



2025 Growth Areas Infrastructure Contribution Fund

/ Program Guidelines



Department
of Transport
and Planning

ACKNOWLEDGEMENT

Authorisation

Authorised by the Victorian Government,
Melbourne. Department of Transport & Planning
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To receive this publication in an accessible format, please contact the DTP Call Centre on 03 9655 6666, using the National Relay Service 13 36 77 if required.

Guidelines are also available on the [GAIC website](#)

Description of artwork

'The tracks are going between the five clans of the Gunaikurnai and the hands are the symbols of my spirit travelling around the campsites.'

This artwork was created through programs provided by the Torch. The Torch provides art, cultural and arts industry support to Indigenous offenders and ex-offenders in Victoria. The Torch aims to reduce the rate of re-offending by encouraging the exploration of identity and culture through art programs to define new pathways upon release.

Acknowledgement

We proudly acknowledge First Peoples throughout Victoria for their ongoing strength and resilience in practising the world's oldest living culture. We acknowledge the Traditional Owners of the lands and waters on which we live and work, and their unique ability to care for Country and deep spiritual connection to it.

We pay our respects to Elders past and present whose knowledge and wisdom has ensured the continuation of spiritual and cultural practices. We acknowledge the long-lasting, far reaching and intergenerational consequences of colonisation and dispossession. Colonisation has left entrenched systemic and structural racism and suffering, due to laws and policies of colony which had the specific intent of excluding First Peoples and their laws, lore, customs, language and culture.

We acknowledge that the impact and structures of colonisation still exist today, and that these continue to cause harm. The Victorian Government has a responsibility to transform its systems and service delivery so that Traditional Owners and First Peoples are the ones to hold decision-making power over the matters that affect their lives.

As we work towards achieving our vision of thriving places and connected communities we recognise the contribution of First People Communities to Victorian life, and how this continues to enrich our society.

We also acknowledge that Aboriginal self-determination is a human right enshrined in the United Nations Declaration on the Rights of Indigenous Peoples and recognise the hard work of many generations of First Peoples who have fought for these rights to be recognised.



▶ Aaron (Gunaikurnai)
'Movements Between the
Five Clans' 2019, acrylic
on canvas.

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MESSAGE FROM THE MINISTER

On behalf of the Victorian Government, I am pleased to provide the 2025 funding round of the Growth Areas Infrastructure Contribution (GAIC) Program.

As we plan for new communities, we're ensuring there is funding for investment in vital infrastructure in Melbourne's growth corridors through GAIC. Through this scheme, developers contribute to funding for important projects across Melbourne's seven growth areas in Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham.

At its core, GAIC is focused on the infrastructure needs of communities and the wellbeing and prosperity of people living in Melbourne's growth municipalities. The fund supports communities that are living in these areas to have the facilities and services they need to thrive.

This new \$150 million GAIC funding round will focus primarily on transport outcomes, like bus services, stations, interchanges, intersections, roads, bike paths and walking paths.

Many of these projects also provide local employment, through the construction phase and once programs are implemented. This not only supports the needs of the many beneficiaries of these investments but is also good for the local economy.

Since its commencement in 2010, GAIC has supported the delivery of 158 state infrastructure projects under the two streams – the Building New Communities Fund (BNCF) and the Growth Areas Public Transport Fund (GAPTF) – with a combined commitment of \$1.09 billion.

I encourage you to read the guidelines and eligibility criteria for this new GAIC funding round. Successful projects and final funding amounts will be confirmed and announced next year.

GAIC is all about making great communities even better by delivering the infrastructure they need. Together, we can deliver thriving places for Victorians to live, work and connect with one another and build stronger and better communities for us all.



◀ **The Hon. Sonya Kilkenny MP**
Attorney General
Minister for Planning



2025 GROWTH AREAS INFRASTRUCTURE CONTRIBUTION FUND PROGRAM GUIDELINES

Overview – what is GAIC?

These program guidelines explain GAIC, what it can be spent on, how spending will be prioritised and how funds will be allocated.

GAIC responds to the state infrastructure challenges facing new communities in the municipalities of Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea and Wyndham.

