



# A new Victorian Local Development Contribution System

*A PREFERRED WAY FORWARD*

July 2012

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# 1 A New Victorian Local Development Contribution System

The Minister for Planning announced a new Victorian Local Development Contribution System in May 2012.

The new system is to provide fairness, certainty and a simplified approach for councils, developers and the community through the use of pre-determined standard levies.

This Position Paper outlines the preferred framework for a new standardised local development contribution system for funding local infrastructure generated by new development and identifies the key features and operation of the new standardised development contributions system.

## 1.1 Summary of current DCPs and indicative levy values

Two reports, *DCP Levy Analysis* (August 2011) and *Review of Local Infrastructure Charges for Regional and Rural Councils* (December 2011), prepared by Urban Enterprise analyses the type and value range of infrastructure items provided in current Growth Area DCPs and in current regional and rural DCPs.

A third report, *Indicative Standard Levies for Local Development Contributions* (April 2012) also prepared by Urban Enterprise, provides some indicative standard levies for 3 types of models explored by the Stakeholder Reference Group set at different development settings to illustrate how they might look in practice. The levies have been based the costs of works specified in recent development contribution plans. They do not represent actual proposed levies.

These reports accompany this paper and are provided for information purposes.

## 2 The current system

The current local development contribution system based on the preparation of a Development Contribution Plan (DCP) under the *Planning and Environment Act 1987* has been in place since 1995.

Each DCP must identify and justify the total cost of all works, services and facilities proposed to be funded and apportion the costs for that infrastructure according to the projected share of usage, taking into account both existing and future development.

Currently, DCPs are often expensive and complicated to prepare because a high level of justification for the charges and apportionment is required. DCPs can also be inconsistent in their application across areas and can be restrictive in their administration.

A summary of issues raised by councils and the development industry is set out in **Attachment 1**.

### 3 The new system

It is proposed to amend the existing development contributions legislation to make available a new system of standard levies that can be selected and applied to different development settings.

The new system would give councils a set of standard development contribution levies for different development settings based around five infrastructure categories:

- Community facilities
- Open Space facilities
- Transport infrastructure
- Drainage infrastructure
- Public land

The new system will provide capacity to set a different levy for different development settings such as greenfield development, metropolitan infill development and regional and rural development , as well as a levy for residential and non residential development.

#### 3.1 The benefits of a new system

The benefits of a new standardised local development contribution system include:

- removing the need to calculate and justify a development contribution charge for the range of basic and essential community infrastructure that would normally be expected
- providing greater certainty and give cost savings to the development industry by pre-notifying a standard charge rate
- ensuring a more consistent and transparent application of local infrastructure contributions across councils
- reducing the risk of inappropriate escalation of local infrastructure charges through 'gold plating' or increasing the range of infrastructure funded
- reducing administration and compliance costs for councils and developers

A comparison between main features of the existing development contributions system and the new standardised development contribution system is provided at the end of this paper.

## 4 Key operational features

The following key operational features are to apply in the new system.

### 4.1 Defining development settings

To cater for different development settings and community needs across the State, development contribution levies could be developed for:

- growth areas –Melbourne’s Growth Areas and perhaps similar scale growth areas in some regional cities
- regional settlements – growth in regional cities
- rural settlements – growth in rural towns
- established areas – infill development in established urban areas
- strategic redevelopment sites – sites identified for substantial redevelopment in established urban areas.
- Different levies would be set for different development settings.

### 4.2 Defining basic and essential infrastructure

The new system intends to define what constitutes basic and essential infrastructure and who is responsible for the provision of this infrastructure. Attached are:

- a possible list of all physical and community infrastructure items required to create liveable new communities and the funding source for each infrastructure item (Attachment 2)
- a possible list of basic and essential infrastructure items to be funded by the new standardised development contribution system ( Attachment 3)
- a possible list of infrastructure to be directly funded or provided by the developer (Attachment 4).

Attachment 3 sets out the possible list of basic and essential community, open space, roads and drainage infrastructure that local development contributions can be spent on.

The levies would only be used to fund items listed in the basic and essential infrastructure list. It includes a new item of infrastructure, upgrading or extending an existing item of infrastructure or replacing an item of infrastructure that is functionally or economically obsolete. This includes the acquisition of land and construction of works.

It is intended that construction costs for higher order community infrastructure (that is infrastructure items that are not considered to be basic and essential) would not be included in a construction levy. However a land contribution for these infrastructure items could be included in the land contribution levy. Possible higher order community infrastructure includes libraries, regional open space and indoor sport centres, arts and cultural centres.

