.

10. CLOSE OF BUSINESS

The meeting closed at 3.50pm.

Confirmed

Dated this

.....CHAIRPERSON

Cr Carli, Troy Scoble, and Ange Hays departed at 3.50pm.

Subsequent to the formal close of the meeting at 3.50pm, and with the quorum no longer present, Agenda Item 6.22 – Presentation: Asset Management Accountability and Maturity was presented informally by Council's Director Organisational Performance. As the meeting had concluded, no further discussion was held or recommendations made following the presentation.

City of Melton Audit & Risk Committee
Summary Report of the Committee for the Meeting Held on 22 May 2025

Committee Meeting Key Outcomes

1. The Committee received, discussed and accepted the following Internal Audit Reports that were presented by Council's Internal Auditor, Mr Wilson Tang of Moore Australia, and tabled as final reports.

    a. *Business Continuity and Disaster Recovery Plans*: reviewed the business continuity and disaster recovery plans that are in place and assessed Council's readiness to mobilise and restore services in the event of disruption to key business functions of Council. The report included comparative benchmarking of Council's Business Continuity System against an accepted best practice international standard, which identified a number of gaps and assessed the system as 'partially aligned' to the standard. The report concluded that the overall business continuity and disaster recovery control environment is Fair, but the Internal Auditor acknowledged the extent of foundation work undertaken to date by management that, when consolidated within the system, will substantially strengthen the control environment. None of the nine audit findings were rated as high risk, with three audit findings rated as medium risk and five findings rated as low risk together with one opportunity for improvement, and 33 recommendations were agreed with management

    b. *Information Technology General Controls (ITGC)*: assessed the ITGC of Council's key financial application, in particular the design of the controls in place that ensure the integrity and confidentiality of sensitive data within the relevant IT systems. It was observed that Council has a well-defined ICT strategy with strong governance, supported by an enterprise-level technology risk assessment that is actively monitored, and the ICT project framework is well established to ensure robust oversight and alignment to business objectives. The report concluded that the overall ITGC control environment is Adequate. None of the nine audit findings were rated as high risk, with two audit findings rated as medium risk and six findings rated low risk along with one opportunity for improvement, and 21 recommendations were agreed with management. The Committee noted the Internal Auditor's view that Council is reasonably well placed with respect to managing cyber security risk and progress is being made in priority areas to achieve further uplift.

    c. *Follow-Up of Prior Internal Audit Recommendations*: provided an independent assessment of the implementation status of prior recommendations made from three internal audits conducted between 2021 and 2023, using a sample-based approach of high risk recommendations. The findings validated the reported status of all assessed recommendations and, where delays in actions were found, there was valid reasoning for the delays to achieve an improved outcome through additional work or further time invested.

    In accepting the three Internal Audit reports, the Committee further recommended that Council adopt all recommendations arising in the reports given the full agreement by management with the Internal Auditor.

2. The Committee received and approved the following Internal Audit scopes proposed under the Internal Audit Plan, with the Internal Audit Reports scheduled to be tabled at the Committee meeting scheduled to be held in August 2025.

    a. *Emergency Management*: to review the Council's emergency management planning and frameworks to ensure consistency and coverage of emergency management

arrangements, by examining the emergency management and crisis response plans in place for maintaining their currency, including training and testing.

b. *Lease In and Lease Out*: to review the effectiveness of controls to manage lease-in (enter into) and lease-out (exit from) processes for Council facilities, buildings and land, including an assessment of licenced arrangements, by examining contractual arrangements with third parties, requirements for maintenance and insurance and regulatory compliance.

c. *Project Management Framework and Strategic Planning*: to review project management and strategic planning frameworks to ensure their effective implementation for day-to-day management activities, by assessing governing roles and responsibilities, probity management processes, project financial management and project lifecycle monitoring , which includes benefits realisation, lessons learnt and handover processes

3. As previously reported, at the February 2025 meeting, the Committee considered a confidential report from management on the achievement of service level performance measures contained in the contract for the provision of internal audit services with Moore Australia. The Committee can now report that, as a confidential item of business, it has now also considered responses from a survey of Committee members and a number of senior managers on the effectiveness of the internal audit function performed by the internal audit services provider. The Chairperson and management are to arrange for feedback to be provided to Moore Australia.

4. The External Auditor, Mr Michael Gummery of HLB Mann Judd, was not able to attend the meeting, but arranged for a delegate, an experienced colleague from the audit services provider, Mr Nick Walker, to attend the Committee meeting via video conference. The Committee received a briefing from the External Auditor on interim audit activities conducted in the lead up to the Committee meeting, with a draft interim management letter presented to the Committee and management detailing the interim audit findings for the 2024-25 reporting year. The Committee noted that there were no new audit findings reported and that, of the four reported findings from the prior year's audit, two of those findings were resolved and the remaining two findings were expected to be confirmed as resolved prior to completion of the current audit. The External Auditor was also satisfied with management's responses to separate whole-of-sector recommendations from the Victorian Auditor-General contained in the report on the results of 2023-24 audits for all local government entities.

5. The Committee considered amendments to financial approval limits set down in the Instrument of Delegation for the CEO, which will better align these limits to the thresholds in place for other comparable Victorian Councils, and the Committee endorsed the proposed changes being presented to Council for approval.

Committee Discussions

6. The Committee was briefed by management on Council's draft 2025/26 Budget and associated fees and charges and Council's draft Revenue and Rating Plan 2025/26 to 2029/30. The Committee acknowledged that the budget and plan were of a high quality and have been presented in a professional and transparent manner.

7. The Committee noted and accepted the annual review of Council's insurance program needed to be rescheduled to the August 2025 meeting as management is awaiting information from Council's insurers. The Committee noted that all other requirements of the Annual Work Plan have been met for the 2025 year to date.

8. The Committee reviewed and discussed the progress of the implementation by Council of the recommendations from prior internal audits, with the Committee noting that 180

recommendations from 20 internal audits remain to be closed out and 13 recommendations were confirmed as closed since the previous status report to the Committee in February 2025.

9. The Committee received and noted advice on the estimated fair value of each class of property, infrastructure, plant and equipment assets at 30 June 2025, which will form the basis for asset valuations that are to be provided in Council's audited financial statements included in the Annual Financial Report for the 2024/25 financial year.

10. Other items of business considered and discussed by the Committee are detailed as follows.

    a. The finance report for the third quarter period of 2024/25 ending 31 March.

    b. The investment holdings report for the quarterly reporting period of 2024/25 ending 31 March, and the Committee noted the investment report from the Victorian Funds Management Corporation on investment returns compared to benchmarks for the asset classes in which Council's funds are invested.

    c. The regular update report provided by the Chief Information Officer on information technology key risks relating to Council's ICT and Digital Strategy, Cybersecurity Roadmap and the Technology Change Program, with Committee noting risk mitigations and program progress.

    d. The regular management report updating progress on the review of the adequacy and effectiveness of key finance and accounting policies, systems and controls and their consistency with Local Government principles, with the Committee noting progress and outcomes from the review of Council's Financial Assistance (Rates & Charges) Policy.

    e. The regular update report on the status of key asset management activities detailed in an Asset Management Reporting Framework. The Director Organisational Performance also provided a presentation on the results of a self-assessment of the maturity of Council's asset management systems and performance against best practice utilising the Victorian Department of Treasury and Finance's Asset Management Accountability Framework.

    f. A status report on the project plan for developing, implementing and then monitoring an Integrity Framework for Council's employees, with the report detailing the results of a recent Integrity Maturity survey. The Committee noted that Council's overall maturity is assessed at the 'progressing' stage and the organisation appears well placed to advance to the next stage of 'optimising' with the completion of the project.

    g. The regular confidential update report on key governance, integrity, legal and compliance activities.

    h. The Chief People Officer delivered a brief presentation to the Committee on recent survey results for employee satisfaction and engagement.

Matters for Consideration by Council

11. At its next scheduled meeting, Council is to receive proposed amendments to financial approval limits set down in the Instrument of Delegation for the CEO, which the Committee has endorsed to Council for approval.

Prepared by
Jeff Rigby
Committee Chairperson
Audit & Risk Committee
City of Melton
4 June 2025


Audit and Risk Committee
BIANNUAL REPORT
OCTOBER 2024 – MAY 2025
CITY OF MELTON

Contents

1. Background and Context 3
2. Committee Meetings Held During the Reporting Period 3
3. Committee Membership for the Reporting Period 4
4. Committee Work Plan for 2024 4
5. Committee Duties and Responsibilities – Report on Committee Activities 5
5.1. External Audit – Financial and Performance Reporting 5
5.2. Internal Audit 5
5.3. Financial Reporting 7
5.4. Internal Controls 8
5.5. Risk Management 9
5.6. Fraud Prevention Systems and Controls 10
5.7. Compliance Management 10
6. Committee Performance 11
7. Conclusion 11

1. Background and Context

Melton City Council has established an Audit and Risk Committee (Committee) pursuant to Section 53 of the *Local Government Act 2020* (the Act) to support the Council in performing its functions and discharging its oversight responsibilities in ensuring good government of Council's municipal district.

The Committee achieves this by monitoring, reviewing, endorsing, and advising on the matters set out in its Charter prepared and approved by Council under Section 54 of the Act. The Committee is an advisory committee to Council, and it has no delegated authority from Council. It does have authority and the ability to perform activities prescribed in its Charter, and in particular the Committee can:

1. require the attendance of senior Council Officers at its meetings, as appropriate;
2. have unrestricted access to members of the management team and relevant information;
3. review the process for reporting pursuant to the *Public Interest Disclosures Act 2012*;
4. oversee the performance of the external auditor and the appointment and performance of the internal auditor;
5. meet in private without the attendance of management, including meeting in camera with auditors; and
6. request necessary financial resources to be provided to enable the Committee to receive any necessary legal, accounting, or other professional advice.

The duties and responsibilities of the Committee are set down in the Charter and cover:

1. external audit;
2. internal audit;
3. financial and performance reporting;
4. internal control environment;
5. risk management;
6. fraud prevention systems and controls; and
7. compliance management.

The Charter requires the Committee to review it at least biennially and recommend changes to Council. The Committee's Charter was adopted by Council on 16 December 2024 and it incorporated amendments as recommended by the Committee.

The Committee reports twice per annum to Council on the Committee's activities and how the Committee has discharged its responsibilities under the Charter for the reporting period. One such report is required following the meeting when the Annual Financial Report and the Annual Performance Statement have been considered and endorsed to Council for adoption.

2. Committee Meetings Held During the Reporting Period

Since the last biannual report to Council, the Committee has met on three occasions in person at Council's office in Melton, with meetings held on:

1. 5 December 2024;
2. 20 February 2025; and
3. 22 May 2025.

The Internal Auditor attended all meetings of the Committee, with the External Auditor in attendance via video conference for the Committee meeting held in February 2025 and the External Auditor arranging for an experienced colleague from the audit services provider to attend the Committee meeting held in May 2025 via video conference as their delegate.

All Committee resolutions were recorded in the minutes of each meeting, with the minutes then presented to Council for consideration at a subsequent scheduled meeting of the Council, together with a meeting summary report prepared by the Committee Chairperson. To ensure the timely presentation of Committee meeting minutes to Council, the Committee received post-meeting the unconfirmed meeting minutes, as approved by the Chairperson for circulation to Committee members, and members confirmed the minutes via circular resolution out-of-session, with the out-of-session resolution then ratified at the next Committee meeting.

3. Committee Membership for the Reporting Period

The Act requires the appointment to the Committee of a majority of external members who are not Councillors. This provides a measure of independence and enables the Committee to provide advice to Council on matters related to its responsibilities utilising a membership with broader skills and experience than might otherwise be the case.

On 21 November 2024, Council duly elected Cr Steve Abboushi as Mayor and Cr Lara Carli as Deputy Mayor, with the Mayor and Deputy Mayor appointed to the Committee as Councillor Members on 25 November 2024, replacing former Mayor Cr Kathy Majdlik and Cr Julie Shannon as the outgoing Councillor Members of the Committee.

The Committee membership is detailed in the following table.

Committee Member	Position Held	Meeting Attendance Attended/Eligible
Jeff Rigby	Chairperson and Independent External Member	3/3
John Watson	Independent External Member	3/3
Bruce Potgieter	Independent External Member	3/3
Cr Steve Abboushi	Mayor and Councillor Member	3/3
Cr Lara Carli	Councillor Member	3/3

4. Committee Work Plan for 2025

At the December 2024 meeting, the Committee adopted its Annual Work Plan for 2025 and the Committee confirmed dates and times for a schedule of five meetings to be held in 2025. The Annual Work Plan sets out the Charter requirements that the Committee must meet and by when during the 2025 year and the plan provides a basis for the Committee to monitor its progress over the year with respect to fulfilling its Charter obligations and compliance. Outcomes and achievements from the Work Plan will also inform the Committee's annual self-assessment of its performance for 2025.

For the reporting period, Annual Work Plan requirements have been met for the 2025 year to date as well as for the prior 2024 year, with the exception of the annual review of Council's insurance program which has been rescheduled from the May 2025 Committee meeting to the August 2025 meeting.

5. Committee Duties and Responsibilities – Report on Committee Activities

5.1. External Audit – Financial and Performance Reporting

The Act designates the Victorian Auditor-General's Office (VAGO) as responsible for the external audit functions of local government in Victoria. VAGO has contracted the undertaking of Council's external audit to HLB Mann Judd for a three-year period concluding with the external audit for the 2025/26 reporting period, and with an option to extend the appointment of HLB Mann Judd for a further one year.

The External Auditor, Mr Michael Gummery, presented and discussed with the Committee a draft external audit strategy memorandum for the 2024/25 reporting year at the February 2025 meeting. The draft memorandum detailed the planned audit approach, key risks and areas of audit focus, along with the timetable for audit activities. Based on the timetable, the Committee expects to receive a closing report in mid-September for consideration and discussion with the External Auditor and management prior to the presentation to Council of an Annual Financial Report containing audited financial statements and an audited Performance Statement for Council's consideration for adoption. The External Auditor's closing report is scheduled for sign off by the end of September, which then clears the way for publication of the statements in the Council's 2024/25 annual report. The Committee received advice in May 2025 that the draft memorandum was finalised and issued to management without amendment.

At the May 2025 meeting, the Committee received a briefing from the External Auditor on interim audit activities conducted in the lead up to the Committee meeting, with a draft interim management letter presented to the Committee and management detailing the interim audit findings.

In November 2024, the Chairperson completed a survey commissioned by VAGO providing feedback on the External Auditor's performance in delivering audited services to Council. The survey was conducted by an independent research agency to ensure objectivity in the collection and analysis of responses. When submitting the survey response, the Chairperson agreed to the completed questionnaire being provided to the External Auditor.

5.2. Internal Audit

Moore Australia is appointed as Internal Auditor and is Council's internal audit services provider until the end of 2025. Each year, the Committee adopts an Internal Audit Plan for a forward period of three years, with the Committee approving the program of internal audits to be conducted in the immediate first year of the plan and also nominating internal audits in the subsequent second and third years of the plan. The nominated internal audits are then reconsidered when the three-year plan is next presented to the Committee and the subsequent one-year program of internal audits for the next year is approved. Progress against the adopted plan is monitored at each Committee meeting.

At the December 2024 meeting, the Committee received and considered an Internal Audit Plan detailing the program of internal audits proposed to be performed in 2025. The Committee endorsed it as an interim plan to enable continuity of work by the Internal Auditor, with management requested to consider and further advise the Committee on several alternative internal audit opportunities suggested by Committee members. A revised Internal Audit Plan was presented to the Committee at the February 2025 meeting that detailed changes to the program of internal audits proposed for 2025 following discussions between management and the Internal Auditor, and the Committee endorsed the revised Internal Audit Plan to supersede the interim plan.

a) Internal Audit Scopes

As detailed in approved Internal Audit Plans for 2024 and 2025, during the reporting period the following internal audit scopes were received, reviewed and approved to proceed by the Committee, with the internal audits scheduled to be completed in 2025.

1. Business Continuity and Disaster Recovery Plans.
2. Information Technology General Controls.
3. Risk Management.
4. Project Management Framework and Strategic Planning.
5. Lease In and Lease Out.
6. Emergency Management.

b) Internal Audit Reports

During the biannual reporting period, the Internal Auditor conducted the following internal audits and the reports were presented to the Committee detailing the key findings and risk considerations, recommended actions, and management responses with timeframes for implementation.

Internal Audit Report	Overall Control Rating [1]	Key Findings (No.)	Recommendations (No.)
Fleet Management	Fair	6	15
Revenue Assurance and Collection	Fair	7	17
Infringement Reviews	Fair	10	22
Complaints Handling	Fair	6	13
Diversity, Equality and Inclusion	Fair	6	14
Recruitment	Adequate	6	20
Business Continuity and Disaster Recovery Plans	Fair	9	35
Information Technology General Controls	Adequate	9	21

1 Refer to Appendix A for further details on Overall Control Rating that guides the internal audit rating process

The Committee received and accepted all reports presented by the Internal Auditor and recommended Council adopt the recommendations and management undertake the agreed actions provided in the reports.