GAIC was introduced in 2010 under Part 9B of the Planning and Environment Act 1987 (the Act). It is a one-off contribution paid by developers. It collects some of the increased value of growth area land, that has been rezoned for new development since 2005. These contributions help to fund the state infrastructure requirements of new communities.

The payment of contributions is triggered by certain events associated with urban development, such as land sales and subdivision.

Contributions are collected by the State Revenue Office and distributed equally between two special purpose accounts – the BNCF and the GAPTF – known collectively as GAIC funds.

GAIC funds are expected to collect between \$3.0 billion and \$3.5 billion over the 30 years to 2040. This was originally estimated to equate to around 15 per cent of the total funding needs for state infrastructure in the designated growth areas.

There is no legislative requirement to spend GAIC funding in the Local Government Area from which it is collected. However, the selection of projects should seek to ensure as much as practicable that the funding will be allocated to support the areas the contribution has been collected from and will match over time.

GAIC is overseen by the Minister for Planning and administered by the Department of Transport and Planning (DTP), in partnership with the Treasurer and the Department of Treasury and Finance.

GAIC funding applications, assessments and recommendations will be coordinated by State Planning Services (SPS) in the Planning and Land Services group of DTP.

2025 funding round requirements

The 2025 funding round will provide \$150 million primarily for transport focused initiatives. To facilitate the application process, funding streams are being introduced to direct applications to identified infrastructure priority areas.

The 2025 GAIC funding round will be delivered in coordination with other government infrastructure investments in growth municipality communities, such as the Growing Suburbs Fund (GSF).

Local Government will be limited to three applications that can be submitted and will be required to make a cash contribution of at least a 1:1 grant funding ratio.

Purpose and Objectives

Grants will be targeted towards high priority transport initiatives that:

- improve network coverage of public transport services in growing outer suburbs
- encourage greater access to public transport and improve amenity, safety and accessibility of new or existing railway stations or bus interchanges
- deliver new and upgraded active transport connections which address gaps in the existing network and increase pedestrian safety
- target strategic cycling corridors and/or complement Big Build initiatives
- increase capacity and safety for new and existing intersections and roads
- increase local economic activity, or
- support other State Government priorities.





ELIGIBILITY

Who can apply?

The 2025 GAIC funding round is open to applicants from State Government Departments and Delivery Agencies, as well as the seven designated growth area councils.

State Government

State Government Departments and Delivery Agencies will be required to identify applications in order of priority and will not be limited to the number of applications which can be made.

Local Government

Growth area councils are invited to propose priorities for infrastructure to be funded from GAIC, particularly where there is a proposal to share capital or operating costs. Applications will be limited to a maximum of three applications per growth area council.

Funding Streams

The 2025 GAIC funding round will support projects that have a direct benefit to communities and surrounding catchment areas across the following infrastructure categories:

- **Land Acquisition** – to support the delivery of existing and/or future transport services
- **Public Transport Service Delivery** – New and Upgrades (bus and train)
- **Public Transport Infrastructure** – New and Upgrades (station upgrades, interchange delivery)
- **Active Transport** – New and Upgrades (shared use paths, walking and cycling infrastructure – identified as strategically important corridors)
- **Road Infrastructure** – New and Upgrade (new or upgraded roads (must be a declared road), signalisation and intersection upgrades)
- **Other** – community infrastructure which supports the delivery of known State priorities.

Eligibility Conditions

Projects seeking to apply for GAIC funding in 2025 must:

- be within the Urban Growth Boundary
- address a clear and quantified transport focused infrastructure demand generated, or expected to be generated, from new communities on land within the Urban Growth Zone
- be a project generally in accordance with a Precinct Structure Plan (PSP), a Growth Area Corridor Plan, State infrastructure delivery pipeline or within an infrastructure planning document
- demonstrate strong alignment with existing State Government policy
- demonstrate strong support for State Government service delivery
- be consistent with defined funding stream categories
- be sufficiently advanced in planning and development to ensure the project can commence within 18 months of funding approval
- not exceed 20% of available funds (\$30 million)
- not be concurrently seeking 2025 State Budget funding.