In addition, the levy contributions would not cover items that would normally be provided by developers at subdivision stage. These would continue to be provided by the developer. Attachment 4 provides a list of infrastructure to be directly funded or provided by the developer. This includes:

- provision of water, sewerage, energy, telecommunications infrastructure to service the development
- land and construction relating to local streets, including lighting, landscaping and paths
- local subdivision drainage
- flood mitigation works
- provision of local open space
- basic improvements to local open space (earthworks, basic landscaping, paths, water tapping) and works to manage conservation values of local open space
- land for bus and tram stops and shelters.

#### 4.3 Setting community infrastructure provision rates

Attachment 5 provides indicative population thresholds and land provision rates for district and local community infrastructure. The table outlines the population thresholds generally required to generate the provision of a community infrastructure item. For higher order community facilities a proportional land contribution is generally provided through the development contribution plan. The thresholds and land provision requirements will assist the setting of standard levies for different growth scenarios. The list has been prepared by the Growth Areas Authority and is used to establish the developer's contribution to basic and essential infrastructure in Growth Areas.

#### 4.4 Removing the distinction between development and community infrastructure under the Act

The new system would remove the distinction between development and community infrastructure including the existing maximum \$900 levy cap for community infrastructure items. A new basic and essential infrastructure list would be established that would identify all infrastructure items that would be covered by the new levies.

#### 4.5 Setting the levies

Initially the levies would be established by an Advisory Committee in consultation with councils and the development industry. The Advisory Committee would recommend to the Minister for Planning the value of each standard levy.

The value of the capped levies would then be set and approved by the Minister for Planning and prescribed through an appropriate statutory instrument such as a Ministerial Direction or a Governor in Council Order.

Different standard levies can be set for:

- different categories of land use such as residential or employment
- different development settings such as growth areas, regional and rural settlements and established areas.

#### 4.6 Defining charge units

The development contribution levy would apply a charge at an appropriate rate of measure (per net developable hectare, per lot or per dwelling or per floorspace area) for the provision of local infrastructure. The rate of charge would reflect the development setting it would apply to. For example in the Growth Areas a 'per net developable hectare' rate may apply, while in established areas a 'per dwelling rate' may apply to residential areas and a 'square metre rate' may apply for employment uses.

#### 4.7 Indexing and periodically reviewing the levies

The levies are proposed to be indexed annually by reference to an appropriate industry index.

The indexed amount would be published in the Government Gazette before 1 June each financial year and on the Department's web site.

The standard levies would be periodically reviewed to ensure that they reflect contemporary infrastructure requirements. The new rate could be set by a Minister's Direction or Governor in Council Order. The new rate would be published in the Government Gazette and on the Department's web site.

The period for review will need to be determined.

#### 4.8 Works in kind

Council would be able to agree to the provision of infrastructure or building works in lieu of cash to satisfy the local contribution liability.

The works in kind agreements would be implemented by a Section 173 Agreement similar to current arrangements. The agreement would be removed from title once all works and facilities have been constructed and transferred to the council.

#### 4.9 Financial accountability

Similar to the current system, revenue from the development contribution would be collected by each council and held in a special account established for this purpose.

To ensure accountability and transparency, councils would be required to account for and report annually on the receipt and expenditure of the development contributions.

The annual report would need to detail:

- any amounts received
- any land received



- any items of works and facilities received as works in kind
- council's expenditure on infrastructure.

#### 4.10 Section 173 agreements

Where a Council seeks to apply a development contribution levy through a section 173 agreement, it is intended that it can only do so where no DCP or an equivalent section 173 agreement already exists.

Where a standard levy is applied, a council would not be able to enter into an agreement for the further provision of local infrastructure of the type being levied for. A council may enter into limited agreements for specific infrastructure required by a condition of a permit to mitigate the off site impacts of a proposal.

A developer may enter into an agreement to pay at a mutually agreed time or provide land at a later date or for contractual arrangements for 'works in kind' as is currently the case.

#### 4.11 Level of justification required

To access the standard levies, a council would still be required to demonstrate that a need and nexus to the proposed development arises. In all cases a council would need to identify the charge area, the anticipated level of growth and the type of infrastructure required to support the growth and the applicable development setting.

The level of justification for different development settings will need to be established.