The Internal Auditor also conducted a follow-up audit of a sample of high risk recommendations from prior internal audit reports from the period 2021 to 2023. The objective of this follow-up audit was to independently assess the implementation status of recommendations and actions as previously reported by management, with reported status validated in all cases.

c) Progress on Implementation of Internal Audit Recommendations

The implementation of recommendations and agreed actions arising from internal audit reports presented to the Committee in the reporting period, along with recommendations still in progress and carried forward from the previous biannual reporting period, are monitored by the Committee at each meeting. The following table tracks overall progress made with implementation of audit recommendations during the reporting period.

Meeting Date of Report	Reported Item	Recommendations (No.)
August 2024	Recommendations Open at Meeting	132
December 2024	Recommendations Added Since Last Meeting	60
	Recommendations Closed Since Last Meeting	41
	Recommendations Open at Meeting	151
February 2025	Recommendations Added Since Last Meeting	51
	Recommendations Closed Since Last Meeting	56
	Recommendations Open at Meeting	146
May 2025	Recommendations Added Since Last Meeting	47
	Recommendations Closed Since Last Meeting	13
	Recommendations Open at Meeting	180

Biannual reports include the table below that summarises the number of open internal audit recommendations at the start and the end of the biannual reporting period categorised according to the risk rating of each of the findings and associated recommendations from internal audit reports. Due to the implementation by management of a new system for monitoring and reporting the status of internal audit recommendations to the Committee, this information was not available when this report was compiled, and it will be provided in the Committee's report for the next biannual reporting period.

	Critical	High	Medium	Low	Not Rated	Total
Recommendations Open at August 2024	5	60	51	13	0	129
Recommendations Open at May 2025	Information not Available for this Report					180
Change	Information not Available for this Report					+51

There are six internal audits that are programmed for completion for the remainder of 2025, with three internal audits scheduled for completion in the next biannual reporting period.

d) Review of Performance and Effectiveness of Internal Audit Function

At the February 2025 and May 2025 Committee meetings, the Committee considered a confidential report from management on the achievement of service level performance measures contained in the contract for the provision of internal audit services, and the Committee also discussed responses from a survey of Committee members and a number of senior managers on the effectiveness of the internal audit function performed by Moore Australia. Overall, the Committee and Council officers considered that internal audit service levels have been provided to an acceptable standard and the internal audit function has been performed satisfactorily.

5.3. Financial Reporting

The Committee received and reviewed Financial Reports and Quarterly Investment Holding Reports at the three meetings held during this biannual reporting period, as summarised in the following table. Financial Reports detailed financial performance for each quarter that preceded a particular meeting and included an analysis of variations to budgets and re-forecasts of anticipated year-end financial results.

Meeting Date	Reporting Received for Quarter Ending
5 December 2024	30 September 2024
20 February 2025	31 December 2024
22 May 2025	31 March 2024

At the December 2024 Committee meeting, an end-of-year capital expenditure outcomes report for the previous 2023/24 financial year was presented and discussed by the Committee. The Committee also received a report outlining amendments to the accounting standard for measuring fair value of non-financial and physical assets that take effect from the financial year ending 30 June 2025, with management reporting that the changes will have minor impact as Council implemented the changes and incorporated the amendments to valuation methodologies and revaluation processes. At the May 2025 Committee meeting, management presented advice on the estimated fair value of each class of property, infrastructure, plant and equipment assets at 30 June 2025, which will form the basis for asset valuations that are to be provided in Council's audited financial statements included in the Annual Financial Report for the 2024/25 financial year.

The implementation of a revised Investment Policy Statement in 2024 facilitates the investing of cash funds held by Council with the Victorian Funds Management Corporation (VFMC), and Council commenced investing with the VFMC in April 2024. As part of oversighting the Investment Policy and monitoring of Council's invested funds, the Committee received at the December 2024 meeting a presentation from VFMC representatives on the performance of Council's cash investments in the two investment products of the VFMC selected under the policy. The Committee noted the strong income fund returns to date and the investment outlook for 2025, and looks forward to a further update from the VFMC on investment performance in late 2025. The Committee also appreciated receiving the VFMC's *2024 Responsible Investment Report* detailing the investment stewardship activities of the Corporation to promote good corporate governance and ethical business practice across its portfolio of investments.

The Committee was briefed by management at the May 2025 Committee meeting on Council's draft 2025/26 Budget and associated fees and charges and Council's draft Revenue and Rating Plan 2025/26 to 2029/30. The Committee acknowledged that the budget and plan were of a high quality and have been presented in a professional and transparent manner.

5.4. Internal Controls

In addition to receiving internal audit reports, the Committee has oversight in relation to internal control measures and, over this biannual reporting period, the Committee continued to receive and consider management reports as detailed below.

1. Regular management reports updating progress on the review of the adequacy and effectiveness of key Finance and Accounting policies, systems and controls and their consistency with Local Government principles, with the Committee noting progress and outcomes from the policy reviews and management actions to ensure policies are up to date and changes to policies are embedded in Council's processes and practices.
2. A regular and confidential Quarterly Governance Report on mandatory personal interests disclosures and individual returns timeframe compliance, including a report on a recent audit conducted to verify prescribed information provided or omitted; legislative compliance assurance and reported non-compliances; privacy and data breach notifications; Freedom of Information

applications; integrity matters of fraud, corruption and theft incidents, including participation in integrity agency forums, corporate credit card use, conflicts of interest matters and matters referred to Council from integrity agencies; and significant legal matters where Council is a party to legal proceedings.

3. A report summarising all payments, including allowances and reimbursements, to Councillors for the 2023/24 reporting year, with the Committee reviewing and noting the report.

A report to the May 2025 Committee meeting proposed amendments to financial approval limits set down in the Instrument of Delegation for the CEO, which would better align these limits to the thresholds in place for other comparable Victorian Councils, with the Committee endorsing the proposed changes being presented to Council for approval.

5.5. Risk Management

Oversight of risk management continued to be a primary focus of the Committee over this biannual reporting period, with the Committee considering information from management and advising Council on a number of key matters as detailed below.

1. At the December 2024 Committee meeting, management presented an update report on Council's Business Continuity management. The Committee noted Business Impact Analysis work by managers to determine the potential effects of an interruption to critical business operations or loss of service caused by a disruptive event. This risk-based work is informing updates to Business Continuity plans for Council's critical business activities and processes that must be restored to protect the organisation's assets, meet community and organisation needs and comply with legislation.
2. The Committee continued to receive as a standing item a status report detailing progress on the implementation of recommendations and actions from the Asset Management internal audit report accepted by the Committee in late 2023. The Committee noted the progress with Asset Management Framework, governance under an Asset Management Steering Committee, asset condition auditing, deliberative engagement with the Melton community, performance monitoring, lifecycle planning for asset categories and asset accounting, as Council prepares for the implementation of an updated Asset Plan later this year as required under local government legislation. At the May 2025 meeting, the Committee received a presentation from management on a maturity self-assessment of Council's asset management systems and performance against best practice utilising the Victorian Department of Treasury and Finance's Asset Management Accountability Framework.
3. The Committee continued to receive Information Technology Key Risks update briefings from Council's Head of Technology as a standing report and the Committee discussed and noted the enterprise risks that are currently classified as "in progress" and noted enterprise risks that have been successfully completed. The Committee also receives a standing dashboard-style report on the Technology Change Program – Horizon One (TCP-H1) to deliver an architecture model under Council's Information and Communications Technology strategy. The Committee noted updates on TCP-H1 key actions, expenditure compared to budget, and risks and issues with mobilisation, legacy systems, systems integration, data migration and contract negotiations together with associated mitigations to limit further program delay and cost escalations.
4. At the February 2025 Committee meeting, the Committee received and discussed a report by an independent consultant on the Melton Cemetery that is administered, operated and maintained by Council, with the report outlining a number of key financial and non-financial considerations. The Committee endorsed the report and its recommendations to then be discussed with Councillors in order to seek further direction for management on the situation.
5. At the February and May 2025 Committee meetings, Council's Head of People and Customer and

Chief People Officer delivered presentations on key Human Resources policies and a HR operating model that is under development for the organisation and the results of an employee satisfaction and engagement survey.

5.6. Fraud Prevention Systems and Controls

In addition to the integrity matters reported in the Quarterly Governance Reports received by the Committee and referred to in the previous Section 5.4, the Committee is kept proactively and transparently informed by the CEO on integrity and risk matters and, from time to time, this includes briefings on investigations of integrity incidents or allegations. The Committee understands strict confidentiality limitations can apply to a particular matter being investigated by an integrity agency, under statute or integrity agency procedural requirements, when communicated to Council, and this may restrict the matter from being disclosed to and then discussed with the Committee.

Other items of business on fraud and corruption prevention and control provided to the Committee are detailed as follows.

1. At the February 2025 meeting, the Committee received and noted an information report on a project plan to design, implement and monitor an Integrity Framework, which is being undertaken in the first half of 2025, as well as a separate status report on an in-depth internal review of Council's Fraud and Corruption Control Plan that, together with Council's Employee Code of Conduct, is an integral part of the Integrity Framework being developed. Council's Senior Integrity Officer is leading the work, and the Committee looks forward to receiving further information on, and providing input to, the new framework and revised plan in August 2025. In May 2025, the results of an Integrity Maturity survey were reported, with the Committee noting that Council's overall maturity is assessed at the 'progressing' stage and the organisation appears well placed to advance to the next stage of 'optimising'.
2. The Committee on occasions receives advice on proactive reviews and self-assessments undertaken by management in relation to relevant findings contained in published reports by integrity agencies, with any actions that management decides to take implemented as opportunities for improvement to further strengthen Council's fraud prevention controls and response processes. At the December 2024 meeting, the Committee received and noted a briefing report prepared by management that provided an overview of the *IBAC Special Report – Operation Leo* that examined allegations of bribery and misconduct by Councillors at Moonee Valley City Council. Of particular note was the subsequent release by Local Government Victoria of guidance on the Model Councillor Code of Conduct to address the key recommendation made by IBAC in its special report.

Management's proactive engagement with the Committee demonstrates a commitment to good governance of the organisation and to protecting Council's interests and reputation through prevention and early detection of fraudulent activities and corrupt conduct.

5.7. Compliance Management

The Committee received, considered and noted the following compliance-related reports during this biannual reporting period.

1. Updates on the status of Council's Risk and Compliance Road Map program of works and key deliverables that have been prioritised over the two-year period 2024-26 to uplift Council's risk and compliance maturity. The compliance part of the Road Map factors in and responds to recommendations from an internal audit report presented in April 2023 on Council's compliance framework.
2. At the December 2024 Committee meeting, the Committee received and noted a status report on

the mandatory training program provided to the recently elected Councillors of Melton City Council as required under local government legislation and regulations, which was provided as part of a Councillor induction program. The Committee particularly noted the excellent participation rate with all Councillors engaging positively in the induction process.

3. CEO Procurement Delegations reports presented for the quarters ending September 2024, December 2024 and March 2025 detailed all purchase orders raised using the CEO's delegations and all purchases on the CEO's corporate credit card, with all transactions assessed as compliant.

6. Committee Performance

The Committee considers that the matters detailed in this report provides an evidence-based demonstration of the commitment by the organisation to good governance by Council and the Committee as the Committee continues to fulfill its responsibilities to Council under the Committee's adopted Charter.

The Committee is required under its Charter to assess its performance against the obligations as detailed in the Charter, and during the next biannual reporting period the Committee will conduct its annual performance survey as a basis for informing a self-assessment of its performance over the previous 12 months.

On 21 February 2025, the Committee's Chairperson participated in a briefing session with Councillors and Council's executive leadership team where the functions undertaken by the Committee over the 2024 year were discussed, with Councillors taking the opportunity to raise directly with the Chairperson any matters relating to the Committee's activities and achievements. The session was well received by the recently elected Councillors and senior management participants.

7. Conclusion

Over this bi-annual reporting period, the Committee is pleased to report that it has:
1. performed the duties and discharged the responsibilities prescribed in the Committee's Charter;
2. met the requirements of the Act for Audit and Risk Committees; and
3. provided appropriate advice and guidance to Council on the matters brought before the Committee.

Prepared for and on behalf of
the Audit and Risk Committee by

Jeff Rigby
Chairperson
Audit and Risk Committee
City of Melton
4 June 2025

APPENDIX A

Moore Australia Internal Audit Reports – Matrix for Overall Process Rating by Internal Auditor

RATING	GUIDELINE DESCRIPTION
POOR	• Significant control design improvements identified to ensure that risk of issues related to integrity, probity, inaccuracy, material loss or adjustment is minimised, and functional objectives are met. Significant gaps in policy and procedures for key control areas. • An unacceptable number of controls (including a selection of both significant and minor) identified as not operating for which sufficient mitigating back-up controls could not be identified. • Large volume of inaccuracies, high impact issues and / or material losses have occurred as a result of control environment deficiencies. • Instances of non-compliances, fraud or significant contravention of corporate policy or legislative/regulatory obligations detected. • No action taken on previous significant audit findings to resolve the item on a timely basis.
FAIR	• Control design improvements identified to ensure that risk of material loss is minimised, and functional objectives are met. Some policy and procedure gaps on key control areas. • Several significant controls identified as not operating for which sufficient mitigating back-up controls could not be identified. • Losses have occurred as a result of control environment deficiencies. • Little action taken on previous significant audit findings to resolve the item on a timely basis.
ADEQUATE	• Control design improvements identified; however, the risk of loss is immaterial. Minor policy and procedure gaps only. • Isolated or "one-off" significant controls identified as not operating for which sufficient mitigating back-up controls could not be identified. • Numerous instances of minor controls not operating for which sufficient mitigating back-up controls could not be identified. • Some previous significant audit action items have not been resolved on a timely basis.
STRONG	• No control design improvements identified. Robust policy and procedure to set expectations guide and protect. • Only minor instances of controls identified as not operating which have mitigating back-up controls, or the risk of loss is immaterial. • All previous significant audit action items have been closed.

12.11 ADVISORY COMMITTEES OF COUNCIL - AGGREGATED MEETING MINUTES

Author: Renee Hodgson - Manager Governance
Presenter: Emily Keogh - Head of Governance

PURPOSE OF REPORT

To present the aggregated minutes of Advisory Committee meetings yet to be considered by Council.

RECOMMENDATION:

That Council receive the minutes of the Policy Review Panel meeting held 5 June 2025, provided as **Appendix 1** to this report, and adopt the recommendations arising within the Minutes.

Motion

Crs Ramsey/Shannon.

That Council receive the minutes of the Policy Review Panel meeting held 5 June 2025, provided as **Appendix 1** to this report, and adopt the recommendations arising within the Minutes.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

REPORT

1. Executive Summary

Whilst not mentioned in the *Local Government Act 2020* (2020 Act), Council has the power to create Advisory Committees pursuant to its general power set out in section 10 of the 2020 Act.

The minutes of the Advisory Committee attached to this report form the written record of the committee meeting, including any matters considered and any conflicts of interest disclosed.

The minutes also serve as the advice/recommendations to Council for its consideration.

2. Background/Issues

An Advisory Committee is a committee established by Council to provide advice to it or its delegate. Whilst not mentioned in the 2020 Act, Council has the power to create Advisory Committees pursuant to its general power set out in section 10 of the 2020 Act.

All Advisory Committees are subject to their individual Terms of Reference. The membership varies depending upon the committee's specific role. Committee membership will generally comprise a Councillor(s), council staff and community representatives and may include key stakeholders, subject matter experts and/or community service providers and organisations.

Councillor representation on Advisory Committees is generally for one year and is reviewed annually. The Councillor representation on Advisory Committees for the 2024/25 municipal year was approved by Council at its Scheduled Meetings on 25 November and 16 December 2024.

The minutes of the following Advisory Committee, attached to this report, form the written record of the committee meeting detailing matters considered and any conflicts of interest disclosed.

The minutes also serve as the advice/recommendations to Council.

Appendix	Advisory Committee	Meeting Date
1.	Policy Review Panel	5 June 2025

3. Council and Wellbeing Plan Reference and Policy Reference

The Melton City Council 2021-2025 Council and Wellbeing Plan references:

6. A high performing organisation that demonstrates civic leadership and organisational excellence

6.3 An organisation that demonstrates excellence in civic leadership and governance.

4. Financial Considerations

Advisory Committees are not responsible for operational expenditure and cannot direct Council officers to act without the consent of Council. Operational expenses and administrative actions arising from an Advisory Committee meeting are accommodated within Council's recurrent budgets, unless otherwise requested within the minutes of the meeting and detailed in a recommendation to Council for consideration.

5. Consultation/Public Submissions

Advisory Committees are one method of Council consulting and communicating with the community. Such a committee may be established to provide strategic level input into a broad area of Council operations, such as community safety or arts and culture. An Advisory Committee may also be established for a specific time-limited project, such as a review of a Local Law.

6. Risk Analysis

With a mandatory responsibility to report to Council and being restricted to making recommendations for Council consideration, risks attached to Advisory Committee actions are substantially mitigated.