GAIC can co-fund projects where another funding source has been confirmed, provided the project aligns with the GAIC funding priorities. GAIC can also be applied to a discrete stage of a larger project, such as land purchase.

Funding will not be provided retrospectively. If a stage of a multi-stage project is already built or funded from other state funding sources, then another stage of the project can be funded with GAIC funds so long as there is a discrete project stage that can be managed and reported on.

Applications will need to identify which Precinct Structure Plan (PSP) or corridor-level infrastructure needs assessment the proposed project is supporting and explain how this will occur.

All applicants must consult with State Planning services prior to submitting applications. If you are unsure as to whether your project is eligible for GAIC funding, SPS can provide advice.



Legislative Eligibility

To be eligible for funding, the projects must meet the following legislative criteria:

- Satisfy the requirements set out in Section 201VA or 201VB of the Planning and Environment Act 1987, including being located within Melbourne's Urban Growth Boundary and within the municipalities of Cardinia, Casey, Hume, Melton, Mitchell, Whittlesea or Wyndham.
- For a road project, be a declared arterial road under the management of DTP.

Key program dates

The Key Program dates are:

Applications Open

20 December 2024

Applications Close

28 February 2025

Assessment and Decision Making

March-April 2025

Announcements from

May 2025

Funding Agreements Executed

June-July 2025

Ineligible Activities and Projects

The 2025 GAIC funding round is not available for the following activities and/or situations:

- an application will not be eligible if the proposed project is contingent on funds being approved from other organisations, for example Commonwealth Government
- projects which have not completed feasibility and or master planning – i.e. not ready to commence
- projects that have already commenced construction (including but not limited to site clearing, earthworks, building works and any form of early works)
- land that is not appropriately zoned for the proposed activity and may be subject to a planning scheme amendment
- projects that are sporting pavilions that cannot demonstrate a dedicated community use space(s) to host community activities for groups other than the resident sporting clubs
- projects located on land that is in the process of or yet to be acquired
- infrastructure that is fully scoped and funded through a Development Contribution Plan, Infrastructure Contribution Plan or infrastructure which is subject to a Section 173 agreement unless it can be clearly demonstrated that the program funds will bring forward delivery, or that the actual costs of delivering the infrastructure materially exceed the total of developer and Council contributions
- temporary buildings or improvements undertaken prior the delivery of a future and permanent facility
- routine or ongoing maintenance activities, cosmetic works, repair of facilities damaged by vandalism, fire or other natural disasters where the damage should be covered by insurance
- recurrent operating costs, including utilities and staffing resources (excluding bus services)
- Projects which do not deliver infrastructure (other than operating costs for new public transport services)
- Project development work such preparing business cases, design and planning for a future GAIC project is not eligible
- construction of infrastructure that does not have a direct community benefit or address an identified community need
- service connections (while these elements will form part of construction, council contributions should be used for these purposes)
- project proposals that have not clearly identified the scope and parameters of the project to be delivered.

APPLICATION PROCESS AND CONDITIONS

Application process

Pre-application meeting

Applicants must consult the GAIC Program Team before submitting project applications.

This will provide the opportunity to discuss with each State Government Department, Delivery Agency and Council the eligibility of the proposed projects and their alignment with the program objectives.

Where a project has not been discussed with the GAIC Program Team, the project will not be considered eligible for funding.

Submit application and documentation

Applications will be received through a single application, opening on **20 December 2024**.

Applications and supporting documentation must be submitted via the link at www.planning.vic.gov.au/guides-and-resources/legislation-regulation-and-fees/growth-areas-infrastructure-contributions

DTP must receive applications no later than **12 noon on 28 February 2025**.

Late applications will not be accepted.

Department staff may contact applicants to seek further details. Some applicants may be requested to submit further information following initial assessment of applications.

If you have any queries, please contact the GAIC Program team by email GAIC@transport.vic.gov.au.

Number of applications and priority order

State Government Departments and Delivery Agencies:

Given the transport focus for this funding round, there is no limit to the number of applications that a State Government Department or Delivery Agency can submit for consideration.