#### 4.12 Applying and collecting the levy

The contribution would be levied at the time of development approval as a condition of the planning permit and would be payable before the issue of a statement of compliance for the subdivision of land or at the commencement of construction authorised by a planning or building permit, whichever comes first.

#### 4.13 Provision of State infrastructure

No state infrastructure is included in the standard levy. The new system would not commit the State government to any unfunded liability and would not impinge upon requirements placed on a development by a referral authority such as ameliorative works required to provide safe and efficient access to the arterial road network. The normal referral process will continue to operate.

#### 4.14 Provision of future VicRoads arterial roads

Similar to the current process, the land for future VicRoads arterial roads would be identified through the strategic planning or structure plan process and form part of the public land contribution. On top of the land reservation, the developer would also pay for the interim construction of the arterial road (being at least the first carriageway) to allow for a local road function. The road would continue to operate as part of the local road network and be vested in council until such time as it is taken over by VicRoads.

#### 4.15 What happens if the levies collected are not expended?

Any money received must be refunded to the current owners or with the Minister's permission be spent on other types of infrastructure to the benefit of the area.

#### 4.16 What happens to existing Development Contribution Plans?

All existing Development Contribution Plans that have either been introduced into the planning scheme or have been exhibited and not yet gazetted would continue under the current system. A council may choose not to continue with a fully costed Development Contribution Plan if the plan has not been introduced into the planning scheme and substitute it with a standard levy under the new system.

Councils would not be able to prepare a fully costed Development Contribution Plans once the new standardised development contribution system is in place.

## 5 The new standard levy model

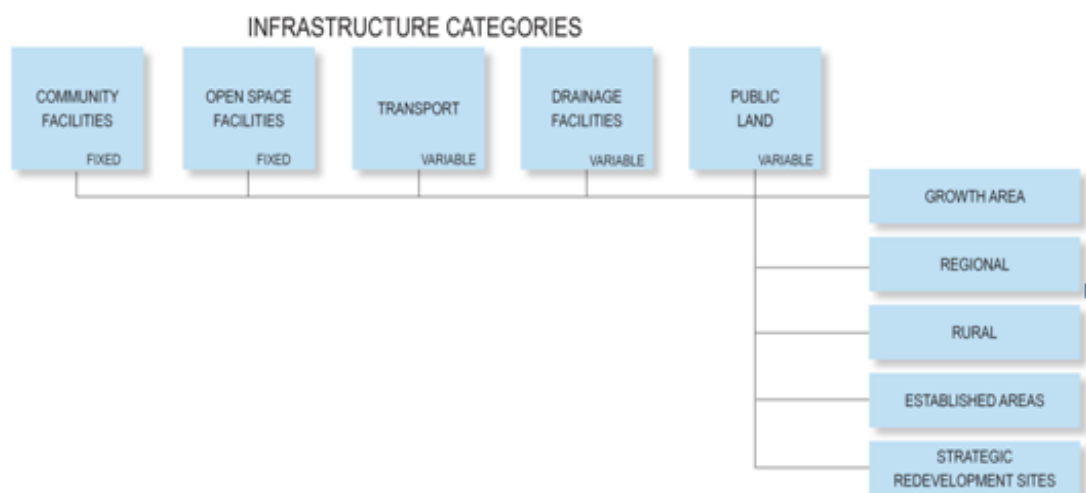
The proposed standardised levy model is based around five infrastructure components:

- a fixed community infrastructure construction levy that cannot be varied.
- a fixed open space infrastructure construction levy that cannot be varied.
- a variable transport levy for transport infrastructure including the construction of council arterial roads, bridges, intersections and on-road bicycle paths. The levy is to be based on a set fixed charge per infrastructure item or per geographic area. The infrastructure items need to be identified and set by a structure plan or an equivalent strategic plan.
- a variable drainage levy. The levy is based on a set fixed charge per drainage item or per geographic area. The drainage infrastructure items need to be identified and set through a drainage scheme, a structure plan or an equivalent strategic plan.
- a variable public land contribution levy for local open space, local community facilities and local arterial roads that is set through a structure plan or an equivalent strategic plan or through section 18 of the Subdivision Act or Clause 52.01 of the planning scheme.

This model needs to be supported by a structure plan or an equivalent strategic plan that identifies the necessary infrastructure to be provided to support the development of the new community.

A council would be able to choose to charge for some or all the levy components

Under this system a different levy could be set for each development setting as well as a different levy for residential and non-residential development.



