

# **KEYSBOROUGH SOUTH DEVELOPMENT CONTRIBUTIONS PLAN**

**31 July 2008**

**Amended July 2023**

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## Introduction

This Development Contribution Plan (DCP) sets out the basis for the provision and funding of infrastructure to facilitate stages 2 and 3 of the Keysborough South residential development.

The purpose of this DCP is to provide a fair distribution of costs for works and services, including roads, traffic management works, and community facilities, to allow the proper servicing of the area.

Landowners within the DCP area are required to contribute in relation to:

- arterial roadworks (both internal and external to the development area)
- traffic management works
- drainage and retarding basins
- open space and open space improvements
- community facilities.

Because it is considered unlikely that land used for religious, recreational and educational purposes as at the date of the introduction of this DCP will be developed, this DCP assumes land used for the

- Isik College Primary School,
- the St Stephen Serbian Orthodox Church;
- the Vietnamese Community Centre and Church;
- Uniting Church, Chapel Road;
- Parkmore Soccer Club; and.
- land to be developed by the Department of Education for a primary school;

**(the Community Groups Land)** will not be developed.<sup>1</sup> However if in the future this land is subdivided, the Council must collect a development contribution from the owner of the Community Groups Land when the landowner develops that land in a manner that would otherwise be caught by this DCP.

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<sup>1</sup> Refer to Schedule 4 for a full list of the Community Groups Land.

This DCP provides the framework for the provision of contributions to the cost of works and services. Such a contribution will be provided by either carrying out the works and services or by providing a financial contribution at the discretion of Council<sup>2</sup>.

The provision of open space and drainage will be provided outside the framework of this DCP.

Drainage charges necessary to fund drainage schemes for the development area are established by Melbourne Water. Funds are collected through the use of drainage levies in accordance with provisions under the Water Act 1989.

The acquisition of school sites is funded by the Education Department directly from State Government funds.

### **Content of Development Contributions Plan**

Section 46K of the *Planning and Environment Act* 1987 sets out the requirements for a Development Contributions Plan. These include:

- The area to which the Development Contributions Plan applies should be clearly identified, with a map of the geographical area and the infrastructure to be provided.
- The Development Contributions Plan should indicate the type of development, whether residential, commercial, industrial or other.
- An indication should be provided of the profile of the population expected to settle in the area including the identification of any specific needs.
- The Development Contributions Plan should provide estimates of the rate of development and numbers of households likely to locate in the area over time.
- The scope of any existing relevant infrastructure should be documented.
- All new infrastructure and services required should be documented including:
  - The detail of development infrastructure. For example roads, traffic control, public open space, drainage works and land for community facilities.
  - The detail of community infrastructure items (including maternal and child health centres, pre-school and day care facilities, community halls and other leisure, recreational and cultural facilities.
- Details of the expected catchment and capacity of the infrastructure to be provided.
- The timing of infrastructure related to the expected staging and extent of development.

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<sup>2</sup> The circumstances where it is accepted practice for Council to accept works in kind are set out at page 3.

Money collected by the local council in accordance with the Development Contributions Plan must be held on trust and may only be used for the purpose for which it has been collected in accordance with the provisions of the *Planning & Environment Act 1987* (Part 3B, section 46Q(1A)).

There are two types of levies imposed by this DCP. They are:

- Development Infrastructure Levy; and
- Community Infrastructure Levy.

### **Development Infrastructure Levy**

The Development Infrastructure Levy is charged for all infrastructure except for that infrastructure which is community infrastructure. The Development Infrastructure Levy will be made in respect of roads, public open space improvements and earthworks for the construction of additional playing fields at Tatterson Park. The balance of the levies are in respect of the Community Infrastructure identified below<sup>3</sup>.

### **Community Infrastructure Levy**

Payments for services and facilities not covered by a Development Infrastructure Levy are collected using the Community Infrastructure Levy. This levy will cover the construction of community facilities which in this case will include the Neighbourhood Centre (**Community Infrastructure**).

Payment of this levy occurs at the issue of the Building Permit and the maximum levy is set (as at June 2007) at \$900 per dwelling.

### **Programming and Construction of Works**

The programming of works to be funded under a development contributions plan is normally done as part of the plan itself. Often the timing of works will be triggered by the completion of a certain number of lots in the development. This is because the construction of lots is used as a measure of demand.