Ministerial support for each application and a priority order of projects is mandatory. The priority order will be taken into consideration during the assessment of the applications.

If Ministerial support cannot be submitted at the time of lodging your application/s, you must submit a letter from the Department Secretary or Chief Executive with your application/s.

Ministerial support for each application **must** be submitted within 10 working days of the close of applications for the applications to be fully assessed.

Local Government:

Local Government will be limited to a maximum of three applications per Council.

A council resolution providing support for each application and a priority order of projects is mandatory. The priority order will be taken into consideration during the assessment of the applications.

Where Council is seeking funding under the Community Infrastructure stream, a letter of support must be provided from a relevant State Department of Delivery Agency outlining how the project supports a known state government priority.

If the council resolution cannot be submitted at the time of lodging your application/s, you must submit a letter from the Council Chief Executive Officer with your application/s.

A council resolution for each application **must** be submitted within 10 working days of the close of applications for the applications to be fully assessed.

Co-contribution requirements

No more than 20 per cent of the total pool of funding available will be allocated to a single project.

Local Government applicants are required to make cash contribution of at least a 1:1 ratio of grant funding. Proof of Council endorsement/support for this contribution must be provided with the application.

Funding from other programs

Projects that receive funding from multiple programs must comply with the conditions of each of the relevant programs.

Applications must identify any additional sources of funding, including State and Commonwealth government programs. Funding from other sources must be confirmed to be eligible to make a GAIC application.

Applications must identify the unfunded element/s to be delivered through GAIC funding.





PROJECT CONDITIONS

Project delivery dates

Applicants must demonstrate that the project can be delivered within the following timeframes:

Construction Commencement

Within 18 months of the funding announcement

Construction Complete

Within 24 months of construction commencement

Applicants must submit a detailed Project Plan as part of each application that outlines the activities and timelines for the project/s and demonstrate that project/s will be delivered within the proposed timeline.

Project location

With the exception of land acquisition proposals, applicants must provide evidence of land ownership where the proposed project will be located. If the land is owned by a third party, the applicant will be required to provide evidence of an agreement with the landowner allowing the delivery of the project.

Projects located on land that is in the process of or yet to be acquired will not be eligible for funding. Priority will be given to projects situated in areas zoned for growth where a PSP has been approved and is in delivery.

To assist in identifying sites, refer to the **PSP Interactive Map**

Projects located in established areas are not encouraged and must demonstrate how the project will benefit or support growth within the municipality.

Permits and approvals

Applicants must disclose any land use planning implications that may impact the delivery of the project in a timely manner, such as: planning scheme amendments, environmental effects statements, permits, authorities' approvals and reports/plans that will be required to be obtained or completed to deliver the project (e.g., building and planning permits, heritage permits, Water Authority permit, Biodiversity Assessment and an Environmental Management Plan).

ASSESSMENT PROCESS AND CRITERIA

Applications will be assessed by an assessment panel which will provide recommendations to the Minister for Planning for Authorisation. The Treasurers approval will then be sought for all GAPTF and BNCF projects greater than \$2 million.

Assessment Criteria

The Department will assess eligible applications against their response, and any supporting documents, to the criteria listed in the Supporting Documentation Checklist below.

Due Diligence

During the application assessment period, the Department may perform due diligence activities/ checks to gain a better understanding of the applicants and their proposed project.

These checks may include:

- the potential for a reputational risk to the State
- the applicant's past delivery performance in relation to any other grant agreements between the applicant and the Department.

Outcomes from such checks may be considered in any decision to recommend or award a grant, or in entering into an agreement with successful applicants.



SUPPORTING DOCUMENTATION

The table below outlines the mandatory and desired supporting documentation for each funding grant. Please submit all documentation with your application to ensure eligibility and demonstrate project readiness. Desired supporting documentation is not a requirement however it will further demonstrate project readiness, if applicable.