	Fixed levy		Variable levy			
	Community facilities	Open space facilities	Transport	Drainage	Public land contribution	
					Open space	Other public land
Residential	Fixed \$ value per net developable hectare or per dwelling	Fixed \$ value per net developable hectare or per dwelling	Set \$ value per infrastructure item or per geographic area and identified by a structure plan or equivalent strategic plan	Set \$ value per infrastructure item or per geographic area and identified by a drainage scheme, a structure plan or equivalent strategic plan	Variable levy set a structure plan or equivalent strategic plan, the Subdivision Act or Clause 52.0-1	Variable levy set by a structure plan or equivalent strategic plan
Non - residential	N/A	N/A	Set \$ value per infrastructure item or per geographic area and identified by a structure plan or equivalent strategic plan	Set \$ value per infrastructure item or per geographic area and identified by a Drainage Scheme, a structure plan or equivalent strategic plan	Variable levy set by a structure plan or equivalent strategic plan, the Subdivision Act or Clause 52.0-1	For roads only – variable levy set by a structure plan or equivalent strategic plan

### 5.1 What infrastructure would the levies cover?

Council must spend the transport and drainage infrastructure contributions on the types of infrastructure identified in the approved structure plan or equivalent strategic plan included in the planning scheme for the contribution area.

However, council would be able to pool the fixed community and open space infrastructure levy for a contribution area and spend it on any of the community and open space facilities in the basic and essential infrastructure list. A draft list is provided at Attachment 3.

## 5.2 How would the community infrastructure levy and the open space facilities levy be set?

Both the community infrastructure levy and the open space facilities levy would be set through the Advisory Committee process. The set levies would be based on the agreed list of basic and essential community and open space facilities infrastructure items at Attachment 3 and on the population thresholds for local community infrastructure at Attachment 5.

Council would need to demonstrate a growth in population to justify the infrastructure required through a structure plan or equivalent plan. Once growth and a need for infrastructure are established, council would be able to apply the fixed levies for the provision of basic and essential community and open space infrastructure. The levies would be able to be spent on the provision of any of the community and open space infrastructure items in the basic and essential infrastructure list in accordance with the infrastructure priorities identified in a council's capital works program.

The fixed levies cannot be challenged.

## 5.3 How would the public land contribution be set?

The land contribution for local open space, roads and community facilities would be determined by a structure plan or equivalent plan.

The structure plan will identify the land to be set aside for a public purpose and specify a percentage to be provided.

The public land contribution includes all land required for a public purpose, as set out in the structure plan, that is all land required for transport, community facilities and active and passive open space. The exact location and size of land required from each property will be set out in the structure plan.

The developer would need to give the council:

- all the land set aside in the structure plan for public purpose on their site up to the percentage nominated in the structure plan; or
- a monetary value for the land if none of the public land is contained on their site or if the land to be developed contains less than the percentage of the public land contribution specified in the structure plan.

The council would pay a developer the monetary value for public land on their land that is more than the percentage of the public land contribution specified in the structure plan.

All land required for a public purpose would be valued to determine:

- the amount of 'cash in lieu' payments required where the development area has less than the percentage of public land required by the structure plan; or
- the value of the offset of the land contribution where the development has more than the percentage of public land required by the structure plan.

If a land contribution for local open space is not established through the structure plan, council could apply the provisions of section 18 of the Subdivision Act or clause 52.01 of the planning scheme for the provision of local open space.

The methodology for valuing the land component would need to be developed and agreed to by the Minister.

#### 5.4 How would the transport infrastructure levy be set?

This component may include the construction costs for higher order council roads, controlled intersections, bridges and pedestrian and cycle paths.

Two methodologies are being considered for determining the transport infrastructure levy.

##### **Option 1 - Standard rate per item**

A unit measurement rate and standard construction cost can be determined for some standard transport items. Each item would have a corresponding set charge. For example, a \$ rate per linear metre of urban road. Each item selected is then totalled to obtain the transport construction levy. Non standard items such as a bridge would need to be individually costed.

The standard construction cost can be calculated by:

1. Figures from recent DCPs. Some allowance would need to be made to accommodate different topography or geology, remedial works and services. For example, the standard rate plus additions for variations.
2. An industry index such as Cordell's.

The transport items would be identified and justified through the structure plan or an equivalent plan. If the set charge is not suited to the particular site conditions, the charge can be varied. The varied transport costs would need to be agreed between the planning authority, the council and VicRoads and adequately justified.