It is prudent for Council to carefully consider any and all recommendations arising from Advisory Committee minutes, as Advisory Committees may canvass significant issues and significant expenditure in their deliberations.

7. Options

Advisory Committees are a Committee of Council, therefore Council has the discretion to accept, reject, amend, or seek further information on the Committee minutes and/or recommendations.

LIST OF APPENDICES

1. Policy Review Panel Minutes – 5 June 2025

MELTON CITY COUNCIL

Minutes of the Policy Review Panel Meeting of the Melton City Council

5 June 2025

TABLE OF CONTENTS

1.	WELCOME	3
2.	APOLOGIES	3
3.	DECLARATION OF INTEREST AND/OR CONFLICT OF INTEREST	3
4.	MINUTES OF PREVIOUS MEETING	3
5.	OTHER BUSINESS CARRIED OVER FROM A PREVIOUS MEETING	3
6.	PRESENTATION OF STAFF REPORTS	4
6.3	TRAFFIC CALMING POLICY	4
6.4	ONLINE ENGAGEMENT POLICY	18
6.1	FEES AND CHARGES POLICY	34
6.2	FINANCIAL RESERVES POLICY	43
6.5	POLICY APPROVAL PROCESS POLICY	54
7.	GENERAL BUSINESS	63
8.	NEXT MEETING	63
9.	CLOSE OF BUSINESS	63

MELTON CITY COUNCIL

MINUTES OF THE POLICY REVIEW PANEL MEETING OF THE
MELTON CITY COUNCIL
HELD IN THE VIA MICROSOFT TEAMS ON
5 JUNE 2025 AT 9:30 AM

Present:	Cr Carli (Chair)	
	Cr Majdlik	
	Cr Shannon	
	Cr Ramsey	
In Attendance:	R Wai	Chief Executive Officer
	E Keogh	Head of Governance
	R Hodgson	Manager Governance
	N Whiteside	Director City Delivery
	A Hays	Head of People and Customer
	L Wall	Manager Communications
	R Matienga	Coordinator Accounting Services

1. WELCOME

The Chair, Cr Carli, opened the meeting at 9.33am and welcomed the Panel Members.

2. APOLOGIES

Nil.

3. DECLARATION OF INTERESTS AND / OR CONFLICT OF INTEREST

Nil.

4. MINUTES OF PREVIOUS MEETINGS

The Policy Review Panel noted the Minutes of the Policy Review Panel meeting held on 1 May 2025 and adopted by Council at its Scheduled Meeting held on 26 May 2025.

5. OTHER BUSINESS CARRIED OVER FROM A PREVIOUS MEETING

Nil.

6. PRESENTATION OF STAFF REPORTS

A change to the order of presentation of Staff Reports was made to commence with Item 6.3 – Traffic Calming Policy.

Council's Director City Delivery, N. Whiteside, joined the meeting at 9:35am and declared no conflicts of interest.

6.3 TRAFFIC CALMING POLICY

Responsible Officer: **Neil Whiteside - Director City Delivery**

Document Author: **Daniel Anskaitis - Coordinator Transport and Traffic**

Date Prepared: **08 May 2025**

Motion

Crs Majdlik/Ramsey.

That the Policy Review Panel recommend Council approve the proposed Traffic Calming Policy, provided as **Appendix 2** to this report, with changes made by the Panel highlighted in yellow.

CARRIED

1. Background

1.1 The Policy

Melton Council's Traffic Calming Policy (Policy) seeks to reduce the negative impacts of vehicle traffic and maintain amenity in local streets within the municipality. The Policy ensures a consistent, transparent, and equitable approach for evaluating traffic conditions on Council Roads.

The Policy involves a variety of treatments that reduce and control vehicle speeds, alter driver behaviour, and improve conditions for other users including pedestrians and cyclists, recognising a balanced response between engineering, education, and law enforcement intervention constitute best practices.

1.2 Sources/benchmarking

A review of existing local council policies and best practices has been completed as part of the review of this Policy, including a review of:

- Austroads Guide to Traffic Management – Part 8: Local Area Traffic Management
- VicRoads Supplements to AustRoads Guide to Traffic Management – Part 8: Local Area Traffic Management
- VicRoads Safe System Assessment Guidelines
- Towards Zero 2016/2020
- Other councils' traffic calming policies.

Melton's current Traffic Calming Policy 2019-2025 includes the following criteria:

- Road type - whether the road is a Local road or Collector road. Traffic calming devices such as speed humps are generally deemed inappropriate for higher order Collector as the function of these roads in the road network is to move traffic between local and arterial roads at a moderate capacity.
- Traffic speed - a traffic survey is conducted over a seven-day period to determine the 85th percentile traffic speeds along a length of road.
- Traffic volume - a traffic survey is conducted over a seven-day period to determine the average number of vehicles travelling on a road per day.
- Accident history – based reported accident in the last 5 years. This can be sourced from VicRoads and/or the Victoria Police database.
- Road geometry - whether the road alignment is straight road, on a crest, or has curves and whether sight lines are restricted etc.
- Vulnerable Road Users – whether there are vulnerable road users such as pedestrians and cyclists.
- Activity Generators – takes into consideration the location, proximity to retail/activity centres, schools, parks etc.
- Heavy Vehicles – the percentage of heavy vehicles travelling along the road.
- 'Rat Running' – Consideration as to whether this a known route where 'rat running' occurs.
- Length of road – The shorter the length of the road segment, the less likelihood that there are vehicles to generate adequate speed to be of a concern. Traffic calming devices would not be considered for road segments which are less than 200m in length.

Proposed amended criteria:

- Road type - whether the road is a Local road or Collector road. Traffic calming devices such as speed humps may be deemed inappropriate for higher order Collector as the function of these roads in the road network is to move traffic between local and arterial roads at a moderate capacity.

The proposed change to criteria reflects a shift in the industry which has seen a greater acceptance of traffic calming on higher order roads where there are a high number of vulnerable users. Examples of this within the Melton include the recently introduced raised signalised pedestrian crossing on Caroline Springs Boulevard near the Library and proposed raised pedestrian signal on Bridge Road near Strathtulloh Primary school.

Proposed new criteria

- Existing LATM – Where an existing Local Area Traffic Management (LATM) study has occurred, consideration of the LATM plan and overall road network takes precedent over the individual street.

The proposed additional criteria reduce redundant analysis where consideration for the road network has already taken place and an overall strategic plan for the area has been proposed/implemented.

1.3 Consultation

Given the revised Traffic Calming Policy remains consistent with the existing Traffic Calming Policy consultation is proposed to occur internally, and with Councillors only.

1.4 Communication and Implementation

It is proposed to implement the new Policy confirmed at Council Meeting and published on Council's website as per the existing Policy.

1.5 Compliance

The Policy is compliant with the *Road Management Act 2004* and consistent with Council's existing and future Road Management Plan.

1.6 Measures of Success

The Traffic Calming Policy will help address areas where real (rather than perceived) issues exist and provide equitable resourcing for traffic calming based off the scoring matrix above.

LIST OF APPENDICES

1. Current - Traffic Calming Policy
2. Proposed - Traffic Calming Policy

SHIRE OF MELTON	**Traffic Calming Policy**
Version No.	V 3.0 - 18 November 2019
Endorsement	Executive – 18 November 2019 Policy Review Panel – 27 November 2019
Authorisation	Council – 9 December 2019
Review date:	30 June 2025
Responsible officer:	Manager Engineering Services
Policy owner	Traffic & Transport Coordinator

1. Purpose

The objective of this policy is to maintain amenity in local, residential access streets, and to specify a consistent, transparent, and formal process for evaluating traffic conditions on Council roads and traffic calming requests.

Traffic calming involves a variety of treatments that reduce and control vehicle speeds, alter driver behaviour and improve conditions for other users including pedestrians and cyclists.

The Traffic Calming Policy also seeks to establish a balance in policy and resourcing between engineering solutions (applying the safe system approach), education and law enforcement interventions.

2. Scope

This policy applies to Engineering Services staff when assessing requests for traffic calming devices.

This policy is concerned with the provision of traffic calming treatments on Council's local road network. The road types subject to this policy are classified local and collector roads, and exclude the arterial road network.

3. Definitions

Word / Term	Definition
Traffic Calming Device	An engineering device used to reduce vehicle speed. These includes speed humps, raised pedestrian crossing, modified T-intersection, roundabout etc.
Irresponsible Driving	An activity of careless and improper driving, which includes burnouts, tire screeching, street racing and drifting. Often referred to as Hooning.
Vulnerable Road User	Road users who are most vulnerable to serious injury in the event of a crash, typically pedestrians, cyclists and the disabled
Activity Generator	Activity land use generators such as retail/activity centres, schools, parks, residential area are considered in relation to the likely presence of vulnerable road users (pedestrians and cyclists).
Road Authority	The governing body that owns, maintains and manages the road infrastructure asset.

Word / Term	Definition
Local Road	A road that is primarily used to gain access to the property bordering it.
Collector Road	A road of a low-to-moderate capacity that is primarily used to collect traffic from Local Roads and distribute it to Arterial Roads.
Arterial Road	A road of a moderate-to-high capacity that is primarily used to collect traffic from Local Roads or Collector Roads and distribute it to freeways.
85th Percentile Speed	The 85th percentile speed is the speed at which 85% of traffic travel at or below, alternative it can be described as the speed at which 15% of traffic exceeds. For example, if a street has a daily volume of 200 vehicles and an 85th percentile speed of 57km/h, then 30 vehicles per day are exceeding 57km/h.
Risk	Involves the calculation of the likelihood of occurrence and the severity of the consequence. i.e. Risk = Likelihood x Consequence
Warrant	A warrant is a statement of those condition at which intervention is considered to be required

4. Identifying the need for Traffic Calming

Resources are best directed to those activities that will alter a proven and serious crash history and lead to fewer deaths and injuries in the future. The Traffic Calming Policy seeks to establish a balance in policy and resourcing between engineering, education and law enforcement interventions in road safety.

Council has an objective method of assessing and prioritising traffic calming requests. The need for traffic calming is evaluated based on the following criteria[1];

1. Road type - whether the road is a Local road or Collector road. Traffic calming devices such as speed humps are generally deemed inappropriate for higher order Collector as the function of these roads in the road network is to move traffic between local and arterial roads at a moderate capacity.
2. Traffic speed - a traffic survey is conducted over a seven-day period to determine the 85th percentile traffic speeds along a length of road.
3. Traffic volume - a traffic survey is conducted over a seven-day period to determine the average number of vehicles travelling on a road per day.
4. Accident history – based reported accident in the last 5 years. This can be sourced from VicRoads and/or the Victoria Police database.
5. Road geometry - whether the road alignment is straight road, on a crest, or has curves and whether sight lines are restricted etc.
6. Vulnerable Road Users – whether there are vulnerable road users such as pedestrians and cyclists.
7. Activity Generators – takes into consideration the location, proximity to retail/activity centres, schools, parks etc.
8. Heavy Vehicles – the percentage of heavy vehicles travelling along the road.
9. 'Rat Running' – Consideration as to whether this a known route where 'rat running' occurs.
10. Length of road – The shorter the length of the road segment, the less likelihood that there are vehicles to generate adequate speed to be of a concern. Traffic calming devices would not be considered for road segments which are less than 200m in length.

[1] It is not mandatory to meet any more than 1 criteria of the 10 criteria listed.

Based on the assessment criteria above, the investigation will derive a total score. The total score in conjunction with the traffic engineer's judgement will determine if the traffic calming devices are warranted. In the event a device is warranted, a business case will be prepared for funding consideration within Council's long term Capital Works Program.

This methodology is recognised by AustRoads as best practice and is being used increasingly by Local Government authorities nationally.

It should be noted that traffic calming measures cannot be implemented in all locations to counter speeding vehicles. The ultimate solution lies in educating motorists about the implications of speeding and effective law enforcement. Uncontrolled implementation of traffic calming can also have widespread implications and negative side effects that lead to additional problems including;

- potential loss of street parking
- increase in noise and fumes adjacent to traffic calming structures due to braking and acceleration of vehicles.
- may adversely affect access for buses, commercial vehicles and emergency vehicles
- uncomfortable for vehicle passengers and cyclists
- increase in traffic volume in neighbouring streets
- increased glare at night from car lights and additional street lighting
- increased maintenance costs to council

It is therefore necessary to consider all implications associated with the implementation of traffic calming measures.

5. Traffic Calming Principles

5.1 Risk

Risk identification is required to determine when Council may consider intervening with the application of traffic calming measures.

Risk is defined as Likelihood x Consequence. An example of the risk rating matrix is shown in the diagram below.

CONSEQUENCE	Insignificant	Minor	Moderate	Major	Catastrophic
LIKELIHOOD					
Almost certain	MODERATE	HIGH	HIGH	EXTREME	EXTREME
Likely	LOW	MODERATE	HIGH	EXTREME	EXTREME
Possible	LOW	MODERATE	MODERATE	HIGH	EXTREME
Unlikely	LOW	LOW	MODERATE	MODERATE	HIGH
Rare	LOW	LOW	LOW	MODERATE	HIGH

Figure 1: Risk Matrix

Example 1: In a residential street, the investigation indicates that the 85th percentile speed along the street is 55km/h (5km/h over the speed limit) and the traffic volume is 500 vehicles per day. It is a straight road segment with clear sightlines and very low pedestrian volumes. The 'likehood' of a vehicle losing control on a straight resident street (excluding other influences such as drugs or alcohol) is considered "unlikely" and if the vehicle was to lose control, the consequence would be "minor", therefore the risk would be considered as a "low" risk.

Example 2: In a residential street abutting a school, investigation indicates that the 85th percentile speed along the street is 60km/h (20km/h over the 40km/h school speed limit) and the traffic volume is 3,000 vehicles per day. The road segment has a bend with obstructed sightlines. The 'likehood' of a vehicle losing control along this street with obstructed sightlines (excluding other influences such as drugs or alcohol) is considered "possible" and if the vehicle was to lose control, the consequence would be "major" given the locality near/at a school with a high pedestrian volume, therefore the risk would be considered as a "High" risk.

5.2 Applying the Safe System Assessment.

The National Road Safety Strategy is based on the Safe System approach to improving road safety. The Safe System is a road safety philosophy that requires roads to be designed and managed so that death and serious injury are avoidable. The basic principles are;

- Humans are fallible and will inevitably make mistakes when driving, riding or walking.
- Despite this, road trauma should not be accepted as inevitable. No one should be killed or seriously injured on our roads.
- To prevent serious trauma, the road system must be forgiving, so that the forces of collisions do not exceed the limits that the human body can tolerate.

The Safe System philosophy underpins Victoria's strategic approach to road safety. It is commonly divided into four core interrelated pillars – safer roads, safer speeds, safer vehicles and safer road users. A fifth pillar, post-crash response, has been identified by the World Health Organisation (2011).

Council plays significant role in ensuring that we have safer roads and safer speeds (two of the four core pillars).



Figure 2: The pillars of the Safe System
(Source: Towards Zero 2016/2020 Victoria's Road Safety Strategy & Action Plan)
Further information VicRoads Safe System Assessment Guidelines can be found on VicRoads website.

5.3 Enforcement

It is widely believed that traffic calming methods, such as speed humps, roundabouts or lower speed limits will reduce hooning. Extensive research and experience across Australia shows that this is not the case. Law enforcement is the single most meaningful method of controlling anti-social behaviour.

Enforcement is defined as a police presence to monitor speeds and issue tickets for violations. It is often used to regulate behaviour and is proven to be quite effective in reducing anti-social behaviours and safer travel speeds (provided the enforcement measures are consistent).

6. Consultation

If a street is deemed to require the implementation of traffic calming devices as determined by this policy, the Engineering Services team will compile a shortlist of appropriate treatments that would be suitable for implementation at the specified location. This list will be derived from those provided in the AustRoads Guide to Traffic Management – Part 8: Local Area Traffic Management. Concept plans and engineering estimates relating to each proposal will be prepared, with consultation to then occur with affected residents.

All residents within the street will be surveyed to determine the preferred traffic calming device. If there is general agreeance regarding the proposal, officers will refer the project to Council's long term Capital Works Program for funding consideration into the future.

In the event the proposal is not supported by a majority of residents, the proposal is then further assessed by the Engineering Services team. Consideration may be given to minor treatment such as signage and linemarking as a form to educate the public.

If proposed treatments are located on a bus route, Public Transport Victoria (PTV) and the bus operator will be consulted. Emergency Services operators including Victoria Police, CFA, Ambulance and SES will also be advised of the proposal.

7. Responsibility

The Engineering Services team is responsible for administering and ensuring this policy is complied with.

8. References and links to other documents

- Austroads Guide to Traffic Management – Part 8: Local Area Traffic Management
- VicRoads Supplements to AustRoads Guide to Traffic Management – Part 8: Local Area Traffic Management
- VicRoads Safe System Assessment Guidelines
- Towards Zero 2016/2020

Traffic Calming Policy	
Date adopted	<TBD>
Adopted by	Council
Review due	30 June 2029
Responsible officer	Manager, Engineering and Asset Services
Records reference	9208672

1. Purpose

The objective of this policy is to maintain amenity in local, residential access streets, and to specify a consistent, transparent, and formal process for evaluating traffic conditions on Council roads and traffic calming requests.