The primary obligation is the payment of the levies set under the Development Contributions Plan. Council may accept works in kind where this is appropriate. It is accepted practice for contributions to be made as works in kind where the land owner is undertaking other works and there is requirement for the works set out in the Development Contributions Plan to be done (eg roadworks triggered by the subdivision being undertaken). Therefore, if a particular land owner has a requirement under this DCP for roadworks or drainage works on or adjacent to their property, those works may, with Council agreement, be carried out by the land owner as part of the subdivision works and a credit is recognised under this DCP for the cost of those works. This allows some flexibility in the timing and provision of works and achieves the efficiency of having works carried out in conjunction with the subdivision works on the land. This approach is generally satisfactory provided that essential infrastructure is able to be provided in accordance with the timeframe set out in the DCP.

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<sup>3</sup> The time at which Development Infrastructure Levies must be paid will be set out in permit conditions as outlined at pages 7-8.

### **Indexation of DCP costs and the Development Infrastructure Levy and Community Infrastructure Levy**

DCP costs and the Development Infrastructure Levy and Community Infrastructure Levy (and costs ascribed to the carrying out of works under this DCP) will be indexed to take into account the increased cost of providing those works, and acquiring land. The indexation formulae are set out in Schedule 5.

## **Keysborough South Development Contributions Plan**

This DCP should be read in conjunction with the provisions of the Greater Dandenong Planning Scheme. This DCP provides the details to support the Development Infrastructure Levy and Community Infrastructure Levy required to be paid in respect of the development of the defined Keysborough South Area.

### **Keysborough South Development Area**

This DCP applies to the area generally bounded by Chapel Road, or the west boundary of lots fronting Chapel Road, to the west, Hutton Road and Greens Road to the south, the extension of the alignment of Chandler Road south to Greens Road and the eastern boundary of lots on the north and south of Bend Road to the east, and the south boundary of the Dingley Freeway reservation on the north. The area is bounded by the thick continuous black line as shown in Figure 1 below.

The total area is 245.4ha (net of existing roads).

Area reclaimed from disused Island Road - 1.8ha.

Public open space and drainage reserves - 41.2ha.

New East-West road - 2.1ha.

Community Groups land - 18.421ha.

The net developable area is approximately 185.479ha.

It is expected that if the Community Groups Land is not developed, the area will yield approximately 2,225 households. These households are expected to be largely second and third home buyers - predominately young families with pre-school, primary school and secondary school aged children.

### **Demand Units**

This DCP establishes amounts to be paid by each landowner as a Development Infrastructure Levy on the basis of each hectare of the net developable area. That is the demand unit is a hectare of the net developable area.

The Community Infrastructure Levy is paid on a per dwelling lot basis.

If land is developed for accommodation which is not subdivided into lots, the Community Infrastructure Levy is imposed in respect of each dwelling within the development.