##### **Option 2 - Standard levy set per geographic area**

Under this option a standard levy would be calculated per growth area or municipal area. A road network plan for the growth corridor or municipal area would need to be prepared and costed. The cost of the works can be based on a standard unit cost as described in Option 1 above or individually fully costed. A standard levy would then be applied across a growth area or municipal area.

This option would also be able to include regional strategic road infrastructure and accommodate different construction standards for different topography or geology. Cross subsidisation needs to be contained within the municipality.

## 5.5 How would the drainage infrastructure levy be set?

The drainage infrastructure levy would be set similar to the transport levy described above that is either as a standard rate per drainage item or as a standard rate set per geographic area.

### **Option 1 - Standard rate per item**

A provision rate and standard construction cost can be determined for some drainage items. Each item would have a corresponding set charge. Each item selected is then totalled to obtain the drainage levy. The drainage items would be identified and justified through the structure plan or an equivalent plan. If the set charge is not suited to the particular site conditions, the charge can be varied. The varied drainage costs would need to be adequately justified.

### **Option 2 – Standard levy set per geographic area**

A standard levy would be calculated per growth area or municipal area. A drainage plan for the growth corridor or municipal area would need to be prepared and costed. The cost of the works can be based on a standard unit cost as described in Option 1 above or individually fully costed. A standard drainage levy would then be applied across a growth area or municipal area.

This option would also be able to include regional drainage infrastructure and accommodate different topography or geology. Cross subsidisation needs to be contained within the municipality.

## 5.6 What justification would be required?

A council would be able to select and apply a standard levy at the same time a structure plan or an equivalent strategic plan for an area has been prepared and included in the planning scheme. The levies would be introduced through the normal amendment process. Councils would need to prepare a plan for the area that sets out:

- the area to which the charge would apply
- the proposed development of the area and timeframes for completion
- the anticipated level of growth
- the infrastructure requirements to accommodate the growth
- the public land requirements and valuations.

The fixed or set infrastructure levies cannot be challenged.

## 5.7 Can councils vary the standard levy?

The community and open space infrastructure levy is fixed. A council can reduce or waive the fixed levy rate, but cannot increase it.

The transport and drainage levy components would be based on a strategic plan. Any standard levy would need to provide for variations to topography, geology and services. In establishing the standard levies these matters would need to be accommodated.

## 6 Comparison of the main operational features between the existing and new systems

	Existing fully costed Development Contribution Plan	A new system of standard contribution levies
What strategic plan is required to apply the charge?	Requires the preparation and approval of a DCP.	Requires a structure plan or an equivalent strategic plan that identifies future growth.
Is a development contributions plan required?	Yes	No
Can the contribution money be pooled to deliver infrastructure?	No	Yes
Do the individual infrastructure items to be funded need to be specified?	Yes	Yes
Do the individual infrastructure items need to be costed?	Yes	No unless council is seeking a variation to the standard transport and drainage set charges.
Do the individual infrastructure items need to be apportioned?	Yes	No the cost is equally apportioned across the contribution area.
What infrastructure is required to be delivered?	The infrastructure identified in the DCP.	Any community and open space infrastructure items that are identified in the government's basic and essential infrastructure list. For transport and drainage infrastructure, the infrastructure item identified in the structure plan.
Can classes of land or development be exempt?	Yes	Yes
Is public land included in the levy?	Yes. As identified in the DCP.	Yes. As identified in structure plan or its equivalent.
Do you need to identify the area that the levy applies to?	Yes	Yes



## Issues with current development contribution system

### Resources, cost and time

Substantial resources, cost and time are required to prepare a DCP and have it incorporated into the planning scheme. DCP can take up to two years to prepare. Because of this, some councils pursue large developments and rely on using s173 agreements for small developments.

### Level of justification

DCPs require a high level of justification. There is a need to re-justify the contribution charge on each occasion a DCP is used for similar locations. The amount of detail required to justify the nexus principles can leave a DCP open to challenge.

### Infrastructure requirements

There are difficulties with projecting infrastructure cost and demands accurately over an extended period of time.

### Lack of flexibility

There is a lack of flexibility due to the level of detail required and the difficulty in making amendments and responding to changing costs and desired standards of services. A DCP cannot respond quickly to changing circumstances and infrastructure priorities.

### Poor accountability

The Auditor-General has identified a lack of accountability of how contributions are spent and infrastructure is delivered.