Traffic calming involves a variety of treatments that reduce and control vehicle speeds, alter driver behaviour and improve conditions for other users including pedestrians and cyclists.

The Traffic Calming Policy also seeks to establish a balance in policy and resourcing between engineering solutions (applying the safe system approach), education and law enforcement interventions.

2. Application And Scope

This policy applies to Engineering Services staff when assessing requests for traffic calming devices.

This policy is concerned with the provision of traffic calming treatments on Council's local road network. The road types subject to this policy are classified as local and collector roads, and exclude the arterial road network.

3. Definitions

Term	Definition
Traffic Calming Device	An engineering device used to reduce vehicle speed. These includes speed humps, raised pedestrian crossing, modified T-intersection, roundabout etc.
Irresponsible Driving	An activity of careless and improper driving, which includes burnouts, tire screeching, street racing and drifting. Often referred to as Hooning.
Vulnerable Road User	Road users who are most vulnerable to serious injury in the event of a crash, typically pedestrians, cyclists and people living with a disability.

Term	Definition
Activity Generator	Activity land use generators such as retail/activity centres, schools, parks, residential area are considered in relation to the likely presence of vulnerable road users (pedestrians and cyclists).
Road Authority	The governing body that owns, maintains and manages the road infrastructure asset.
Local Road	A road that is primarily used to gain access to the property bordering it.
Collector Road	A road of a low-to-moderate capacity that is primarily used to collect traffic from Local Roads and distribute it to Arterial Roads.
Arterial Road	A road of a moderate-to-high capacity that is primarily used to collect traffic from Local Roads or Collector Roads and distribute it to freeways.
85th Percentile Speed	The 85th percentile speed is the speed at which 85% of traffic travel at or below, alternative it can be described as the speed at which 15% of traffic exceeds. For example, if a street has a daily volume of 200 vehicles and an 85th percentile speed of 57km/h, then 30 vehicles per day are exceeding 57km/h.
Risk	Involves the calculation of the likelihood of occurrence and the severity of the consequence. i.e. Risk = Likelihood x Consequence.
Warrant	A warrant is a statement of those condition at which intervention is considered to be required.

4. Identifying the need for Traffic Calming

Resources are best directed to those activities that will alter a proven and serious crash history and lead to fewer deaths and injuries in the future. The Traffic Calming Policy seeks to establish a balance in policy and resourcing between engineering, education and law enforcement interventions in road safety.

Council has an objective method of assessing and prioritising traffic calming requests. The need for traffic calming is evaluated based on the following criteria1;

1. Road type – Consideration for whether the road is a Local road or Collector road. Traffic calming devices such as speed humps varies depending on the type and function of the road and type of vehicles typically expected to travel on the road.
2. Traffic speed - a traffic survey is conducted over a seven-day period to determine the 85th percentile traffic speeds along a length of road.
3. Traffic volume - a traffic survey is conducted over a seven-day period to determine the average number of vehicles travelling on a road per day.

4. Accident history – based reported accident in the last 5 years. This can be sourced from VicRoads and/or the Victoria Police database.
5. Road geometry - whether the road alignment is straight road, on a crest, or has curves and whether sight lines are restricted etc.
6. Vulnerable Road Users – whether there are vulnerable road users such as pedestrians and cyclists.
7. Activity Generators – takes into consideration the location, proximity to retail/activity centres, schools, parks etc.
8. Heavy Vehicles – the percentage of heavy vehicles travelling along the road.
9. 'Rat Running' – Consideration as to whether this a known route where 'rat running' occurs.
10. Length of road – The shorter the length of the road segment, the less likelihood that there are vehicles to generate adequate speed to be of a concern. Traffic calming devices would not be considered for road segments which are less than 200m in length.
11. Existing LATM – Where an existing Local Area Traffic Management (LATM) study has occurred, consideration of the LATM plan and overall road network takes precedent over the individual street.

[1] It is not mandatory to meet any more than 1 criteria of the 11 criteria listed.

Based on the assessment criteria above, the investigation will derive a total score. The total score in conjunction with the traffic engineer's judgement will determine if the traffic calming devices are warranted. In the event a device is warranted, a business case will be prepared for funding consideration within Council's long term Capital Works Program.

This methodology is recognised by AustRoads as best practice and is being used increasingly by Local Government authorities nationally.

It should be noted that traffic calming measures cannot be implemented in all locations to counter speeding vehicles. The ultimate solution lies in educating motorists about the implications of speeding and effective law enforcement. Uncontrolled implementation of traffic calming can also have widespread implications and negative side effects that lead to additional problems including;

- potential loss of street parking
- increase in noise and fumes adjacent to traffic calming structures due to braking and acceleration of vehicles.
- may adversely affect access for buses, commercial vehicles and emergency vehicles
- uncomfortable for vehicle passengers and cyclists
- increase in traffic volume in neighbouring streets
- increased glare at night from car lights and additional street lighting
- increased maintenance costs to council

It is therefore necessary to consider all implications associated with the implementation of traffic calming measures.

5. Traffic Calming Principles

5.1. Risk

Risk identification is required to determine when Council may consider intervening with the application of traffic calming measures.

Risk is defined as Likelihood x Consequence. An example of the risk rating matrix is shown in the diagram below.

CONSEQUENCE	Insignificant	Minor	Moderate	Major	Catastrophic
LIKELIHOOD					
Almost certain	MODERATE	HIGH	HIGH	EXTREME	EXTREME
Likely	LOW	MODERATE	HIGH	EXTREME	EXTREME
Possible	LOW	MODERATE	MODERATE	HIGH	EXTREME
Unlikely	LOW	LOW	MODERATE	MODERATE	HIGH
Rare	LOW	LOW	LOW	MODERATE	HIGH

Figure 1: Risk Matrix

Example 1: In a residential street, the investigation indicates that the 85th percentile speed along the street is 55km/h (5km/h over the speed limit) and the traffic volume is 500 vehicles per day. It is a straight road segment with clear sightlines and very low pedestrian volumes. The 'likehood' of a vehicle losing control on a straight resident street (excluding other influences such as drugs or alcohol) is considered "unlikely" and if the vehicle was to lose control, the consequence would be "minor", therefore the risk would be considered as a "low" risk.

Example 2: In a residential street abutting a school, investigation indicates that the 85th percentile speed along the street is 60km/h (20km/h over the 40km/h school speed limit) and the traffic volume is 3,000 vehicles per day. The road segment has a bend with obstructed sightlines. The 'likehood' of a vehicle losing control along this street with obstructed sightlines (excluding other influences such as drugs or alcohol) is considered "possible" and if the vehicle was to lose control, the consequence would be "major" given the locality near/at a school with a high pedestrian volume, therefore the risk would be considered as a "High" risk.

5.2. Applying the Safe System Assessment

The National Road Safety Strategy is based on the Safe System approach to improving road safety. The Safe System is a road safety philosophy that requires roads to be designed and managed so that death and serious injury are avoidable. The basic principles are;

- Humans are fallible and will inevitably make mistakes when driving, riding or walking.
- Despite this, road trauma should not be accepted as inevitable. No one should be killed or seriously injured on our roads.
- To prevent serious trauma, the road system must be forgiving, so that the forces of collisions do not exceed the limits that the human body can tolerate.

The Safe System philosophy underpins Victoria's strategic approach to road safety. It is commonly divided into four core interrelated pillars – safer roads, safer speeds, safer vehicles and safer road users. A fifth pillar, post-crash response, has been identified by the World Health Organisation (2011).

Council plays significant role in ensuring that we have safer roads and safer speeds (two of the four core pillars).



Figure 2: The pillars of the Safe System

Further information VicRoads Safe System Assessment Guidelines can be found on VicRoads website.

5.3. Enforcement

It is widely believed that traffic calming methods, such as speed humps, roundabouts or lower speed limits will reduce hooning. Extensive research and experience across Australia shows that this is not the case. Law enforcement is the single most meaningful method of controlling anti-social behaviour.

Enforcement is defined as a police presence to monitor speeds and issue tickets for violations. It is often used to regulate behaviour and is proven to be quite effective in reducing anti-social behaviours and safer travel speeds (provided the enforcement measures are consistent).

6. Consultation

If a street is deemed to require the implementation of traffic calming devices as determined by this policy, the Engineering Services team will compile a shortlist of appropriate treatments that would be suitable for implementation at the specified location. This list will be derived from those provided in the AustRoads Guide to Traffic Management – Part 8: Local Area Traffic Management. Concept plans and engineering estimates relating to each proposal will be prepared, with consultation to then occur with affected residents.

All residents within the street will be surveyed to determine the preferred traffic calming device. If there is general agreeance regarding the proposal, officers will refer the project to Council's long term Capital Works Program for funding consideration into the future.

In the event the proposal is not supported by a majority of residents, the proposal is then further assessed by the Engineering Services team. Consideration may be given to minor treatment such as signage and linemarking as a form to educate the public.

If proposed treatments are located on a bus route, Public Transport Victoria (PTV) and the bus operator will be consulted. Emergency Services operators including Victoria Police, CFA, Ambulance and SES will also be advised of the proposal.

7. Responsibility

The Engineering Services team is responsible for administering and ensuring this policy is complied with.

8. Related Documents

Name	Location
Austroads Guide to Traffic Management – Part 8: Local Street Management	https://austroads.gov.au/publications/traffic-management/agtm08
VicRoads supplements to Austroads Guide to Traffic Management – Part 8: Local Area Traffic Management	https://www.vicroads.vic.gov.au/~/media/files/technical-documents-new/traffic-engineering-manual-v1/tem-vol-1-part-28--guide-to-traffic-management-part-8-local-area-traffic-management.pdf
VicRoads Safe System Assessment Guidelines	https://www.vicroads.vic.gov.au/-/media/files/technical-documents-new/miscellaneous-guidelines/safe-system-assessment-guidelines-v10-july-2018.ashx
Victorian Road Safety Strategy 2021-2030	https://www.tac.vic.gov.au/road-safety/victorian-road-safety-strategy/victorian-road-safety-strategy-2021-2030

The master document is controlled electronically. Printed copies of this document are not controlled. Document users are responsible for ensuring printed copies are valid prior to use. If printing, please think about whether you need to print in colour.

Council's Director City Delivery, N. Whiteside, departed the meeting at 9:49am.

Council's Head of People and Customer, A. Hays, and Council's Manager Communications, L. Wall, entered the meeting at 9.49am and declared no conflicts of interest.

6.4 ONLINE ENGAGEMENT POLICY

Responsible Officer:	**Ange Hays - Head of People and Customer**
Document Author:	**Elissa Haley - Coordinator Communications**
Date Prepared:	**19 May 2025**

Motion

Crs Majdlik/Shannon.

That the Policy Review Panel recommend deferral of the Online Engagement Policy to a future Policy Review Panel meeting to enable the Policy Review Panel to consider the Online Engagement Policy within the context of other related policies.

CARRIED

1. Background

1.1 The Policy

The Online Engagement Policy previously addressed social media and website management at Melton City Council.

Social media is now addressed through standalone policies: Councillors Social Media Policy and Employee Social Media Policy.

To address website management, it is proposed to introduce an internal procedure to guide management for updating website content and adhering to best practice standards. The internal procedure would be endorsed by the Executive Leadership Team.

The proposed Website Management Procedure would replace the website component of the existing Online Engagement Policy.

It is therefore proposed to rescind the Online Engagement Policy as it is redundant.

1.2 Sources/benchmarking

Research and benchmarking found that generally Councils have separate social media policies, but do not have standalone external facing policies covering website management. This is generally covered by internal procedures or guidelines.

1.3 Consultation

Following internal consultation and feedback from the Legal and Governance team, it was recommended that website management could be addressed through an internal procedure, rather than a policy.

Any policy positions related to the website are already considered in other public facing policies, such as the Privacy Policy.

1.4 Communication and Implementation

The Online Engagement Policy would be removed from Council's website and Intranet. The proposed Website Management Procedure would be published on the Staff Intranet and circulated to the Senior Leadership Team and employees with responsibility for website content.

The Councillors Social Media Policy is published on Council's website and Employee Social Media Policy is published on the Intranet.

1.5 Compliance

Any policy positions outlined within the Online Engagement Policy are considered within other public facing policies.

The Councillors Social Media Policy and Employee Social Media Policy are compliant with the following legislation:

- *Local Government Act 2020*
- *Charter of Human Rights and Responsibilities Act 2006*

Policy positions related to the website are considered within Council's Privacy Policy, which is in accordance with the principles in the *Privacy and Data Protection Act*, and *Health Records Act* and the Information Privacy Principles (IPPs).

1.6 Measures of Success

If the Online Engagement Policy is rescinded, any impacts will be monitored, and feedback considered, to ensure there are no untended outcomes.

LIST OF APPENDICES

1. Online Engagement Policy

CITY OF MELTON	**Online Engagement Policy**
Version No.	V1.0, 20 March 2015 *Revised Web Policy and Social Media Policy*
Endorsement	General Manager Corporate Services, 8 April 2015 Policy Review Panel, 4 May 2015
Authorisation	Council, 26 May 2015
Expiry date	1 March 2017
Responsible officer	Manager Customer Engagement
Policy owner	Communications Coordinator

1. Purpose

The intent of this policy is to provide understanding, guidance and acceptable standards to ensure a consistent approach to online engagement including appropriate use of websites and social media tools.

2. Scope

This policy applies to all Councillors, employees, contractors, sub-contractors, agents, consultants and volunteers engaged specifically to represent Council, who engage online through websites and/or social media on behalf of, and for the purpose of, conducting Council business.

The policy outlines requirements for compliance with accessibility, usability, responsiveness, confidentiality, governance, legal, privacy and regulatory parameters.

It aims to:

- address appropriate use of Council's web content management system, other websites created to conduct Council business and social media tools for Melton City Council
- promote effective and productive online community engagement through websites and social media
- minimise miscommunication or mischievous communications
- help Melton City Council manage the inherent challenges of speed and immediacy.

The policy applies to those digital spaces where people may comment, contribute, create, forward, post, upload and share content, including:

- Apps
- Blogs
- Bulletin boards
- Citizen journalism and news sites
- Forums and discussion boards
- Instant messaging facilities
- Micro blogging sites (e.g. Twitter)

- Online encyclopaedias (e.g. Wikipedia)
- Podcasts
- QR codes
- Social networking sites (e.g. Facebook, MySpace, Bebo, Friendster, LinkedIn)
- Video and photo sharing sites (e.g. Flickr, YouTube)
- Video podcasts
- Websites
- Wikis
- Any other websites that allow individuals to use simple publishing tools or new technologies emerging from the digital environment.

As it is not possible to expressly refer to or list the specific sites or kinds of social media outlets, the absence of a reference to a particular site or kind of social media activity does not limit the application of this policy.

This policy is not intended to cover personal use of social media where:

- the author publishes information in their personal capacity and not on behalf of, or in association with Melton City Council; and
- no reference is made to Melton City Council, its Councillors, staff, policies and services, suppliers or other stakeholders or Council related issues.

Notwithstanding, any personal use of social media during work hours should be kept to a minimum and not impede or interfere with work.

This policy should be read in conjunction with other relevant policies and procedures of Melton City Council.

3. Definitions

Word/Term	Definition
App	Software program designed to run on a mobile device
Authorised User	Council staff member authorised to use social media or create website content on behalf of Council or a Councillor
Blog	A blog is a personal journal published online consisting of individual entries ('posts') typically displayed in reverse chronological order so the most recent post appears first.
CMS	Content Management System used to create and manage content for a website
Offensive material	Any content that could be reasonably considered unacceptable for public consumption, as determined by a Council officer. This may include but is not limited to: • Pornography or implied sexual activity, child abuse material, depictions of bestiality, material containing excessive violence or sexual violence, drug use. • Material that advocates the doing of a terrorist act or detailed instruction in crime.

Word/Term	Definition
	• Material that has a strong impact on or may upset someone in terms of their ethnicity, sexual orientation, religion, culture, age and physical appearance. • Material that causes or promotes any form of harassment. Material that uses frequent or very strong coarse language.
Podcast	A podcast is a type of digital media consisting of an episodic series of files (either audio or video) subscribed to and downloaded through web syndication.
Smart phone	A smart phone is a mobile phone able to perform many functions of a computer, usually with a large touch screen.
Social media	Social media describes the tools/platforms that people use to build online profiles, share content and participate in social networking
WCAG 2.0	Web Content Accessibility Guidelines (WCAG) 2.0 lists recommendations for making web content more accessible to a wider range of people with disabilities, including blindness and low vision, deafness and hearing loss, learning disabilities, cognitive limitations, limited movement, speech disabilities, photosensitivity and combinations of these. Following these guidelines will often make the web content more usable to users in general.
Web Accessibility National Transition Strategy	The Australian Government's adoption and implementation of Web Content Accessibility Guidelines version 2.0 (WCAG 2.0).
Wiki	A website or database developed collaboratively by a community of users who can add or edit content.