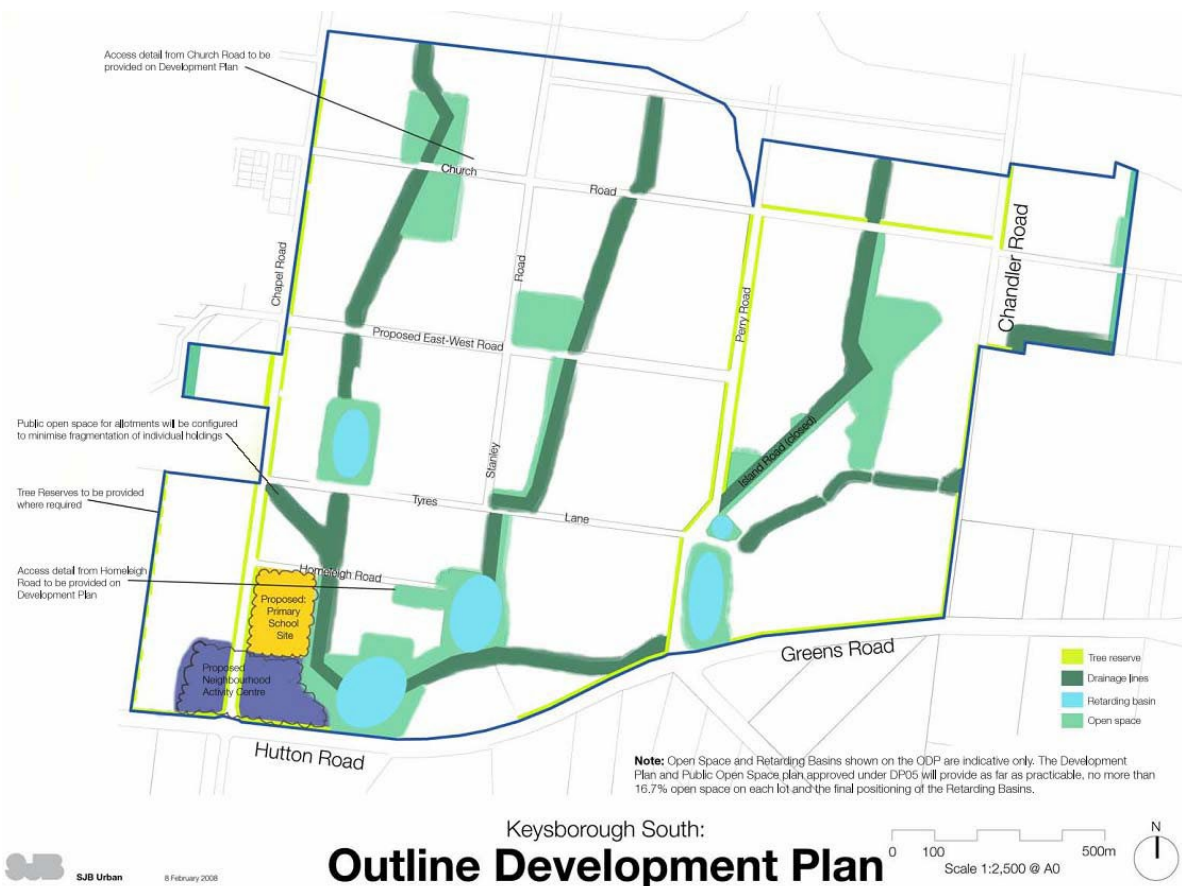


Figure 1 Development Area

The land is currently used for a mix of animal boarding, institutional, intensive farming and similar rural fringe pursuits and has a fragmented land ownership pattern. The existing road network is in poor condition and a number of existing Crown roads are not constructed.

Hutton Road and Greens Road have been recently duplicated to a four lane divided configuration with traffic lights at the intersections with Chapel Road and Perry Road.

### Proposed Development

The area is proposed to be developed for residential purposes with a possible site for a primary school in the area and a new neighbourhood activity centre proposed for the corner of Chapel Road and Hutton Road.

Owing to the poor drainage characteristics of the area an extensive drainage scheme is to be implemented which will be integrated with the public open space system.

Open space and drainage areas are to be provided in accordance with clause 52.01 of the Greater Dandenong Planning Scheme which requires a 20% contribution to open space. In this case it is proposed to provide 16.7% of the overall area as drainage reserves and open space. In addition, Council requires a cash-in-lieu contribution of 3.3% (which is to be used for development of Tattersson Park or land within the DCP area or a combination of both), bringing the total contribution to 20% of the value of the land.



Under this DCP, Council also requires a further payment of \$250,000 per hectare for the improvement of public open space above the high water mark of the Melbourne Water Lineal Drainage and Retarding Basin Reserves (**Melbourne Water Reserves**). Melbourne Water will improve that portion of the Melbourne Water Reserves below the high water mark. Council or land owners will develop public open space outside the Melbourne Water Reserves, and that portion of the Melbourne Water Reserves above the high water mark (**the DCP Contribution Public Open Space Areas**). This cash contribution is to be collected under this DCP.

Melbourne Water will implement a separate drainage levy to recoup the cost of improving that portion of the Melbourne Water Reserves below the high water mark.

It is proposed by the City of Greater Dandenong that a community centre incorporating infant welfare, pre-school and childcare will be provided preferably within the DCP area. Tattersson Park will also provide major active and passive recreation facilities. Contributions from within the development will assist in the provision of community infrastructure within the DCP area.

### **Rate of Development**

Development is expected to occur over a period of between 5 and 15 years. The annual lot take-up rate is expected (and assumed for the purposes of this DCP) to be between 200 and 400 lots. This rate is dependent on general economic and market conditions and the rate at which existing property owners release properties for redevelopment.

### **Staging**

The development is expected to be staged with regard to the orderly provision of infrastructure and existing constraints, including the dog boarding and chicken farm buffers. However, where infrastructure can be provided by landowners in advance of the staging identified, development may occur.

### **Payment of Contributions**

Payment of development contributions is to be made in cash to the Greater Dandenong Council. Greater Dandenong Council is the Collecting Agency for the purposes of this DCP. Council, at its discretion, may consider accepting works or land in lieu of cash contributions<sup>4</sup>. Unless this DCP otherwise provides, where the value of works undertaken exceeds the value of the contribution required, Council is not required to reimburse the difference to the landowner (or the person undertaking those works).

Unless otherwise agreed by the Council, payment of a Development Infrastructure Levy is to be made prior to the issue of the Statement of Compliance for the subdivision of the land and payment of the Community Infrastructure Levy is to be made concurrently with the issue of the Building Permit for the dwelling. The due date for payment of the Community Infrastructure Levy is the date of issue of the Building Permit for a dwelling on the lot.