### Increasing cost

DCP levies are increasing over time because of:

- increasing cost of land
- rising costs for particular infrastructure categories
- rising costs associated with open space provision
- costs associated with conservation areas
- costs associated with providing arterial roads and intersections
- increasing higher standard of building specifications.

### Uncertainty of levies

Developers cannot predict what costs will be applied.

## Financial risk to councils

A DCP can impose significant financial burden and risk to a council with regard to matters such as:

- funding shortfalls
- cash flow issues arising from the demand for large up-front infrastructure projects required to support development ahead of when DCP revenues would be recovered
- the ability of land owners to seek compensation immediately for land that is to be set aside for any public purpose.
- Escalating land costs and the statutory process for calculation of appropriate compensation.
- No ability to manage cost over runs.
- Councils are unable to pool the funds for the provision of infrastructure.

Possible Infrastructure Matrix  
derived from GAA research

Infrastructure Item		DIRECT	LOCAL		OTHER	
		Direct delivery by development proponent	Construction (cash) contribution	Land contribution	Council funding	VicRoads and Melbourne Water
<b>Community/Civic Facilities</b>						
1	Level 1 Multi-Purpose Community Centre - Land			●	●	
2	Level 1 Multi-Purpose Community Centre - Construction *		●		●	
3	Level 2 Community Centre - Land (incl. in Level 1 Centre)			●	●	
4	Level 2 Community Centre - Construction **		●		●	
5	Level 3 Specialist Community Centre - Land (incl. in Level 1 Centre)			●	●	
6	Level 3 Specialist Community Centre - Construction ***		●		●	
7	Civic centre - main office - Land				●	
8	Civic centre - main office - Construction				●	
9	Civic centre - branch office - Land				●	
10	Civic centre - branch office - Construction				●	
11	Municipal Library - Land			●	●	
12	Municipal Library - Construction				●	
13	Regional Arts Centre - Land			●	●	
14	Regional Arts Centre - Construction				●	
15	Early childhood (pre-school) - Land (incl. in Community Centre)			●	●	
16	Early childhood (pre-school) - Construction (incl. in Community Centre)		●		●	
<b>Active Recreation, Parks &amp; Open Space</b>						
17	Conservation Reserve (Small Scale) - Land	●				
18	Conservation Reserve (Small Scale) - Construction	●				
19	Local and District Passive Parks (Includes Linear Parks, may include Community Garden) - Land			●	●	
20	Local Passive Park Construction (Earthworks, Drains, Grass, Trees/Gardens, Paths, Lights, Seats, Bollards and Fencing)	●			●	
21	District Passive Park Construction (major features)				●	
22	Town Square / Village Green in NAC or MAC - Land			●	●	
23	Town Square / Village Green in NAC or MAC - Construction	●			●	
24	Estate Features (Walls, Artwork, Building Elements, Additional Paving, Custom Furniture) including parks which are not 'credited'	●				
25	Landscaping and Significant Advanced Trees	●				
26	Playground, Local, District or Regional - Land			●	●	
27	Playground, Local - Construction	●			●	
28	Playground, District or Regional - Construction				●	
29	Indoor Recreation Centre - Land (May be included in State Secondary College site)			●	●	
30	Indoor Recreation Centre - Construction		●		●	
31	Land required for Major Regional Sports / Aquatic Centre (including Gymnasium)			●	●	
32	Major Sports / Aquatic Centre (including Gymnasium) - Construction		●		●	
33	Land required for local/district active recreation ****			●	●	
34	Construction of local/district active recreation facility ****		●		●	
35	Construction of pavilion to support recreation facilities ****		●		●	
36	Artificial Lake (with no drainage function)	●				
<b>Drainage</b>						
37	Local Estate Drainage	●				
38	Major Drainage Path / Channel - Land					●*****
39	Major Drainage Path / Channel - Construction					●*****
<b>Transport Infrastructure</b>						
40	Path - Off-road Bike Path / Shared Trail Within or Abutting Development Sites	●			●	
41	Regional Bike and Pedestrian Trail (Missing Links)		●		●	
42	Connector Road, Access/Local Roads (Land and Construction)	●				
43	Arterial Road, Council (min. 4 lanes) - Land			●	●	
44	Arterial Road, Council (min. 4 lanes) - Construction		●		●	
45	Arterial Road, Council (Future VicRoads) - Land			●	●	
46	Arterial Road, Council (Future VicRoads) - 1st Carriageway Construction		●		●	
47	Arterial Road, Council (Future VicRoads) - 2nd Carriageway Construction					●
48	Arterial Road, VicRoads - land					●
49	Arterial Road, VicRoads - construction					●
50	Arterial Road Landscaping (Within or Abutting Development Sites)	●			●	
51	Intersection, Connector/Local Road to connector/local road	●				
52	Intersection, Connector/Local Road to Council or VicRoads Arterial Road (uncontrolled treatment)	●				
53	Intersection, Connector/Local Road to Council or VicRoads Arterial Road (controlled i.e. signalised intersection or roundabout)		●		●	
54	Intersection, Council Arterial / Council Arterial		●		●	
55	Intersection, Council Arterial / VicRoads Arterial		●		●	
56	Intersection, VicRoads Arterial to VicRoads Arterial					●
57	Local Road, Traversing Fragmented Properties				●	
58	Local Road - Landscaping (Within or Abutting Development Sites)	●				
59	Local Road - New or Upgrade (Sealing, Upgrade, Realignment etc)				●	