4. Policy

The Council Plan 2013-2017 states that 'Council wants to support transparency through public access to relevant information, decision making and strategic documents'. Council also aims to facilitate community engagement in planning and decision making by providing information about Council services and associated activities through a range of communication tools and providing the community with balanced and objective information, to assist them in understanding Council's direction and decisions.

Melton City Council recognises that online user needs are changing and social media provides new opportunities for dynamic and interactive two-way engagement with our community, which can complement existing communication and further improve information, access and delivery of key services.

Council's online presence aims to:

- enable people to conduct their Council business online 24/7
- provide customer service
- distribute positive news, events and information of interest to residents
- engage in conversation

- establish greater responsiveness from and engagement with the City of Melton community
- establish trust in Melton City Council
- humanise and bring personality to the City of Melton brand
- drive corporate, unit or service KPIs and objectives

Council's online presence is NOT intended to:

- provide a comprehensive resource for all Council documents, except as required by law or deemed important to customer service
- be a reference for all Council business, except as required by law or deemed important to customer service

4.1 Website

In order to create a better website for everyone, Council's website should adhere to the following requirements:

4.1.1 Authorisation

Authorised Users only are permitted to contribute to Council's website on behalf of Council. Authorisation is granted through the Communications unit in coordination with the relevant service unit Manager. Training in the web content management system by the provider or the Communications unit is mandatory.

4.1.2 Accessibility

The Web Accessibility National Transition Strategy sets a course for improved web services, paving the way for a more accessible and usable web environment that will more fully engage with, and allow participation from, all people within our society.

It states that Web Content Accessibility Guidelines (WCAG) 2.0 is applicable to all online government information and services. Conformance is required on all government websites owned and/or operated by government under any domain. This includes external (public-facing or private) and internal (closed community) sites.

The WCAG 2.0 guidelines have been developed with a goal of proving a single shared standard for web content accessibility that meets the needs of individuals, organisations, and governments internationally.

Melton City Council must meet the legislative requirements under the:

- *Victorian Equal Opportunity Act 2010*
- *Human Rights and Equal Opportunity Commission Act 1986*
- *Disability Discrimination Act 1992.*

4.1.3 Accuracy

The website must be updated as often as needed, with a minimum of every three months to ensure the information is timely and correct. See online engagement procedures document for updating schedule applicable to information that rotates frequently (e.g. media releases and events).

4.1.4 Responsiveness

The website must be accessible through desktop, mobile phone and tablet. The layout should automatically adjust based on the user's screen size. This is now an expected feature in websites.

4.1.5 Usability

User 'needs' should be the guiding principle for government websites.
Users come to the site to accomplish tasks and to fulfil needs. It is Council's responsibility to make sure they can complete the top tasks easily and efficiently. The website should be simple and approachable and focussed on Council's core services and users 'top tasks'.

The information presented should be necessary, useful, understandable and presented in a clear, concise and accessible manner. The pages should contain plain clear language using active voice and avoiding jargon.

4.1.6 Content included

- The Communications Coordinator retains the right to amend, delete, add content on an as-needs basis
- Information included on the site should
  - Inform and provide access to Council's programs and services, or provide relevant links to information from other stakeholders and/or
  - Engage the community and/or
  - Allow stakeholders to conduct Council business
- The website is not a reference for information that does not pertain to Council business

For more information see Website Content Management Plan.

4.2 Sub sites

Melton City Council only has one main website. However, if service units have specific needs in website functionality or branding that can't be met by Council's main website they can create a sub site.

4.2.1 Authorisation

Service units need to provide a business case and get authorisation from Communications to create a sub site. Unless there is a demonstrable reason why the Council brand should not take precedence, all sub sites will be so branded.

To protect the reputation and image of Council, authorisation will depend on:

- Specify aim and target group and functionality needs
- Quality assurance
- Resources to start and maintain the sub site
- Hosting facilities
- Branding
- Temporary or permanent sub site

- Risk management strategy

4.2.2 Requirements for sub sites

4.2.2.1 Branding

All temporary and permanent sub sites can have individual branding but they need to conform to the range of options presented in Council's style guide.

In exceptional circumstances, by request of the business/service unit manager, Communications reserves the right to approve design outside of the style guide; however, there is no compromise on Council's logo under any circumstance.

4.2.2.2 Accessibility

- All temporary and permanent sub sites need to be compliant with the WACG 2.0 accessibility guidelines.
- All temporary sub sites should be accessible from Council's website through a friendly URL.
- All permanent sub sites should be accessible from the home page of Council's website.

4.2.2.3 Usability

- All permanent sub sites should have similar layout and navigation styles to Council's main website so that the user can have a consistent experience in online engagement with Council.
- The information presented should be necessary, useful, understandable and presented in a clear, concise and accessible manner. The pages should contain plain clear language using active voice and avoiding jargon.

4.2.2.4 Accuracy

All sub sites must be updated as often as needed, with a minimum of every three months to ensure the information is timely and correct.

4.2.2.5 Responsiveness

All permanent sub sites must be accessible through desktop, mobile phones and tablets. The layout should automatically adjust based on the user's screen size. This is now an expected feature in websites.

4.3 Social media

4.3.1 Authorisation

If service units want to create a social media presence for a certain program, target group or issue, they need to develop a business case and risk management strategy and get authorisation from the Communications unit.

Authorisation will depend on the following:

- Specify the aim and target group of the social media tool
- Social media tool needs to provide two-way communication
- Specifying how the social media tool will be branded and linked back to Council and how it will be linked to other Council communication materials

- Project duration
- Specifications on quality insurance regarding content production and timing, monitoring, effectiveness measurement, response strategy, accessibility, usability, content permission, copyright, content optimisation and promotion
- Specifications on resourcing (budget and staff)
- Risk management strategy
- Data management and record keeping
- Social media tool look/brand will need be professionally designed and approved by Communications

Only Authorised Users are permitted to use social media for professional reasons or on behalf of Council.

If a service unit wants to advertise on social media, this does not need authorisation by the Communications unit. However, any branding for this advertising needs to be signed off by the Communications unit in accordance with Council's Corporate Style Guide.

A social media presence always needs to be linked to a profile and for this a mock profile to which more than one staff member has access (e.g. Melton libraries) should be set up instead of using a personal profile.

Authorisation is granted through a signed and completed Social Media Authorised User Application Form available from Communications. Social media use is restricted to the application, purpose and/or objectives defined.

Communications will undertake six-monthly reviews of social media tools to monitor quality assurance.

Authorised User status can be revoked without prior notice by Communications, service unit manager or Executive and is revoked immediately after leaving the organisation or termination of employment.

An intermediate proficiency level for each requested social media tool is a prerequisite for Authorised Users, as understood by Communications.

Any required social media training to reach the minimum standard is the responsibility of the relevant service unit.

When using social media Councillors, staff and contractors are required to:

- adhere to Melton City Council codes of conduct, policies and procedures
- behave with caution, courtesy, honesty and respect
- comply with relevant laws and regulations
- reinforce the integrity, reputation and values of Melton City Council.

If you have any doubt about applying the provisions of this policy, check with the Communications unit before using social media to communicate.

4.3.2 Disclaimer

Rules of engagement and disclaimers should always be included in the profile section of the social media tool or be available in a clearly obvious and discoverable way.

4.3.3 Expectations, behaviours and principles

Council staff should adhere at all times to the Melton City Council Staff Code of Conduct.

Councillors should adhere at all times to the Melton City Council Councillor Code of Conduct.

4.3.3.1 Subject matter expertise

Do not comment outside your area of expertise. Do not commit Council to actions or undertakings.

4.3.3.2 Disclosure

Only discuss publicly available information. Do not disclosure confidential information, internal discussions or decisions of council, employees or third parties. This includes publishing confidential, personal or private information where there is sufficient detail for potential identification of councillors, Council staff or third parties.

4.3.3.3 Accuracy

Be accurate, constructive, helpful and informative. Correct any errors as soon as practicable. Do not publish information or make statements which you know are false or may reasonably be taken to be misleading or deceptive.

4.3.3.4 Identity

Be clear about professional identity or any vested interests. Do not use fictitious names or identities that deliberately intend to deceive, mislead or lie. Do not participate anonymously or covertly via a third party or agency.

4.3.3.5 Opinion

Clearly separate personal opinions from professional ones. In general, don't express personal opinions using Council # tags or other identifications. Only where this is not possible, consider using a formal disclaimer to separate official Council positions from personal opinions and distance Council from comments made by public and other interests.

4.3.3.6 Defamation

Do not comment, contribute, create, forward, post, upload or share content that is malicious or defamatory. This includes statements which may negatively impact the reputation of another.

4.3.3.7 Reward

Do not publish content in exchange of reward of any kind.

4.3.3.8 Transparency

Do not seek to buy or recompense favourable social media commentary or 'likes'. Encourage online publishers to be open and transparent in how they engage with, or review Council personnel, services or wares.

4.3.3.9 Political bias

Do not endorse any political affinity or allegiance (not applicable for Councillors).

4.3.3.10 Respect

Social media is a communication tool that encourages discussions and free and frank contributions. Always be courteous, patient and respectful of others' opinions, including detractors. (See also Definitions, 4.3.2 and 4.3.3.18).

4.3.3.11 Language

Be mindful of language and expression. Keep your communications clear, positive, polite and professional. Avoid being ironic or sarcastic, it can be misinterpreted.

4.3.3.12 State of Mind

Do not use social media when inebriated, irritated, upset or tired.

4.3.3.13 Be Safe

Protect your personal privacy and guard against identity theft.

4.3.3.14 Media

Do not use statements or make announcements through social media channels unless authorised. Do not respond directly if approached by media for comment through social media. Refer the enquiry to the Communications unit as per Council's Media Policy.

4.3.3.15 Modification and Moderation

Ensure that any social media sites created or contributed to can be readily edited, improved or removed and appropriately moderated.

4.3.3.16 Accessibility

Research shows that all of the popular social media tools remain inaccessible to some degree. Facebook, LinkedIn, Twitter, YouTube, blogging websites and the emerging Google+ all feature limited accessibly, denying many consumers with disabilities the opportunity to participate in social media. The accessibility standards of the social media tool are the responsibility of the vendor. Council's responsibility is to make our social media content as accessible as possible from our end. Information made available via non compliant platforms should be made accessible in another form where practical.

4.3.3.17 Be responsive

Specify the type of comments and feedback that will receive a response and clearly communicate a target response time. Make it easy for audiences to reach Council via other methods by publishing Council's phone number, generic email and website.

4.3.3.18 Contributions

Social media is a communication tool that encourages discussions and free and frank contributions; however, these contributions should always be respectful. You will need to monitor and, if necessary, censor contributions that other people make to your site, especially Facebook. Delete them if they don't match the above standards of behaviour or language and if needed block repeat offenders. Defamatory and offensive language will be attributed to the publisher as well as the original author. (See also Definitions, 4.3.2 and 4.3.3.10).

4.3.4 Enforcement

Melton City Council actively monitors social media for relevant contributions that impact on the municipality, its operations and reputation. Melton City Council will be able to find – and act upon – contributions made by Councillors and staff if deemed necessary.

This policy will be published and promoted to Councillors and staff of Melton City Council. Breaching this policy may result in disciplinary action, performance management and review. Serious breaches may result in suspension or termination of employment or association.

Melton City Council reserves the right to remove, where possible, content that violates this policy or any associated policies.

4.3.5 Record keeping

Staff must maintain full, accurate and reliable records of their official use of social media as social media records made or received by public officers are dealt with in the same way as other records in accordance with Information Management principles.

Records should be recorded in a timely manner, as it may not be guaranteed that they will remain online. Both the content (including the format) and the context of the post need to be captured.

For more details on the content to be captured, see the Online Engagement Procedures document.

4.4 Privacy

Be sensitive to the privacy of others. Follow the photo permission requirements in Council's photography policy regarding anyone who appears in any photographs, video or other footage before sharing these via any form of social media. If asked to remove materials do so as soon as practicable.

4.5 Intellectual property

Seek permission from the creator or copyright owner, to use or reproduce copyright material including applications, audio tracks (speeches, songs), footage (video), graphics (graphs, charts and logos), images, artwork, photographers, publications or music. Also seek permission before publishing or uploading material in which the intellectual property rights, such as Trade Marks, are owned by a third party, e.g. company logos. Seek permission from the website's owner wherever possible before linking to another site (including a social media application).

4.6 Content not permitted

The following content is not permitted under any circumstances:

- Offensive or inappropriate language or material (such as pornography, depictions of extreme violence, racial or other vilification or hatred)
- Content which is false or misleading
- Confidential information about Council or third parties
- Copyright or Trade mark protected materials
- Discriminatory material in relation to a person or group based on age, breastfeeding, employment activity, gender identity, impairment (also known as 'disability'), industrial activity, lawful sexual activity, marital status, parental status or status as a carer, physical features, political belief or activity, pregnancy, race, religious belief or activity, sex, sexual orientation or personal association (weather as a relative or otherwise) with a person who is identified by reference to any of the listed attributes
- Illegal material or materials designed to encourage law breaking
- Materials that could compromise Council, employee or system safety
- Materials which would breach applicable laws (defamation, privacy, trade practices, financial rules and regulations, fair use, trademarks)
- Material that would offend contemporary standards of taste and decency
- Material which would bring the Council into disrepute
- Personal details or references to Councillors, Council staff or third parties, which may breach privacy laws
- Spam, meaning the distribution of unsolicited bulk electronic messages
- Statements which may be considered to be bullying or harassment
- Content not relating to the subject matter of that blog, board, forum or site.

5. Responsibility /Accountability

5.1	**Councillors** • Seek advice from the Communications Unit on using social media • Seek approval for Council branding of social media • Register social media accounts/tools/site with the Communications Unit • Understand and comply with the provisions in this policy • Seek training and development for using social media • Seek advice from the Legal Officer or the Communications Unit if unsure about applying the provisions of this policy
5.2	**Executive** • Promotion of adherence of this policy to Management team and Staff
5.3	**Staff and Contractors** • Seek approval from relevant manager for business case for social media or sub site

	• Seek authorisation from Communications Unit on social media tool and users list and creating a sub site • Seek approval for Council branding of social media or sub site • Seek training and development for using social media or sub site content management system • Understand and comply with the provisions of this policy • Maintain records of email addresses, comments, 'friends', followers and printed copies of electronic 'screen grabs' when using externally hosted sites to the extent practicable • Maintain records of URLs, logins, passwords and content management training manuals • Seek advice from the Legal Officer or the Communications Unit if unsure about applying the provisions of this policy • Ensure contractors are provided with a copy of this policy • Familiarise self with the End User Licence Agreements of any external social media tools being used
5.3	**Business Unit Managers** • Approve business case for social media or sub site • Ensure staff obtain authorisation from the Communications unit on their planned use of social media or creation of sub site • Identify authorised users for Council's website, social media or sub sites • Ensure contractors and staff are aware of this policy and comply with its requirements • Offer training to staff using social media or sub sites
5.4	**Information Services Unit** • Facilitate secure access to support delivery of Council business via social media • Provide technical support and solutions to assist regular back-up and archiving of internally hosted social media sites as practicable
5.5	**Communications Unit** • Protect the reputation and image of Council • Authorise use of social media tools or creation of sub sites for conducting Council business • Identify (in cooperation with service unit Manager), authorise and train users to maintain Council's main website • Nominate agencies and individuals who provide services to Melton City Council who are required to comply with this policy • Provide advice on development and use of social media tools and sub sites • Assist with communication plans to promote social media tools and sub sites • Educate Councillors, staff and contractors about this policy and their responsibilities when using social media • Advise appropriate precautions, e.g. disclaimers

	• Maintain a register of social media and sub sites being used for conducting Council business including records of business cases for using social media or creating sub sites and the intended administrators • Monitor social media accounts / tools / sites and sub sites for conducting Council business • Monitor online for references to Melton City Council • Seek legal advice as appropriate where an issue is likely to be contentious or may create legal risk for Council • Keep abreast of developments in the field of online engagement

6. References and links to legislation and other document

Name	Location
Council Plan 2013-2017	www.melton.vic.gov.au
Code of Conduct (Councillors)	Policy and Procedures Intranet www.melton.vic.gov.au
Code of Conduct (Staff)	Policy and Procedures Intranet
Council Employment Contracts	
Internet, Intranet & Email Usage Policy	Policy and Procedures Intranet
Media Policy	Policy and Procedures Intranet
Corporate Style Guide	Policy and Procedures Intranet
Photography Policy	Policy and Procedures Intranet
Information Technology Mobile Device Policy	Policy and Procedures Intranet
Information Management Policy	Policy and Procedures Intranet
Recruitment and Selection Policy and Procedures	Policy and Procedures Intranet
Enterprise Risk Management Policy	Policy and Procedures Intranet
Copyright Act 1968 (Cth)	www.austlii.edu.au/au/legis/cth/consol_act
Crimes Act 1958 (Vic)	www.legislation.vic.gov.au
Defamation Act 2005 (Vic)	www.legislation.vic.gov.au
Disability Discrimination Act 1992 (Cth)	www.austlii.edu.au/au/legis/cth/consol_act
Equal Opportunity Act 2010 (Vic)	www.legislation.vic.gov.au
Electronic Translations Act 2000 (Vic)	www.legislation.vic.gov.au
Evidence Act 2008 (Vic)	www.legislation.vic.gov.au
Fair Trading Act 1999 (Vic)	www.legislation.vic.gov.au
Fair Work Act 2009 (Cth)	www.austlii.edu.au/au/legis/cth/consol_act
Freedom of Information Act 1982 (Vic)	www.legislation.vic.gov.au
Human Rights and Equal Opportunity Commission Act 1986 (Cth)	www.austlii.edu.au/au/legis/cth/consol_act

Name	Location
Information Privacy Act 2000 (Vic)	www.legislation.vic.gov.au
Local Government Act 1989 (Vic)	www.legislation.vic.gov.au
Privacy and Data Protection Act 2014 (Vic)	www.legislation.vic.gov.au
Privacy Act 1988 (Cth)	www.austlii.edu.au/au/legis/cth/consol_act
Public Records Act 1973 (Vic)	www.legislation.vic.gov.au
Racial and Religious Tolerance Act 2001 (Vic)	www.legislation.vic.gov.au
Spam Act 2003 (Cth)	www.austlii.edu.au/au/legis/cth/consol_act
Wrongs Act 1958 (Vic)	www.legislation.vic.gov.au

Council's Head of People and Customer, A. Hays, Council's Manager Communications, L. Wall, and Councillor Ramsey departed the meeting at 10.20am.