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<sup>4</sup> The circumstances where it is accepted practice for Council to accept works in kind are set out at page 3.

## Credits

If a landowner undertakes works in accordance with an agreement with Council and the cost to the landowner in undertaking those works is less than the cost ascribed to those works in this DCP, then the landowner will obtain a credit equal to the cost actually incurred in carrying out those works (**At Cost Credit**) provided in any event that the credit must not exceed the amount ascribed to those works in this DCP<sup>5</sup>.

A landowner will not be entitled to a credit to the extent that the cost of the works exceeds the cost ascribed to them in this DCP, or if the Council has not agreed to the landowner undertaking the works in lieu of making a cash contribution.

If Council has agreed to the landowner carrying out works in lieu and a landowner is entitled to a credit then:

- If the landowner undertakes works which exceed the works which relate to the land the landowner is developing and the landowner is obliged to undertake under this DCP (**Excess Works**), then the landowner will be entitled to a credit for the Excess Works, equal to the cost ascribed to the Excess Works in this DCP. The credit will apply against the landowner's obligations under this DCP and the landowner will be entitled to receive a cash payment or credit, at the option of landowner.
- If the landowner obtains an At Cost Credit then the landowner which undertook those works will be entitled to receive a cash payment, to the extent of the difference between the At Cost Credit credit and the cost ascribed to those works in this DCP. However, the cash payment:
  - will only be made at the end of the term of this DCP, and from any excess DCP funds;
  - will be paid to the landowner which undertook the relevant works;
  - will be indexed in accordance with the formula in Schedule 5 of this DCP from the date the At Cost Credit was obtained to the date the cash payment is made.

## **Permit conditions for the payment of the Development Infrastructure Levy and Community Infrastructure Levy (Infrastructure Levy) to be included in any planning permit**

The Council must impose the following conditions on a planning permit as relevant:

### **For subdivision of residential land and subdivision of land for residential purposes**

- An infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for the land within the following

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<sup>5</sup> The cost ascribed to those works in this DCP is indexed in accordance with Schedule 5 of this DCP.

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 Responsible Authority 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 Responsible Authority.
- If Council agrees to works 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 in lieu.

**For development of land for residential purposes 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 responsible authority in accordance with the provisions of the approved Development Contributions Plan for each demand unit proposed to be developed for accommodation, residential or like purposes prior to the commencement of any development.
- If Council agrees to works 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 in lieu.

**The development of land for commercial or industrial purposes**

- An infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contributions Plan for each hectare of net developable area proposed to be developed for commercial purposes (whether of mixed use or not) prior to the commencement of any development.
- If Council agrees to works 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 in lieu.

**Requirements where no planning permit is required**

The land may only be used and developed subject to the following requirements being met:

- Unless some other arrangement has been agreed to by Council in a section 173 agreement, prior to the commencement of any development, an infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of this approved Development Contribution Plan for the land.
- If Council agrees to works 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 1987 in respect of the proposed works in lieu.

### **Reporting and Accounting for Contributions**

The City of Greater Dandenong will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through a separate set of audited financial statements.

Unexpended funds must be dealt with in accordance with section 46Q of the Planning and Environment Act 1987 and the provisions of this DCP.

### **Term of this DCP**

This DCP will operate for a period of ~~45~~ 20 years from the original approval date of this DCP.

## Physical Infrastructure and Community Services

### Roadworks

Roadworks to be funded include:

- Internal roads which will provide the main connections within the development area and will be shared between all developments (listed in Table 1 Internal roadworks costs for stages 2 and 3). Some internal roads will carry traffic from outside the development area. This is reflected in the proportion of costs attributable to the development for those roads. A number of the roads currently exist as two-lane two-way roads. This capacity serves both existing demand within the DCP area and through traffic. The costs of upgrading for the new development are to be borne entirely by the development given that the existing reservations and existing pavement represent the notional 'contribution' for demand outside the DCP area.
- Internal traffic management works consisting of roundabouts (listed in Table 2 Costs for internal traffic management works).
- External traffic management works outside the development area which are justified on the basis of increased traffic numbers and the impact of that traffic on nearby intersections (listed in Table **2 Costs for internal traffic management works**).