\* Includes: Combination of Preschool, Multi-Purpose Community Rooms, Business Accelerator, Adult Education, Occasional Care, 3-Year Playgroup, Youth Space / Facility, Arts / Cultural Facility.

\*\* Includes: Combination of Neighbourhood House, Preschool, Maternal Child Health, Multi-Purpose Community Rooms, Business Accelerator, Adult Education, Occasional Care, 3-Year Playgroup, Youth Space / Facility, Arts / Cultural Facility

\*\*\* Includes: Combination of Neighbourhood House, Preschool, Maternal Child Health, Multi-Purpose Community Rooms, Business Accelerator, Adult Education, Occasional Care, 3-Year Playgroup, Youth Centre, Arts / Cultural Centre, Adult Day Care Facility, Delivered Meals Facility, Library / Community Learning Centre, Performing Arts Space

\*\*\*\*Includes: football, soccer, cricket, rugby, tennis, netball, basketball, bowls, bocce, baseball/softball etc

\*\*\*\*\*Only in Metropolitan Melbourne

● Items able to be included in special charge scheme

● Primary Funding Source

● Secondary Funding Source

## Basic and essential infrastructure

Category	Items included
<b>Community facilities</b>	
<b>Multi-purpose community centre</b>	<ul style="list-style-type: none"> <li>Kindergartens/ pre-schools</li> <li>Multi-purpose community rooms</li> <li>Ancillary space including amenities, circulation space, foyer etc</li> <li>Kitchen</li> <li>Neighbourhood space</li> <li>Business accelerator</li> <li>Adult education</li> <li>Occasional care</li> <li>3-year playgroup</li> <li>Youth space</li> <li>Arts / Cultural facility</li> <li>Adult day care facility</li> <li>Delivered meals facility</li> <li>Community learning centre</li> <li>Performing arts centre</li> </ul>
<b>Open space</b>	
<b>District sports facility</b>	<ul style="list-style-type: none"> <li>Includes the construction of the playing surfaces, fencing, goal posts, nets, etc and lights</li> <li>Football oval</li> <li>Soccer pitch</li> <li>Cricket oval</li> <li>Rugby field</li> <li>Bowls lawn</li> <li>Bocce lawn</li> <li>Baseball pitch</li> <li>Softball pitch</li> </ul>
<b>District sports facility pavilion</b>	<ul style="list-style-type: none"> <li>Clubhouse</li> <li>Change rooms</li> <li>Toilets</li> <li>Seating</li> <li>First-aid</li> <li>Kiosk</li> </ul>
<b>District park improvements</b>	<ul style="list-style-type: none"> <li>Landscaping</li> <li>Bicycle and pedestrian paths / trails</li> <li>Playgrounds</li> <li>BBQ / Picnic facilities</li> </ul>
<b>Outdoor hard surface courts</b>	<ul style="list-style-type: none"> <li>Tennis courts</li> <li>Basketball courts</li> <li>Netball courts</li> </ul>
<b>Drainage</b>	
<b>Drainage</b>	<ul style="list-style-type: none"> <li>Local drainage upgrades</li> <li>Drainage works including earthworks, land forming and landscaping of drainage reserves</li> </ul>
<b>Roads</b>	
<b>Roads</b>	<ul style="list-style-type: none"> <li>Arterial road, council (future VicRoads) - 1st carriageway (interim) construction</li> <li>connector road, access/local roads</li> <li>Local road, traversing fragmented properties</li> <li>Local road, new or upgrade (sealing, upgrade, realignment etc)</li> </ul>
<b>Intersections</b>	<ul style="list-style-type: none"> <li>Intersection, connector/local road to council or vicroads arterial road (controlled i.e. signalised intersection or roundabout)</li> <li>Intersection, council arterial / VicRoads arterial - interim</li> <li>Intersection, VicRoads arterial to VicRoads arterial - interim</li> <li>Intersection, connector/local road to connector/local road</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>Road bridges</li> <li>Culverts</li> <li>Bicycle paths</li> </ul>