Council's Coordinator Accounting Services, R Matienga, entered the meeting at 10.22am and declared no conflicts of interest.

6.1 FEES AND CHARGES POLICY

Responsible Officer: **Peter Leersen - Director Organisational Performance**

Document Author: **Natalie Marino - Manager Finance**

Date Prepared: **28 May 2025**

Motion

Crs Shannon/Majdlik.

That the Policy Review Panel recommend Council approve the amended Fees and Charges Policy, provided as **Appendix 2** to this report.

CARRIED

1. Background

1.1 The Policy

The purpose of this policy Is to provide advice on the principles that Council will follow in determining its fees and charges, under the Local Government Act 2020 (The Act) and other relevant legislation, (e.g. National Competition Policy and Competitive Neutrality Policy) to ensure a consistent application across all Council's Services.

1.2 Sources/benchmarking

Policies from various other Councils were considered in updated this policy.

1.3 Consultation

The policy was reviewed in consultation with Executive at its meeting held on 21 May 2025. Policy is in line with Revenue and Rating Strategy 25-26 to 29-30 to be adopted by Council in June 2025.

1.4 Communication and Implementation

No significant changes have been made.

1.5 Compliance

The policy is compliant with Local Government Act 2020 and other relevant legislation.

1.6 Measures of Success

The purpose of the Fees and Charges Policy is to put in place a framework to assist with determining the most appropriate and affordable fees and charges, to enable Council to adequately finance the objectives in the Council Plan.

LIST OF APPENDICES

1. Current - Fees and Charges Policy
2. Proposed - Fees and Charges Policy

Fees & Charges – Policy

Version No	1.2 November, 2021
Endorsement	Executive
Authorisation	Policy Review Panel- 30 November 2021 Council- 13 December 2021
Expiry date	30 June 2024
Responsible officer	Manager Finance
Policy owner	Coordinator Accounting Services

1. Purpose

Is to provide advice on the principles that Council will follow in determining its fees and charges, under the Local Government Act 2020 (The Act) and other relevant legislation, (e.g. National Competition Policy and Competitive Neutrality Policy) to ensure a consistent application across all Council's Services.

2. Scope of Policy

The fees and charges policy identify two types of fees and charges i.e., Statutory and User:

2.1 Statutory Fees and Charges

Are those associated with infringements, permits and licences set by the State or Australian Governments by legislation or regulations: examples of statutory fees and charges include parking infringements, town planning fees, land information certificates, permits and property Information requests.

Council does not have the power to determine statutory fees & charges. Hence the Council's guiding principle with regard to statutory fees and charges shall be to align the relevant charges with the statute. These will be done at the time of adoption of annual budget and also as and when the fees and charges schedules are revised by statute.

2.2 User Fees and Charges

Are associated with Council activities provided to the community through the sale of goods and services, or rental of property or facilities. User fees and charges are not regulated by statute. Examples of user fees and charges include waste disposal, community and aged care, children services, land clearing fees, library service fees and community hall hire fees.

With regard to user fees and charges that are not regulated by statute, Council will consider the guiding principles which recognises that Council services are very diverse and there are widely differing levels of need and ability to pay among the various client groups. Hence, Council's methodology in pricing the different services will vary accordingly, taking into account the factors and principles such as statutory limitations, community services and social policy obligations, cost recovery, user capacity to pay and benchmarking of similar services provided by other Councils or service providers.

This will enable the Council to meet its objectives for the services to the community according to the Council plan.

3. Definitions

Word/Term	Definition
Benchmarking	Benchmarking involves measuring the performance of your business against a competitor in the same market. Comparing your business to others is a valuable way of improving your understanding of your business performance and potential.
Service Performance Principles	The Service Performance Principles are series of standards; a local government entity should meet in relation to quality, cost, needs of the community etc as outlined in Section 106 of the Local Government Act 2020.
The Act	The *Local Government Act* 2020
National Competition Policy/Competitive Neutrality Policy	Refers to a set of federal government policies introduced in Australia with the aim of promoting economic reform to ensure that Government businesses do not enjoy any net competitive advantage simply as a result of their public sector ownership.
VAGO	Victorian Auditor General's Office.

4. Policy Statement

The policy statement includes the following guiding principles. These are described in detail in the Council's Fees and Charges Procedure & Guidelines.

- Cost reflective pricing and future considerations.
- Community expectations and equity values.
- Service Performance Principles.
- Compliance with the Competition and Consumer Act 2010 and the
- National Competition Policy requirements pricing.

Services are to be provided on the basis of one of the following pricing methodologies. These pricing methodologies are described in detail in the Melton City Council Revenue and Rating Plan 2021/22 to 2025/26.

- Market pricing
- Full costs recovery pricing
- Subsidised or accessible pricing.
- Disincentive pricing

To implement the policy each department within Council is required to review their individual fees and charges in accordance with fees and charges review procedure. In summary, this involves

following the 5 step process outlined below which are described in detailed in the fees and charges review procedure and guidelines.

Every business unit within the Council that provide goods and services to the public for a fee will be required to:

1. Adopt the appropriate pricing regime for the goods and services provided and articulate the rationale for the basis adopted.
2. Choose the appropriate pricing methodology for the service.
3. Comply with Competition and Consumer Act and Competitive Neutrality Policy and Guidelines.
4. Establish prices for new services and/or review current price in the Fees and Charges Module which feeds into the fees and charges schedule to be included in the Annual Budget document.
5. Update the revised charges in the Fees and Charges Module which feeds into the fees and charges schedule to be included in the Annual Budget document.

5. Accountability

5.1	**General Managers**
	• Ensure that all business units adopt the fees and charges policy in determining the fees and charges for goods and services supplied to their customers. • Review the social, economic, political, financial and environmental impact of any increase in fees and charges.
5.2	**Managers**
	• Undertaking an annual review of all fees and charges in accordance with the fees and charges policy and procedure and guidelines. • Identifying any new fees and charges that should apply and seek approval from Executive to include in the fees and charges schedule. • Updating and ratifying fees and charges in the Fees and Charges Module for inclusion in the Annual Budget document.
5.3	**All council officers**
	• Providing accurate information to facilitate an annual review of all fees and charges in accordance with the fees and charges policy and procedure guidelines. • Ensuring that the new fees are in place at the date the budget is formally adopted.

6. Responsibility for Admistration of Policy

6.1	**Manager Finance**
	• Responsible for administering this policy
6.2	**Coordinator Accounting Services**
	• Responsible for providing professional advice and guidance to all staff regarding this procedure & guidelines.

7. References and links to legislation and other documents

Name	Location
Local Government Act 2020 (Vic)	www.legislation.vic.gov.au
Gender Equality Act 2020 (Vic)	www.legislation.vic.gov.au
Melton Council Fees and Charges Procedure & Guidelines	Policy & Procedures Intranet
Melton City Council Revenue and Rating Plan 2021/22 to 2025/26	Council website www.melton.vic.gov.au/Council/About-Council/Council-Plans-and-Budget
Financial Assistance (Rates & Charges) Policy	Policy & Procedures Intranet
Schedule of Fees and Charges adopted as part of the Council's Annual Budget.	PowerBudget – Link 8a
Training Notes for use of the Fees and Charges Module in PowerBudget	PowerBudget – Side tab under Training Notes, titled: 'Fees Charges – LG Solutions'

Fees and Charges Policy

Date adopted	<insert date>
Adopted by	Council
Review due	June 2027
Responsible officer	Manager Finance
Records reference	9199507

1. Purpose

Is to provide advice on the principles that Council will follow in determining its fees and charges, under the Local Government Act 2020 (The Act) and other relevant legislation, (e.g. National Competition Policy and Competitive Neutrality Policy), to ensure a consistent application across all Council's Services.

2. Application And Scope

The fees and charges policy identifies two types of fees and charges, 'Statutory' and 'User'.

3. Policy Statement

The policy statement includes the following guiding principles. These are described in detail in the Council's Fees and Charges Procedure & Guidelines:

- Cost reflective pricing and future considerations.
- Community expectations and equity values.
- Service Performance Principles.
- Compliance with the Competition and Consumer Act 2010 and the
- National Competition Policy requirements pricing.

Services are to be provided on the basis of one of the following pricing methodologies. These pricing methodologies are described in detail in the Melton City Council Revenue and Rating Plan 2021/22 to 2025/26:

- Market pricing
- Full costs recovery pricing
- Subsidised or accessible pricing
- Disincentive pricing

To implement the policy each department within Council is required to review their individual fees and charges in accordance with the fees and charges review procedure. In summary, this involves following the 5 step process outlined below which is described in detail in the fees and charges review procedure and guidelines.

Every business unit within Council that provides goods and services to the public for a fee will be required to:

1. Adopt the appropriate pricing regime for the goods and services provided and articulate the rationale for the basis adopted.
2. Choose the appropriate pricing methodology for the service.
3. Comply with Competition and Consumer Act and Competitive Neutrality Policy and Guidelines.
4. Establish prices for new services and / or review current prices in the Fees and Charges Module which feeds into the fees and charges schedule to be included in the Annual Budget document.
5. Update the revised charges in the Fees and Charges Module which feeds into the fees and charges schedule to be included in the Annual Budget document.

3.1. Statutory Fees and Charges

Statutory Fees and Charges are those associated with infringements, permits and licences set by the State or Australian Governments by legislation or regulations: examples of statutory fees and charges include parking infringements, town planning fees, land information certificates, permits and property Information requests.

Council does not have the power to determine statutory fees & charges. Hence the Council's guiding principle with regard to statutory fees and charges shall be to align the relevant charges with the statute. These will be done at the time of adoption of annual budget and also as and when the fees and charges schedules are revised by statute.

3.2. User Fees and Charges

User Fees and Charges are associated with Council activities provided to the community through the sale of goods and services, or rental of property or facilities. User fees and charges are not regulated by statute. Examples of user fees and charges include waste disposal, community and aged care, children services, land clearing fees, library service fees and community hall hire fees.

With regard to user fees and charges that are not regulated by statute, Council will consider the guiding principles which recognises that Council services are very diverse and there are widely differing levels of need and ability to pay among the various client groups. Hence, Council's methodology in pricing the different services will vary accordingly, taking into account the factors and principles such as statutory limitations, community services and social policy obligations, cost recovery, user capacity to pay and benchmarking of similar services provided by other Councils or service providers.

This will enable the Council to meet its objectives for the services to the community according to the Council plan.

4. Definitions

Word/Term	Definition
Benchmarking	Benchmarking involves measuring the performance of your business against a competitor in the same market. Comparing your business to others is a valuable way of improving your understanding of your business performance and potential.

Word/Term	Definition
Service Performance Principles	The Service Performance Principles are series of standards; a local government entity should meet in relation to quality, cost, needs of the community, etc. as outlined in Section 106 of the Local Government Act 2020.
The Act	The *Local Government Act* 2020
National Competition Policy/Competitive Neutrality Policy	Refers to a set of federal government policies introduced in Australia with the aim of promoting economic reform to ensure that Government businesses do not enjoy any net competitive advantage simply as a result of their public sector status.
VAGO	Victorian Auditor General's Office.

5. Accountability and Responsibility

5.1	**General Managers**
	• Ensure that all business units adopt the fees and charges policy in determining the fees and charges for goods and services supplied to their customers. • Review the social, economic, political, financial and environmental impact of any increase in fees and charges.
5.2	**Managers**
	• Undertake an annual review of all fees and charges in accordance with the fees and charges policy and procedure and guidelines. • Identify any new fees and charges that should apply and seek approval from Executive to include in the fees and charges schedule. • Update and ratify fees and charges in the Fees and Charges Module for inclusion in the Annual Budget document.
5.3	**All council officers**
	• Provide accurate information to facilitate an annual review of all fees and charges in accordance with the fees and charges policy and procedure guidelines. • Ensure that the new fees are in place at the date the budget is formally adopted.
5.4	**Manager Finance**
	• Responsible for administering this policy
5.5	**Coordinator Accounting Services**
	• Responsible for providing professional advice and guidance to all staff regarding this procedure & guidelines.

6. Related Documents

Name	Location
Local Government Act 2020 (Vic)	www.legislation.vic.gov.au
Gender Equality Act 2020 (Vic)	www.legislation.vic.gov.au
Melton Council Fees and Charges Procedure & Guidelines	Policy & Procedures Intranet
Melton City Council Revenue and Rating Plan 2021/22 to 2025/26	Council website www.melton.vic.gov.au/Council/About- Council/Council-Plans-and-Budget
Financial Assistance (Rates & Charges) Policy	Policy & Procedures Intranet
Schedule of Fees and Charges adopted as part of the Council's Annual Budget.	PowerBudget – Link 8a
Training Notes for use of the Fees and Charges Module in PowerBudget	PowerBudget – Side tab under Training Notes, titled: 'Fees Charges – LG Solutions'

The master document is controlled electronically. Printed copies of this document are not controlled. Document users are responsible for ensuring printed copies are valid prior to use. If printing, please think about whether you need to print in colour.

6.2 FINANCIAL RESERVES POLICY

Responsible Officer:	**Peter Leersen - Director Organisational Performance**
Document Author:	**Natalie Marino - Manager Finance**
Date Prepared:	**28 May 2025**

Motion

Crs Shannon/Majdlik.

That the Policy Review Panel recommend Council:

1. Approve the amended Financial Reserves Policy, provided as **Appendix 2** to this report; and
2. Request officers include consideration of funds from sale of assets when Council's Asset Disposals Policy is reviewed.

CARRIED

1. Background

1.1 The Policy

The purpose of this policy is to ensure Council sets aside and maintains monies in specific general financial reserve funds to meet specific legal and non-legal liabilities.

1.2 Sources/benchmarking

Policies from various other Councils were considered in updated this policy.

1.3 Consultation

The policy was reviewed in consultation with Executive at its meeting held on 21 May 2025.

1.4 Communication and Implementation

No significant changes have been made other than update of active reserves.

1.5 Compliance

The policy is compliant with external legislation and the *Local Government Act 2020.*

1.6 Measures of Success

That financial reserves are created and administered in a transparent way with an appropriate framework in place.

LIST OF APPENDICES

1. Current - Financial Reserves Policy
2. Proposed - Financial Reserves Policy

CITY OF MELTON	**Financial Reserves Policy**
Version No.	0.2 November 2021
Endorsement	Executive
Authorisation	Policy Review Panel- 30 November 2021 Council- 13 December 2021
Expiry date:	30 June 2024
Responsible officer:	Manager Finance
Policy owner	Coordinator Accounting Services

1. Purpose

To ensure Council sets aside and maintains monies in specific general financial reserve funds to meet specific legal and non-legal liabilities.

2. Scope

This policy is applicable to both Discretionary and Statutory Reserves for Council and includes creation of Reserves, transfers of funds to Reserves and subsequent use of funds from Reserves.

This policy excludes the Asset Revaluation Reserve that arises under the Australian Accounting Standards because it relates to the change in asset values rather than the collection of funds.

This policy applies to Councillors and Council Officers and staff

3. Definitions

Word/Term	Definition
Reserves	Are funds that have been set aside from operating and capital incomes for future funding of projects. From an accounting perspective the value of these funds are recorded in equity balance sheet ledger accounts.
Statutory Reserves	Statutory Reserves are those required by legislation to record Councils future expenditure commitments.
Discretionary Reserves	Discretionary Reserves are those developed by Council to record Councils future expenditure commitments.
Developer Contributions	Developer contributions are payments made by developers towards costs associated with essential infrastructure.

4. Policy

This policy is required to ensure a consistent and formalised process around the creation of Reserves, transfer to Reserves and subsequent expenditure of funds from these Reserves.