**Internal Roadworks****Table 1 Internal roadworks costs for stages 2 and 3<sup>6</sup>****(Detail in Schedules 1, 2 and 3)**

Infrastructure item		Cost (\$)	Proportion of costs attributable to development	Total cost attributable to development (\$)
New east-west road (20.4-22.3m- reservation, 13.3m pavement)		9,494,366	100 %	9,494,366
- land acquisition		5,641,900		
- contribution		3,852,466		
Perry Road (20-22.8m reservation, 9.4m pavement)		2,410,639	100 %	2,410,639
Chapel Road (20-22.8m reservation, 9.4m pavement)		3,447,626	100%	3,447,626
Stanley Road (16.5m reservation, 7.5m pavement)		2,371,681	100 %	2,371,681
Chandler Road (22.8m reservation, 13.8m pavement)		744,061	100 %	744,061
Church Road (22.8m reservation, 13.8m pavement)		4,898,489	100 %	4,898,489
Tyres Lane (16.5m reservation, 7.5m pavement)		2,549,455	100 %	2,549,455
<b>Total</b>		<b>\$25,916,317</b>		<b>\$25,916,317</b>
	Developable area	185.479 ha		
	Contribution per hectare	\$139,726.43		

<sup>6</sup> Internal roadworks costs for Stages 2 and 3 are to be indexed in accordance with the formula contained in Schedule 5.

	Contribution per lot (12/ha) (provided for illustrative purposes only, the rates in the DCP tables included in the planning scheme are the per hectare rates)	\$11,643.87
<b>Development Agency</b>	<b>Greater Dandenong City Council</b>	

<sup>1</sup> Based on figures provided by Greater Dandenong City Council in June 2007, including valuation and acquisition costs, and a 30% contingency.

### External and Internal Traffic Management Works

External and internal traffic management works consist of:

- Construction of roundabouts at Chapel Rd & East West Main Rd; Perry Rd & East West Main Rd; Chapel Road & Church Rd; and Perry Road & Church Rd as described in Table 2 Costs for internal traffic management works below.
- Intersection works as described in Table 2 **Costs for internal traffic management works** below.

In addition to the works outlined above, there will be a requirement for 16 bus stops of which 8 will be with shelters at a cost of \$20,000 each, and eight will be stops without shelters at a cost of \$2,000 each, producing a total cost of \$176,000.

### Apportionment of cost

The costs for internal and external traffic management works attributable to development which results in additional residential lots is outlined in Tables 2 and 3 below.

**Table 2 Costs for internal traffic management works<sup>7</sup>**

<b>Internal Traffic Management Works</b>			
<b>Item</b>	<b>Cost</b>	<b>Proportion of costs attributable to development (%)</b>	<b>Total (\$)</b>
<b>Roundabouts</b>			
Chapel Rd & East West Main Rd	\$231,500	100%	\$231,500
Perry Rd & East West Main Rd	\$463,000	100%	\$463,000
Chapel Rd & Church Rd	\$231,500	100%	\$231,500
Perry Rd & Church Rd	\$370,400	100%	\$370,400
Chapel Rd & Homeleigh Rd	\$150,000	100%	\$150,000
<b>Bus stops</b>			
16 bus stops (8 with shelters)	\$176,000	100%	\$176,000
<b>Total</b>			<b>\$1,622,400</b>
	Developable area	185.479 ha	
	Contribution per hectare	\$8,747.09	
	Contribution per lot (12/ha) (provided for illustrative purposes only, the rates in the DCP tables included in the planning scheme are the per hectare rates)	\$728.93	
<b>Development Agency</b>	<b>Greater Dandenong City Council</b>		

<sup>7</sup> Internal traffic management costs are to be indexed in accordance with the formula contained in Schedule 5.



**Table 3 Costs for external traffic management works<sup>8</sup>****External traffic management works**

<b>Intersection</b>	<b>Description of Works</b>	<b>Proportion of costs attributable to development (%)</b>	<b>Total (\$)</b>
<b>Cheltenham Rd /Chapel Rd</b>	Additional right turn lane from Chapel Rd east into Cheltenham Rd	100%	\$500,000
<b>Cheltenham Rd / Chandler Rd</b>	Additional through lane on Chandler Rd (southbound) with 50 metres storage lane on northern approach and 140m merge lane on southern departure	100%	\$420,000
<b>Total</b>		<b>100%</b>	<b>\$920,000<sup>2</sup></b>
	Development area	185.479 ha	
	Contribution per hectare	\$4,960.13	
	Contribution per lot (12/ha) (provided for illustrative purposes only, the rates in the DCP tables included in the planning scheme are the per hectare rates)	\$413.35	
<b>Development Agency</b>	<b>VicRoads</b>		

<sup>2</sup> Based on figures provided by VicRoads in March 2006.

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<sup>8</sup> External traffic management works costs are to be indexed in accordance with the formula contained in Schedule 5.