Supporting Documentation Checklist	Requirement
Draft project plan outlining the project's timeline and activities (e.g. <i>Gantt chart, project management/delivery plan</i>)	Mandatory
Aerial images or plans showing location of proposed project	Mandatory
Current project budget, within 30 days of the application being made (e.g. <i>QS report, Cost plan, independent qualified expert report, OPC</i>)	Mandatory
Ministerial endorsement and/or Council Resolution providing support for each application and priority order of projects.	Mandatory
Confirmation of other funding sources (<i>including cash co-contribution</i>)	Mandatory
Evidence of land ownership or legally binding land use agreement with landowner or in-principal agreement with landowner if required.	Mandatory
Evidence that the Aboriginal Heritage Regulations Planning Tool (<i>Aboriginal Heritage Act 2006</i>) has been completed.	Mandatory
A business case, feasibility study or cost benefit analysis that may have been completed for the project	Desired



FUNDING CONDITIONS

Funding agreement

Successful applicants will be required to enter into a Memorandum of Understanding or Funding Agreement with the Department.

Funding Agreements are legally enforceable documents that clearly set out the obligations of both parties. Funding Agreements aim to protect the Victorian Government's interests and the efficient and effective use of public money. These also ensure there is appropriate recognition of Victorian Government support in project related publications, media releases and promotional material.

No funding will be released until the Department and the applicant have executed the funding agreement and the appropriate milestone evidence identified in the funding agreement has been met. This includes confirmation of construction starting within the 18-month timeframe.

Project monitoring and delivery

Successful applicants will be required to actively manage and deliver projects and provide progress and final reports to the Department.

The Department will manage Funding Agreements and the payment of funds for approved projects.

Acknowledgement

Acknowledgement and Publicity Requirements

Funding Agreements will require successful applicants to acknowledge the Victorian Government and GAIC support for funded projects, in accordance with the Department's guidelines. This may include the use of logos or similar on any project related publications, media releases and promotional material.

Guidelines for the acknowledgement of the Victorian Government and use of logos can be found at on the Brand Victoria website (**available at www.vic.gov.au/brand-victoria-guidelines-logos**).

Successful applicants must liaise with the Department's program area to coordinate any public events or announcements related to the project.

Capital Works Signage Requirements

Successful applicants need to acknowledge the State Government's support for the project through appropriate signage consistent with the Victorian Government's Capital Works Signage Requirements (**available at www.vic.gov.au/capital-works-signage-guidelines**) or as otherwise specified by DTP.

Plaque proofs must be submitted to the Department's program area for approval before being displayed at any public event and must contain the Victorian Government logo.

Privacy

Information provided by the Applicant for the purpose of this application will be used by the Department and State Departments and Agencies for the assessment of the application, program administration and program evaluation or review.

In making an application, the Applicant consents to the provision of their information, including personal information and supporting evidence to State Departments and Agencies for the purpose of assessing their application and to verify, confirm or audit information provided.

If there is an intention to include personal information about third parties in the application, please ensure they are aware of and consent to the contents of this privacy statement.

Funding approvals require the Department to share applicants and/or third-party personal information with the Minister for Planning and their office staff supporting this initiative.

For us to administer your application effectively and efficiently, we may need to disclose your personal details with others for the purpose of assessment, consultation, and reporting. This can include departmental staff, Members of Parliament and their staff, external experts, such as members of assessment panels, or other government departments.

Demographic information is collected by the Department for economic reporting purposes. No personal information is used in reporting; all reports are presented with aggregated data.

The Department will publish a list of successful grants on our website at www.planning.vic.gov.au/guides-and-resources/legislation-regulation-and-fees/growth-areas-infrastructure-contributions.

Any personal information about the Applicant or about a third party will be collected, held, managed, used, securely store, disclosed or shared in accordance with the Privacy and Data Protection Act 2014 (Vic) and other applicable laws.

Enquires about access to personal information or for other concerns regarding the privacy of personal information can be emailed to the Department's Privacy unit by emailing privacy@transport.vic.gov.au. The Department's privacy policy can be obtained from the Department's website at www.vic.gov.au/departments-of-transport-and-planning-privacy or by emailing the Privacy Unit.





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