Council will maintain both Statutory and Discretionary Reserves that acknowledge the receipt of funds from particular sources to be applied on programs that are consistent with the purposes of that Reserve Fund.

For the purposes of efficient financial management it is acknowledged that in lieu of borrowings, Reserves Funds may be used to assist funding specific projects and are not designed to assist in general operations of Council.

Reserves represent a record of future obligations, or aspirations of projects. To ensure prudent management of these funds expenditure from these Reserves should form part of the Annual Budget program as approved by Council.

As at 30 June each year the recorded cash balances will, as a minimum, be equivalent to the total of the Statutory and Discretionary Reserves balances. Appendix A is a listing of current Reserves.

5. STATUTORY RESERVES

The use of funds from Statutory Reserves is governed by legislation (or other legal requirements) and records Council's future expenditure commitments. Statutory Reserves are also funds collected from developers or funding bodies that represent future obligations. These are separately accounted for to ensure sound financial management of future operations.

Where statutory funds are collected to fund future infrastructure there are legal requirements that govern how the funds must be spent. This may include expending the funds in accordance with the terms and conditions of the funding or on projects in the vicinity of the developments that the funds were collected in respect of.

6. DISCRETIONARY RESERVES

Discretionary Reserves are funds held by Council and segregated from general revenues, based on Council directions, to finance future expenditures or to provide for a specific project so as to ensure funds are available as required. Discretionary Reserves may be varied from time to time where expenditure commitments may be created and retired.

Council may also create program specific Reserves where capital purchases occur across multiple financial years, funded by operational surpluses and/or borrowings.

6.1 Creation of Discretionary Reserves

As a general rule, income and expenditure should be budgeted in the financial year in which it occurs. However, Council does in some instances create Discretionary Reserves where:

- It is anticipated that extensive works will require funding over a period of time;

- Funds are collected specifically for funding of those works or other initiatives.

All new Discretionary Reserves must be established via a Council resolution or via the Council budget process.

6.2 Transfers of Funds to Reserves

Amounts transferred to individual Discretionary and Statutory Reserves come from a variety of sources including:

- **Developer contributions**

  100% of developer contributions will be transferred to Reserves in the financial year that funding is received.

- **Operational transfers;**

  Equity - Plant Replacement Reserve; Funding derived from Motor Vehicle and Plant replacement will be transferred to the respective Reserves each year.
  Carry Forward Reserve – Advance Income; Funding derived from income received in advance such as operating grants.

- **Budget transfers**

  Transfers determined as part of the budget process.

- **Transfers of Funds to Statutory Reserves**

  Transfers to Statutory Reserves are able to be made by Finance staff in accordance with the relevant legislative and legal requirements.

6.3 Transfers of Funds from Reserves

All transfers of funds from a reserve must be for the agreed purposes for which the Reserve was created.

6.4 Transfers Approved As Part of the Budget Process

In most cases the transfer of funds from Reserves will be approved as part of the Annual Budget process. For example, Capital Works Projects need to include details of project funding, including any planned use of Reserves. Projects are then evaluated and submitted to Council for approval.

6.5 Transfers of Funds In Excess of Approved Budget

In cases where a transfer of funds from a Reserve was approved in the budget but subsequently a higher level of funding is required from Reserves, approval must be sought before transfers are made. Any such transfer from a Discretionary Reserve for purposes outside of the budget must be approved by the CEO up to a limit of $250,000 and reported to Council at its the next meeting. Statutory Reserves are to be dealt with in this regard pursuant to any applicable legislation.

6.6 Transfers of Funds not approved as Part of the Budget Process

From time to time there may be a requirement to transfer funds from a Reserve for purposes not foreseen when the budget was developed. Any such transfer from a Discretionary Reserve for purposes outside of the budget must be approved by the CEO up

to a limit of $250,000 and reported to Council at its the next meeting. Statutory Reserves are to be dealt with in this regard pursuant to any applicable legislation.

6.7 Transfers of Funds from Statutory Reserves

Transfers from Statutory Reserves are able to be made by Finance staff in accordance with the relevant legislative and legal requirements.

7. Responsibility /Accountability

7.1	**Manager Finance**
	• Responsible for managing corporate Finance system is up to date. • Responsible for reporting of Reserves in the financial statements.
7.2	**Coordinator Accounting Services**
	• Responsible for the day to day management of the policy.

8. References and links to legislation and other documents

Name	Location
Local Government Act 2020	http://www.legislation.vic.gov.au
Australian Accounting Standards Board (AASB) - AASB 101 Presentation of Financial Statements. -	http://www.aasb.gov.au
Victorian Auditor-General's Office	https://www.audit.vic.gov.au

Appendix A

List of Reserves

Plant Replacement Reserve
Street trees/drainage
Community infrastructure
Asset replacement
Perpetual maintenance
Public Art
Defined benefit call
Accommodation reserve
Infrastructure and strategic investment
Carry forward reserve – Advance Income

Financial Reserves Policy

Date adopted	(TBC)
Adopted by	Council
Review due	30 June 2027
Responsible officer	Manager Finance
Records reference	9198850

1. Purpose

To ensure Council sets aside and maintains monies in specific general financial reserve funds to meet specific legal and non-legal liabilities.

To ensure sustainable and responsible management of the Council's cash balances and financial reserves through consistent identification, administration and use of statutory and discretionary financial reserve accounts.

2. Application And Scope

This policy is applicable to both Discretionary and Statutory Reserves for Council and includes creation of Reserves, transfers of funds to Reserves and subsequent use of funds from Reserves.

This policy excludes the Asset Revaluation Reserve that arises under the Australian Accounting Standards because it relates to the change in asset values rather than the collection of funds.

This policy applies to Councillors and Council Officers and staff.

3. General Provisions

This policy is required to ensure a consistent and formalised process around the creation of Reserves, transfer to Reserves and subsequent expenditure of funds from these Reserves.

Council will maintain both Statutory and Discretionary Reserves that acknowledge the receipt of funds from particular sources to be applied on programs that are consistent with the purposes of that Reserve Fund.

For the purposes of efficient financial management it is acknowledged that in lieu of borrowings, Reserves Funds may be used to assist funding specific projects and are not designed to assist in general operations of Council.

Reserves represent a record of future obligations, or aspirations of projects. To ensure prudent management of these funds expenditure from these Reserves should form part of the Annual Budget program as approved by Council.

As at 30 June each year the recorded cash balances will, as a minimum, be equivalent to the total of the Statutory and Discretionary Reserves balances. Appendix A is a listing of current Reserves.

3.1. Statutory Reserves

The use of funds from Statutory Reserves is governed by legislation (or other legal requirements) and records Council's future expenditure commitments. Statutory Reserves are also funds collected from developers or funding bodies that represent future obligations. These are separately accounted for to ensure sound financial management of future operations.

Where statutory funds are collected to fund future infrastructure there are legal requirements that govern how the funds must be spent. This may include expending the funds in accordance with the terms and conditions of the funding or on projects in the vicinity of the developments that the funds were collected in respect of.

3.2. Discretionary Reserves

Discretionary Reserves are funds held by Council and segregated from general revenues, based on Council directions, to finance future expenditures or to provide for a specific project so as to ensure funds are available as required. Discretionary Reserves may be varied from time to time where expenditure commitments may be created and retired.

Council may also create program specific Reserves where capital purchases occur across multiple financial years, funded by operational surpluses and/or borrowings.

3.2.1. Creation of Discretionary Reserves

As a general rule, income and expenditure should be budgeted in the financial year in which it occurs. However, Council does in some instances create Discretionary Reserves where:

- It is anticipated that extensive works will require funding over a period of time;
- Funds are collected specifically for funding of those works or other initiatives.

All new Discretionary Reserves must be established via a Council resolution or via the Council budget process.

3.2.2. Transfer of Funds to Reserves

Amounts transferred to individual Discretionary and Statutory Reserves come from a variety of sources including:

• Developer contributions

100% of developer contributions will be transferred to Reserves in the financial year that funding is received.

• Operational transfers;

Equity – Strategic Reserve; Funding derived from sale of property through strategic alliances will be transferred to the respective Reserves.

Carry Forward Reserve – Advance Income; Funding derived from income received in advance such as operating grants.

- **Budget transfers**

Transfers determined as part of the budget process.

- **Transfers of Funds to Statutory Reserves**

3.2.3. Transfer of Funds from Reserves

All transfers of funds from a reserve must be for the agreed purposed for which the Reserve was created.

3.2.4. Transfers Approved As part of the Budget Process

In most cases the transfer of funds from Reserves will be approved as part of the Annual Budget process. For example, Capital Works Projects need to include details of project funding, including any planned use of Reserves. Projects are then evaluated and submitted to Council for approval.

3.2.5. Transfer of Funds In Excess of Approved Budget

In cases where a transfer of funds from a Reserve was approved in the budget but subsequently a higher level of funding is required from Reserves, approval must be sought before transfers are made. Any such transfer from a Discretionary Reserve for purposes outside of the budget must be approved as per Instrument of Sub-Delegations by CEO and reported to Council at the next meeting. Statutory Reserves are to be dealt with in this regard pursuant to any applicable legislation.

3.2.6. Transfers of Funds not Approved as Part of the Budget Process

From time to time there may be a requirement to transfer funds from a Reserve for purposes not foreseen when the budget was developed. Any such transfer from a Discretionary Reserve for purposes outside of the budget must be approved Instrument of Sub-Delegations by CEO and reported to Council at the next meeting. Statutory Reserves are to be dealt with in this regard pursuant to any applicable legislation.

3.2.7. Transfers of Funds from Statutory Reserves

Transfers from Statutory Reserves are able to be made by Finance staff in accordance with the relevant legislative and legal requirements.

4. Definitions

Term	Definition
Reserves	Are funds that have been set aside from operating and capital incomes for future funding of projects. From an accounting perspective the value of these funds are recorded in equity balance sheet ledger accounts
Statutory Reserves	Statutory Reserves are those required by legislation to record Councils future expenditure commitments.
Discretionary Reserves	Discretionary Reserves are those required by Council to record Councils future expenditure commitments.
Developer Contributions	Developer contributions are payments made by developers towards costs associated with essential infrastructure

5. Related Documents

Name	Location
Local Government Act 2020	https://www.legislation.vic.gov.au/in-force/acts/local-government-act-2020
Australian Accounting Standards Board (AASB) - AASB 101 Presentation of Financial Statements	http://www.aasb.gov.au
Victorian Auditor-General's Office	https://www.audit.vic.gov.au

Appendix A

List of Reserves

Statutory/Restricted Reserves	Developer contributions Street trees/drainage Community infrastructure
Discretionary Reserves	Infrastructure and strategic investment Asset replacement Perpetual maintenance Defined benefit call Public art Accomodation reserve

Council's Coordinator Accounting Services, R Matienga departed the meeting at 10.29am.

6.5 POLICY APPROVAL PROCESS POLICY

Responsible Officer: **Emily Keogh - Head of Governance**

Document Author: **Vanja Zdjelar - Governance Officer**

Date Prepared: **13 May 2025**

Motion

Crs Majdlik/Shannon.

That the Policy Review Panel recommend Council retire the Policy Approval Process Policy, provided as **Appendix 1** to this report, noting it will be replaced with an operational toolkit which will be rolled out across the organisation.

CARRIED

1. Background

1.1 The Policy

The Policy Approval Process Policy was originally introduced to provide guidance on the approval and endorsement of Council policies. Over time, feedback from policy owners and internal stakeholders has highlighted limitations in the document's scope, particularly its narrow focus and lack of integration with broader policy development principles.

As part of ongoing efforts to streamline and strengthen the organisation's policy framework, it was identified that the content of this policy would be better incorporated into a comprehensive Policy Development Toolkit. This approach aligns with current best practice and supports a more cohesive and user-friendly resource for staff involved in policy development. If the Policy Approval Process Policy is approved to be retired, the Policy Development Toolkit will be presented to the Executive Leadership team for approval due to its operational nature.

1.2 Sources/benchmarking

As part of the review process for retiring this policy, benchmarking was conducted to identify similar documents or procedures used by other Victorian local councils. This involved a comprehensive search of publicly available resources across multiple council websites.

The benchmarking process revealed that there are no publicly available policies or procedures specifically or similarly titled or structured as a *'Policy Approval Process Policy'* within other Victorian councils. Where policy development and approval practices are referenced, they are typically embedded within broader governance frameworks or operational guidelines rather than presented as standalone Council approved documents.

As a result, it is reasonable to conclude that the policy approval processes in other councils are largely managed at the administrative level.

Given this context, retiring the existing Policy Approval Process Policy and incorporating its content into a more comprehensive Policy Development Toolkit, designed for internal operational use, is consistent with best practice and represents an appropriate governance approach.

1.3 Consultation

Governance maintains ongoing liaison with policy owners across the organisation as part of its regular support and oversight functions. Through these interactions, feedback has been received over the past two years indicating that the current *Policy Approval Process Policy* lacks a broader outlook on general policy development principles, such as a uniformed approach to the policy review process, consistency of structure and presentation of policies, and a uniformed approach to the approval process.

This feedback highlights a need for a more integrated and comprehensive resource that not only addresses approval processes but also supports end-to-end policy development.

It is therefore recommended that the content of the existing policy be incorporated into the Policy Development Toolkit. This approach will provide a centralised, user-friendly “one-stop shop” for officers involved in policy creation and review, ensuring greater clarity, consistency, and accessibility across the organisation.

1.4 Communication and Implementation

The retirement of the Policy Approval Process Policy and the introduction of the new Policy Development Toolkit will be communicated through a targeted, internal approach to ensure widespread awareness and smooth implementation.

A key communication method will be a feature on the main SPOT newsfeed, highlighting the change and directing staff to the new toolkit.

In addition, a more targeted communication will be directed to the Executive Leadership Team (ELT) and the Senior Management Team (SMT). ELT and SMT members will be encouraged to distribute the information to their respective teams, ensuring that all relevant staff are informed and supported in adopting the new framework.

1.5 Compliance

The Policy Review Process Policy has supported compliance with the *Local Government Act 2020*, particularly in relation to governance, transparency, and the effective management of council policies. Moving forward, these compliance requirements will be fully addressed within the new Policy Development Toolkit, which will incorporate guidance on policy review processes as part of a broader, integrated framework.

1.6 Measures of Success

Success will be measured by increased staff engagement with the Policy Development Toolkit, improved consistency in policy development and review across the organisation, and positive feedback from policy owners and stakeholders. A reduction in queries regarding policy approval processes will also indicate that the toolkit is effectively meeting user needs.

LIST OF APPENDICES

1. Recommended to Retire - Policy Approval Process Policy

CITY OF MELTON	**Policy Approval Process Policy**
Version	2.1 – 13 April 2021
Endorsement	Executive – 15 April 2021 Policy Review Panel – 12 May 2021
Authorisation	Council – 7 June 2021
Review date	30 June 2022
Responsible officer	Manager Legal & Governance
Policy owner	Governance Coordinator

1. Purpose

This policy outlines the requirements, accountability and responsibility for the approval, dissemination, implementation and review of policies and associated documents.

2. Scope

Applies across Council.

The approach to policy development, format, review, maintenance, approval and access is outlined in the Policy Development, Implementation and Review Guidelines and the Writing Policy and Procedures Guidelines.