## Community and Sporting Facilities

Major community and sporting facilities for this area are being provided on Tatterson Park as part of Council's Masterplan for the area. Stages 2 and 3, the area covered by this DCP, will contribute a proportion of the costs for these facilities. In addition, a Community Centre will be provided preferably within the DCP area.

### Nature of Community and Sporting Facilities

The Community and Sporting facilities will comprise:

- A Neighbourhood Centre.
- The upgrade of sporting facilities.
- An infant welfare centre.
- A pre-school.
- A child minding centre.

These facilities will be funded partly by a Development Infrastructure Levy and partly by a Community Infrastructure Levy. Construction of the Neighbourhood Centre will need to be funded from the Community Infrastructure Levy. Based on the rate current at the time of this DCP the maximum available as a Community Infrastructure Levy is \$2,002,500 (2225 dwellings at \$900 each).

The Council also proposes a multi-purpose Community Centre to be provided within the DCP area so as to serve the DCP area and Stage 1 to the west of Chandler Road. This will also be funded from the Community Infrastructure Levy. The Council also proposes to operate the infant welfare centre, pre-school and child minding centre.

It is considered that the population of the Keysborough South residential area will require the facilities to be provided. Council has indicated that the use of the facilities by people outside the Keysborough South area will be minimal and as such the full cost of the provision of these services are attributable to the residentially developed area of Stages 1, 2 & 3 (i.e. the previously developed area to the west of Chandler Road and the DCP area). The costs have been apportioned on the basis of 66% to Stages 2 & 3.

All of the above facilities are considered by Council to be needed by the developing community and will be provided by the Council and other authorities from moneys collected or other sources, as the community grows.

### Sporting Facilities

Contributions will be provided to upgrade the sporting facilities at Tatterson Park. The facilities include three playing fields with shared changing rooms.

The costs are being shared between stage 1 (already developed) and stages 2 and 3 (the area of this plan).

### **Apportionment of costs**

The costs for the community facilities attributable on a per hectare basis for the development which results in additional residential lots is set out in Table 4 Costs for community and sporting facilities below.

The net developable area is the figure used for the purpose of calculating the contributions. As a guide to the cost per lot, a net density of 12 lots per hectare of developing the land has been adopted.

### **Timing**

All development infrastructure levies payable under this DCP are payable in accordance with the mandatory permit conditions set out in this DCP.

**Table 4 Costs for community and sporting facilities<sup>9</sup>**

Community and Sporting Facilities							
Item		Construction Cost (\$)	Land Levy	Portion of cost attributable to development	Amount to be paid from Contributions		Amount to be paid for by Council
					Development Infrastructure Levy	Community Infrastructure Levy	
Neighbourhood Centre		1,135,748	Nil	66%		749,594	Nil
Playing Fields Infrastructure		1,892,850	Nil	66%	1,249,281		Nil
Infant Welfare Centre		176,666	Nil	66%	116,600		Nil
Kindergarten		671,331	Nil	66%	443,079		Nil
Child Care Centre		908,568	Nil	66%	599,655		Nil
Total		4,785,163		66%	2,408,615	749,594	
	Developable area			185.479ha			
	Contribution per hectare				12,985.92		
	Contribution per lot (12/ha)				\$1,082.16	\$336.90	
	Number of residential lots in development (12/ha)			2,225			
Development Agency				Greater Dandenong City Council			

Figures adjusted to December 2007 quarter.

## Open Space and Drainage, and DCP Cost Contribution

Open space and drainage areas are to be provided in accordance with the Greater Dandenong Planning Scheme and Melbourne Water requirements.

<sup>9</sup> Costs for community and sporting facilities are to be indexed in accordance with the formula contained in Schedule 5.

Clause 52.01 of the Greater Dandenong Planning Scheme requires a 20% open space contribution. Council has determined that on an individual site basis an average of 16.7% of the area of each lot is to be set aside for open space and drainage. The public open space comprises 9.7% as the Melbourne Water Reserves and 7% other public open space. Of the 9.7% of land that is Melbourne Water Reserves, approximately 3.5% is below the high water mark, and approximately 6.2% is above the high water mark. So 13.2% of the DCP area land (7% of other public open space and 6.2% of Melbourne Water Reserves above the high water mark) are the DCP Contribution Public Open Space Areas. A further 3.3% of the site value is to be provided as cash-in-lieu to fund works in Tatterson Park or on land within the DCP area or a combination of both.

Council also requires the DCP Contribution Public Open Space Areas to be landscaped and developed with improvements as part of the developer's obligations. This means the DCP Contribution Public Open Space Areas are to be landscaped and developed with appropriate equipment and street furniture either by the developer or by Council. The cost of improving the DCP Contribution Public Open Space Areas is set at \$250,000 per hectare of the DCP Contribution Public Open Space Areas. The total amount (DCP Contribution Public Open Space Areas hectares x \$250,000) is to be collected as part of the Development Infrastructure Levy through this DCP and is additional to the requirement to provide 20% public open space as outlined above.