## Direct delivery by development proponent

Category	Items included
<b>open space</b>	Conservation reserve (small scale) - Land
	Conservation reserve (small scale) - Construction
	Local passive park construction(earthworks, drains, grass, trees/gardens, paths, lights, seats, bollards and fencing)
	Town square / Village green in NAC or MAC - Construction
	Estate features (walls, artwork, building elements, additional paving, custom furniture) including parks which are not 'credited' as open space
	Landscaping and significant advanced trees
	Playground, local - Construction
	Artificial lake (with no drainage function)
<b>Drainage</b>	Local estate drainage
<b>Transport infrastructure</b>	Path - off-road bike path / shared trail within or abutting development sites
	Connector road, access/local roads (land and construction)
	Arterial road landscaping (within or abutting development sites)
	Intersection, connector/local road to connector/local road
	Intersection, connector/local road to council or VicRoads arterial road (uncontrolled treatment)
	Local road - landscaping (within or abutting development sites)

# Community infrastructure – Indicative provision rates and land requirement

	Indicative provision rates for growth areas (population)	Indicative provision rates for growth areas (dwellings)	Indicative land requirement – each (ha)	Included in the Local Contribution and justified by PSP (uncapped)	
				Land Provision	Construction
<b>Local Community Facilities</b>					
Multi-purpose Community Centre may include a combination of the components listed below:	8,000	2,857	0.80	Yes	Yes
Multi-purpose community rooms				incl. in 0.8ha	Yes
Business Accelerator				incl. in 0.8ha	Yes
Adult Education				incl. in 0.8ha	Yes
Youth Space / Facility				incl. in 0.8ha	Yes
Community Arts Space				incl. in 0.8ha	Yes
Childcare Centre				incl. in 0.8ha	Yes
Pre-school / 3 Yr Old Activity Group				incl. in 0.8ha	Yes
Occasional Childcare Centre				incl. in 0.8ha	Yes
Maternal & Child Health Centre	16,000	5,714	0.10	Yes	Yes
Neighbourhood House	20,000	7,143	0.10	Yes	Yes
<b>District Community Facilities</b>					
A Specialist Community Centre may include a combination of the components listed below:	40,000	14,286	1.40	Yes	Yes
Any item listed as a local component				incl. in 1.4ha	Yes
Maternal & Child Health Centre	16,000	5,714	0.10	incl. in 1.4ha	Yes
Neighbourhood House	20,000	7,143	0.00	incl. in 1.4ha	Yes
Youth Centre	40,000	14,286	0.00	incl. in 1.4ha	Yes
Adult Day Care Facility / Planned Activity Group	50,000	17,857	0.00	incl. in 1.4ha	Yes
Delivered Meals Facility	50,000	17,857	0.00	incl. in 1.4ha	Yes
Community Arts Facility	30,000	10,714	0.00	incl. in 1.4ha	Yes
Library / Community Learning Centre	60,000	21,429	1.50	Yes	No
Community Performing Arts / Cultural Centre	60,000	21,429	2.50	Yes	No
<b>Local Open Space</b>					
Local Park - passive open space	1,000	357	0.85	Yes	No
Local Sports Facility incl pavilion – active open space	9,000	3,214	8.00	Yes	Yes
Lower Order Indoor Recreation Centre	20,000	7,143	0.60	Yes	No
Lower Order Hard Courts	25,000	8,929	1.50	Yes	No
<b>District Open Space</b>					
District Park - passive open space	30,000	10,714	4.00	Yes	No
Higher Order Tennis Courts	35,000	12,500	2.00	Yes	No
Indoor Sports / Aquatic Centre	40,000	14,286	2.50	Yes	No
District Sports Facility	50,000	17,857	30.00	Yes	No
Higher Order Indoor Recreation Centre	50,000	17,857	1.80	Yes	No