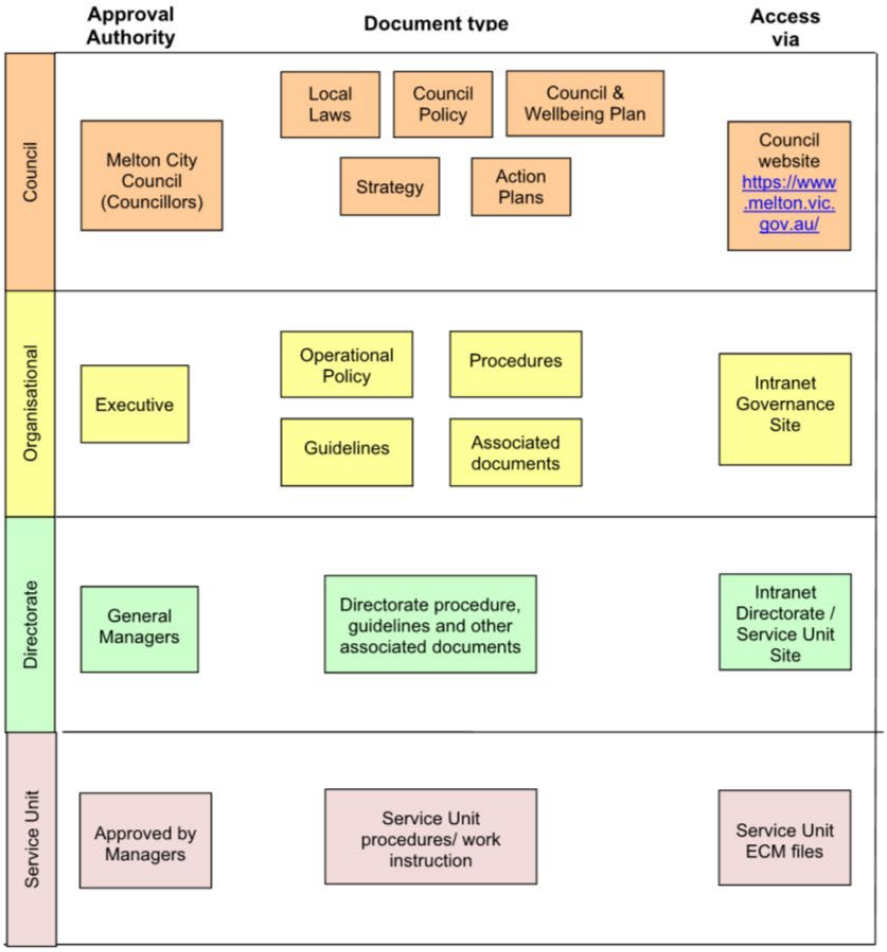
3. Definitions

Word/Term	Definition
Action Plan (or Management Plan)	Plan that identifies the steps the Council intends to take over the next one to five years to achieve the objectives identified in Council strategy or policy. *Example:* Council's Annual Action Plan steps outs how Council will deliver on the Council and Wellbeing Plan over a year.
Associated documents	Associated documents support the implementation of Council policy. Procedures and guidelines as defined above are included in this group as well as tool-kits, templates, forms and instructions.
Council Annual Action Plan	Council's annual business/operational plan that sets out the activities and initiatives Council will undertake to achieve Council Plan objectives.
Council & Wellbeing Plan	The primary vision and strategic planning document that sets out the broad direction Council has decided on for its term of office (4 years). The Council and Wellbeing Plan contains objectives, strategies and performance indicators.
Council Policy	A Council Policy has at least one of the following characteristics: • It relates to or impacts on the community; ie. it has an external focus • Where a Council is required by legislation or statute to have a policy (eg. Child Safe Policy, Privacy Policy) • Is connected to or relates to the Council & Wellbeing Plan; ie. it may influence the Council's strategic direction

Word/Term	Definition
	• May require consultation with the community • Has a Council-wide application Council Policies are sometimes referred to as External or Public Policies. A Council Policy is approved by the Council after endorsement by the Policy Review Panel and before that, endorsement by the Executive.
Council Strategy	Strategy takes an element of the Council and Wellbeing Plan or Council Policy and builds a framework for going forward. A Strategy is usually between 3 to 4 years. Examples include Council's Youth Strategy, Leisure Strategy.
Diversity	Refers to dimensions of race, ethnicity, gender, sexual orientation, socio-economic status, age and disabilities.
Guidelines	Guidelines are a document outlining best practice processes that are strongly recommended. Guidelines are written to provide information and advice on a particular subject.
Operational Policy	An Operational Policy has at least one of the following characteristics: • It relates to the internal business of the Council; operational management, administrative or staffing matters of the Council. • It relates to the functions of the Chief Executive (refer s94A of the *Local Government Act* 1989 and after 1 July 2021 s46 of *Local Government Act* 2020) • It relates to the day-to-day operation of the Council Operational Policies are sometimes referred to as Internal or Administrative Policies. An Operational Policy is approved by the CEO after endorsement by the Executive.
Local laws	The highest form of local legislation. The power to enact local laws is granted by the *Local Government Act* 1989 and its successor the *Local Government Act* 2020. Local laws, in this sense, have the same quality as acts of the state legislature, both being authorised by the state constitution. They must be adopted by the formalities required for the adoption of local laws.
Major Policy amendments	Major changes or amendments that alter the actual policy. These are to be submitted to either the Executive, for approval of Operational Policies or Council, for approval of Council Policies.
Minor Policy/procedure changes	Minor changes or amendments that do not alter the actual content of the policy. These do not need to be formally approved but the amended date needs to be inserted into the revised document for version control.
Policy	A statement of the Council's intent, commitment or position to achieve an objective which provides a decision-making framework for day-to-day applications. In essence, it describes what Council considers to be appropriate on a particular issue.
Policy owner	Position responsible for writing and/or reviewing the policy or procedure. Ensuring the document is kept up-to-date with any legislative or operational chain.
Procedure manual	A manual which contains supporting procedures, guidelines and other supporting documents relating to one subject matter. For example City Safe is our OH&S procedure manual.

Word/Term	Definition
Responsible officer	Manager with operational responsibility for the services area generating the policy/procedure.
Work instruction	Step-by-step instructions for the accomplishment of a task by one person are retained in the department or unit where the work is performed. Work Instructions are often referred to as Desk Procedures, Task Outlines or SOPs (Standard Operating Procedures).

3.1 Hierarchy of Council Documents



4. Policy

4.1 All policies (and associated documents) shall be developed, implemented and reviewed in accordance with Council's Writing Policy and Procedure Guidelines.

4.2 All policies (and associated documents) must be consistent with and have appropriate reference to the:

- Federal and State Legislation (where applicable)
- Melton City Council Local Laws (where applicable)
- Meet regulatory and compliance requirements.

4.3 In developing a policy, consideration must be given to all implementation issues to ensure that the intent of the policy is achievable and that outcomes or compliance can be measured.

4.4 All policies will:

- Have Council or Operational application
- Be prepared in a consistent corporate style using the Policy Template
- Be written concisely, in plain English and clearly expressed (refer to Councils Writing Style Guide)
- Be compliant with the *Local Government Act* 2020 including:
  - Overarching Governance Principles and the Five Supporting Principles
  - provisions of the 2020 Act that might relate to the subject matter
- Be compliant with the *Gender Equality Act* 2020 including:
  - consult with Community Planning prior to determine if a Gender Impact Assessment is required
  - include a Gender Equity Impact Assessment (where applicable)
- If a Gender Impact Assessment is not required, consider gender equity in its development
- Consider Climate change (also part of the Overarching Governance Principles)
- Consider diversity issues
- Be compliant with the Charter of Human Rights and Responsibilities Act 2006
- Clarify individual officer responsibilities
- Be assigned a 'Responsible Officer' and a 'Policy Owner'
- Be reviewed at a maximum of four years, or earlier, if new legislation or exceptional circumstances make it appropriate

4.5 All procedures and guidelines will:

- Be prepared in a consistent corporate style using the Procedure/Guidelines template
- Be written concisely, in plain English and clearly expressed (refer to Councils Writing Style Guide)
- Clarify individual officer responsibilities
- Be assigned a 'Responsible Officer' and a 'Policy Owner'
- Be reviewed at a maximum of two years, or earlier if required.

5. Responsibility

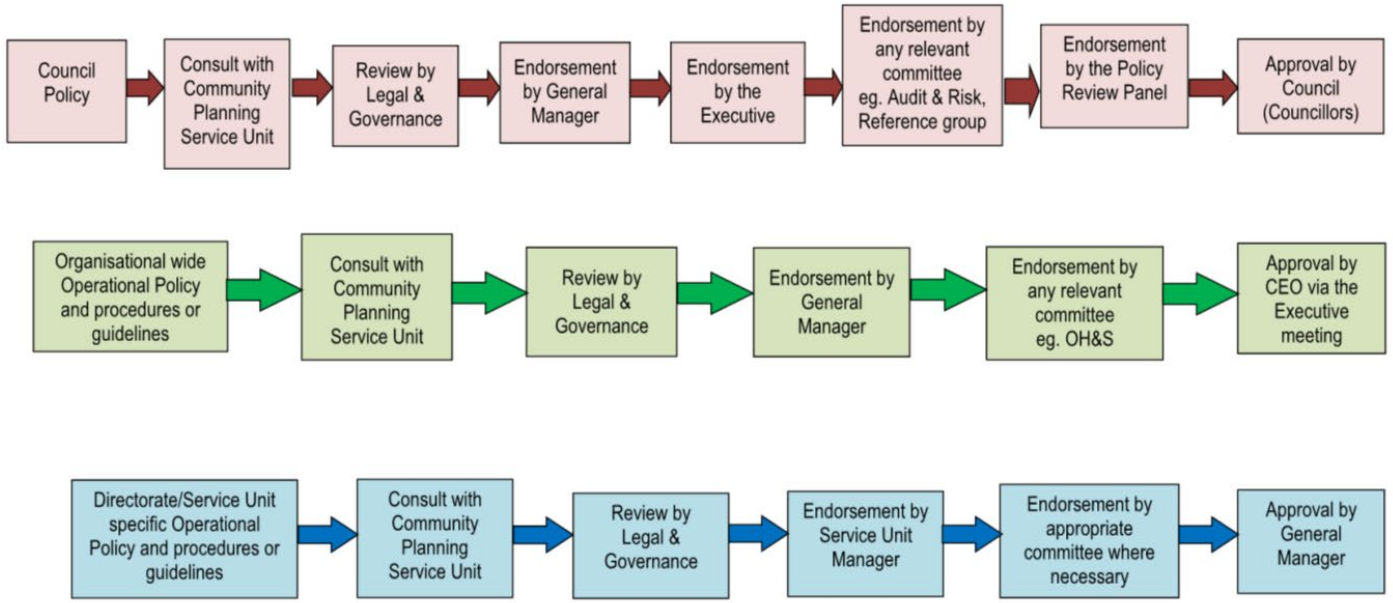
5.1	**Melton City Council (Councillors)** • Authorisation of Council Policies.
5.2	**Policy Review Panel** • Council advisory committee with oversight of Council Policies. The Panel is made up of four Councillors, with the Manager Legal & Governance and the Governance Coordinator as Council officers with ex officio status.
5.3	**Chief Executive** • Under the *Local Government Act* 2020 (Vic) the Chief Executive is responsible for administration of council operations. They have the authority to authorise Operational (including administrative) Policy and associated documents including procedures, guidelines, templates, forms, tool-kits and checklists.
5.4	**Occupational Health and Safety (OH&S) Committee** • Endorse all OH&S policies and associated documents.
5.5	**Governance Coordinator** • Executive officer for Council Policy Review Panel • Coordination and implementation of the Policy Approval Process Framework • Reviews draft policies for compliance with this Policy • Provides advice in policy development and approval processes • Manages the Governance intranet site • Manages centralised repository of all current and approved policy documents in ECM
5.6	**Responsible Officer** • Responsible for ensuring that all policies and associated documents they endorse comply with this policy and have undergone the appropriate level of consultation.
5.7	**Policy Owner** Responsible for: • developing and/or reviewing policy and associated documents assigned to them in accordance with this policy • ensuring appropriate consultation is conducted with stakeholders and that their feedback is considered and incorporated as appropriate • keeping documents up-to-date with any legislative or operational changes.
5.8	**Council employees** • Compliance with all Council and organisational policies and associated documents.

6. References and links to other documents

Name	Location
Charter of Human Rights and Responsibilities Act 2006	www.legislation.vic.gov.au
Equality and Respect 2030 Strategy	https://www.melton.vic.gov.au/Services/Health-safety-and-wellbeing/Health-and-Wellbeing/Equality-and-Respect
Gender Equality Act 2020	www.legislation.vic.gov.au
Local Government Act 1989	www.legislation.vic.gov.au
Local Government Act 2020	www.legislation.vic.gov.au
Policy Development, Implementation and Review Guidelines	Policy Intranet
Writing Policy and Procedures Guidelines	Policy Intranet
Councils Writing Style Guide	Policy Intranet
Version Control Procedures	Policy Intranet
Policy Template	Policy Intranet
Procedure/Guidelines Template	Policy Intranet

Appendix 1

Policy approval process



7. GENERAL BUSINESS

Nil.

8. NEXT MEETING

The next meeting of the Policy Review Panel is scheduled for Thursday 3 July 2025 at 9.30am.

9. CLOSE OF BUSINESS

The meeting closed at 10.39am.

Confirmed

Dated this

.....CHAIRPERSON

13. REPORTS FROM DELEGATES APPOINTED TO OTHER BODIES AND COUNCILLOR REPRESENTATIONS AND ACKNOWLEDGEMENTS

Reports were received from Crs Carli, Ramsey, Morris, Zada, Verdon, Shannon, Majdlik, Vandenberg, Turner, and Abboushi.

Cr Verdon departed the Chamber at 8.30pm and returned at 8.31pm.

Crs Ramsey and Shannon departed the Chamber at 8.33pm and returned at 8.35pm.

Cr Vandenberg departed the Chamber at 8.43pm and returned at 8.46pm.

14. NOTICES OF MOTION

14.1 NOTICE OF MOTION 980 (CR MORRIS) - ENHANCE TOURISM

Councillor: Brandi Morris

NOTICE:

That Council receives a Briefing from Officers exploring how the tourism potential of the local winery industry can be enhanced through partnerships or experiences with a view to supporting local producers and attracting visitation to the City of Melton.

Motion

Crs Morris/Carli.

That Council receives a Briefing from Officers exploring how the tourism potential of the local winery industry can be enhanced through partnerships or experiences with a view to supporting local producers and attracting visitation to the City of Melton.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

14.2 NOTICE OF MOTION 982 (CR TURNER) - ILLEGALLY DUMPED RUBBISH

Councillor: Bob Turner

NOTICE:

That Council:

1. Note the ongoing and increasing community concerns and amenity impact of illegally dumped rubbish on roadsides of Victorian Government managed roads in the City of Melton and in particular the significant delays in dumped rubbish being removed from roadsides by the Victorian Government's Department of Transport and Planning.
2. Write to the Minister for Roads and Road Safety, the Hon. Melissa Horne MP to:
    a. Highlight the significant community concern and amenity impact of illegally dumped rubbish on roadsides on Victorian Government managed roads in the City of Melton.
    b. Request the Victorian Government prioritise funding for the Victorian Government's Department of Transport and Planning to ensure timely removal of illegally dumped rubbish from roadsides on Victorian Government managed roads in the City of Melton.

Motion

Crs Turner/Zada.

That Council:

1. Note the ongoing and increasing community concerns and amenity impact of illegally dumped rubbish on roadsides of Victorian Government managed roads in the City of Melton and in particular the significant delays in dumped rubbish being removed from roadsides by the Victorian Government's Department of Transport and Planning.
2. Write to the Minister for Roads and Road Safety, the Hon. Melissa Horne MP to:
    a. Highlight the significant community concern and amenity impact of illegally dumped rubbish on roadsides on Victorian Government managed roads in the City of Melton.
    b. Request the Victorian Government prioritise funding for the Victorian Government's Department of Transport and Planning to ensure timely removal of illegally dumped rubbish from roadsides on Victorian Government managed roads in the City of Melton.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

Abstained: Nil

CARRIED UNANIMOUSLY

15. URGENT BUSINESS

Nil.

16. CONFIDENTIAL BUSINESS

Recommended Procedural Motion

That pursuant to section 66(1) and (2)(a) of the *Local Government Act 2020* the meeting be closed to the public to consider the following reports that are considered to contain **confidential information** on the grounds provided in section 3(1) of the *Local Government Act 2020* as indicated:

16.1 Contract No. 25-146 - Taylors Hill Recreation Reserve Sportsground - Head Contractor Services.
(g) as it relates to private commercial information, being information provided by a business, commercial or financial undertaking that—
(i) relates to trade secrets; or
(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

16.2 Contract No. 25-166 - Management and Operation of the Weir Views Kindergarten Service
(g) as it relates to private commercial information, being information provided by a business, commercial or financial undertaking that—
(i) relates to trade secrets; or
(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

16.3 Kindergarten Services Contracts
(g) as it relates to private commercial information, being information provided by a business, commercial or financial undertaking that—
(i) relates to trade secrets; or
(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

16.4 CEO Employment and Remuneration Committee - Meeting Minutes and 25/26 CEO Key Performance Indicators for Adoption
(f) as it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

Motion

Crs Majdlik/Zada.

That pursuant to section 66(1) and (2)(a) of the *Local Government Act 2020* the meeting be closed to the public to consider the following reports that are considered to contain **confidential information** on the grounds provided in section 3(1) of the *Local Government Act 2020* as indicated:

16.1 Contract No. 25-146 - Taylors Hill Recreation Reserve Sportsground - Head Contractor Services.
(g) as it relates to private commercial information, being information provided by a business, commercial or financial undertaking that—
(i) relates to trade secrets; or
(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

16.2 Contract No. 25-166 - Management and Operation of the Weir Views Kindergarten Service
(g) as it relates to private commercial information, being information provided by a business, commercial or financial undertaking that—
(i) relates to trade secrets; or
(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

16.3 Kindergarten Services Contracts
(g) as it relates to private commercial information, being information provided by a business, commercial or financial undertaking that—
(i) relates to trade secrets; or
(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

16.4 CEO Employment and Remuneration Committee - Meeting Minutes and 25/26 CEO Key Performance Indicators for Adoption
(f) as it relates to personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

For: Crs Abboushi, Carli, Majdlik, Morris, Ramsey, Shannon, Turner, Vandenberg, Verdon & Zada

Against: Nil

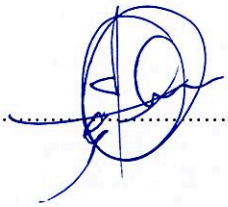
Abstained: Nil

CARRIED UNANIMOUSLY

17. CLOSE OF BUSINESS

The meeting closed at 9:16pm.

Confirmed 28 July 2025



.....CHAIRPERSON