If, as part of agreed works in lieu, a landowner undertakes improvements to a DCP Contribution Public Open Space Area in accordance with plans and specifications first approved by Council, then the landowner will be entitled to a credit as against the landowner's obligations to pay levies under this DCP<sup>10</sup>.

Melbourne Water will provide for drainage and water retention works within the Melbourne Water Reserves through application of its drainage scheme for the area. Melbourne Water's responsibility extends to the high water mark. However, the Melbourne Water Reserves also have a role in contributing to the open space within the Keysborough South area. Council will take responsibility for maintenance of land within the Melbourne Water Reserves which is above the high water mark.

The Panel appointed to consider Amendment C36 to the Dandenong Planning Scheme recommended that this DCP include the cost of preparing this DCP and the Council has agreed that this DCP also recoup the cost to the proponents in the strategic planning associated with Amendment C36 to the Scheme, (**DCP Cost Contribution**). The total DCP Cost Contribution is \$585,000 (comprising \$60,000 of Council expenses and \$525,000 of Intrapac expenses which includes background studies, the amendment process and panel hearing including preparation of this DCP). This is to be collected as part of the Development Infrastructure Levy through this DCP. The Council will collect the DCP Cost Contribution and reimburse any moneys so collected to the proponent for Amendment C36 which has and will meet the DCP Cost Contribution, Intrapac Projects Pty Ltd (**Intrapac**) or as directed by Intrapac<sup>11</sup>.

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<sup>10</sup> The basis on which a developer obtains a credit is set out at page 7.

<sup>11</sup> The owner of land which Intrapac or an entity related to Intrapac develops, will not be required to make a DCP Cost Contribution

## Summary of Development Contributions

Table 5 Infrastructure costs and contributions sets out the development contributions payable for the Keysborough South area. The table shows the cost of both physical and community infrastructure and the contribution (in current dollar terms) on a per hectare and a per lot basis.

**Table 5 Infrastructure costs and contributions**

	<b>Total Cost to DCP Area</b>	<b>Contribution per hectare</b>	<b>Contribution per lot (12 lots per hectare)</b>	<b>Collecting Agency</b>
	<b>\$</b>	<b>\$</b>	<b>\$</b>	
<b>Roadworks</b>				
Internal Roadworks	\$25,916,317	\$139,726.43		Greater Dandenong City Council
Internal traffic works (Roundabouts)	\$1,622,400	\$8,747.09		Greater Dandenong City Council
External traffic works	\$920,000	\$4,960.13		VicRoads
<b>Total</b>	<b>\$28,458,717</b>	<b>\$153,433.65</b>		
<b>Community &amp; Sporting infrastructure</b>	<b>\$2,408,614</b>  (Development Infrastructure Levy proportion) plus:  <b>\$749,594</b>  (Community Infrastructure Levy proportion)	<b>\$12,985.92</b>  (Development Infrastructure Levy proportion)	<b>\$336.90</b>  (Community Infrastructure Levy proportion)	Greater Dandenong City Council
<b>Public Open Space Improvements</b> (\$250,000 per ha of DCP Contribution Public Open Space, (a total of 32.6 hectares).	<b>\$8,150,000</b>	<b>\$43,940.29</b>		Greater Dandenong City Council
<b>DCP Cost Contribution</b>	<b>\$585,000</b>	<b>\$3,154.00</b>		
<b>TOTAL</b>	<b>\$40,351,925</b>	<b>\$213,513.86</b>	<b>\$336.90</b>	

**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO1**

**KEYSBOROUGH SOUTH DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0** Area covered by this development contributions plan is the area delineated in the planning scheme map identifying the Development Contributions Overlay Schedule 1.

--/--/2008

**2.0** Summary of costs\*

--/--/2008

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Internal Road works</i>	25,916,317	Years 5 to 10	25,916,317	100
<i>Internal traffic management works</i>	1,622,400	Years 5 to 10	1,622,400	100
<i>External traffic management works</i>	920,000	Years 1 to 15	920,000	100
<i>Neighbourhood Centre</i>	1,135,748	Years 5 to 10	749,594	66
<i>Other community facilities</i>	1,756,565	Years 1 to 10	1,159,333	66
<i>Playing fields</i>	1,892,850	Years 1 to 15	1,249,281	66
<i>Public Open Space improvements</i>	8,150,000	Years 1 to 15	8,150,000	100
<i>DCP preparation costs</i>	585,000	Years 1 to 5	585,000	100
<b>TOTAL</b>	<b>41,978,880</b>		<b>40,351,925</b>	

*\*To be indexed in accordance with the formula contained in the Development Contribution Plan*

### 3.0 Summary of contributions\*

--/--/2008

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
<i>Internal Road works</i>	139,726.43				139,726.43	
<i>Internal traffic management works</i>	8,747.09				8,747.09	
<i>External traffic management works</i>	4,960.13				4,960.13	
<i>Neighbourhood</i>			336.90		336.90	
<i>Centre</i>			per lot		per lot	
<i>Other Community Infrastructure and playing fields</i>		12,985.92			12,985.92	
<i>Public Open</i>		43,940.29			43,940.29	
<i>Space improvements</i>						
<i>DCP preparation costs</i>		3,154.00				3,154.00
<b>TOTAL</b>		<b>213,513.86</b>			<b>336.90</b>	
		<b>per ha</b>			<b>per lot</b>	

*\*To be indexed in accordance with the formula contained in the Development Contribution Plan*

*All Levies are per hectare of developable land unless otherwise stated*



#### 4.0 Land or development excluded from development contributions plan

--/--/2008

Exemptions from payment of development contributions apply in the following circumstances:

- Construction of a building or the construction or carrying out of works specified in Clause 62.02.
- Subdivisions specified in Clause 62.04.
- Construction of a building or the construction or carrying out of works to reinstate the pre-existing standard of buildings damaged or destroyed.
- Construction of a building or the construction or carrying out of works or subdivision by or on behalf of Greater Dandenong City Council that implements infrastructure funded by Keysborough South Development Contribution Plan, February 2008.
- Construction of a building or the construction or carrying out of works or subdivision (save for subdivision for residential development purposes) by or on behalf of, and for the specific purpose of, the institutions listed below and on the land listed below:
  - Isik College Primary School, 139 Chapel Road, Keysborough
  - St. Stephen Serbian Orthodox Church, 115 Church Road, Keysborough
  - Vietnamese Community Centre and Church, 225 Hutton road, Keysborough
  - Former Uniting Church, 176, Chapel Road, Keysborough
  - Parkmore Soccer Club, 185 Chapel Road, Keysborough
  - Primary School, Department of Education (Not determined at the date of the DCP)

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*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.*

**Schedule1**

**Roadworks costs for stages 2 and 3 provided by Greater Dandenong City Council**

KEYSBOROUGH SOUTH DEVELOPMENT  
DEVELOPMENT CONTRIBUTION PLAN  
Updated on 29 October 2007

REFERENCE "C"

Road Classification				Connector L-1		Secondary Art		Secondary Art		Access St		Connector L-2		Connector L-2		Access St	
Proposed carriageway Width (Inv to Inv)				13.3		9.4		9.4		7.5		13.8		13.8		7.5	
Existing Typ. Pavement Width				0		6.6		7		4.6		5.7		4.2			
Road Length				1150		1140		1800		1100		250		1600		1020	
Item	Description	Rate	Unit	New E-W Road		Perry Road		Chapel Road		Stanley Road		Chandler Road		Church Road		Tyres Lane	
				Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount	Quantity	Amount
LAND ACQUISITION																	
	Land Acquisition			1	\$5,641,900	0	-	0	-	0	-	0	-	0	-	0	-
	SUB TOTAL (Land Acquisition)				\$5,641,900		\$-		\$-		\$-		\$-		\$-		
DESIGN AND MANAGEMENT FEE (Rate applied to Total Civil Works Cost ONLY)																	
	Design costs	7%	Item	1	\$243,497	1	\$152,365	1	\$217,909	1	\$149,903	1	\$47,029	1	\$309,611	1	\$161,139
	Design checking	0.75%	Item	1	\$26,089	1	\$16,325	1	\$23,347	1	\$16,061	1	\$5,039	1	\$33,173	1	\$17,268
	PM (incl Site Supervision)	3%	Item	1	\$104,356	1	\$65,299	1	\$93,389	1	\$64,244	1	\$20,155	1	\$132,690	1	\$69,060
	SUB TOTAL (Design and Supervision)				\$373,941		\$233,990		\$334,645		\$230,208		\$72,223		\$475,474		\$247,464
CIVIL WORKS																	
	Site office			1	\$5,641,900	0	-	0	-	0	-	0	-	0	-	0	-
1	Site office	1	Item	1	\$30,000	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-	0	\$-
2	Traffic Management	1	Item	3000	\$3,000	21000	\$21,000	26000	\$26,000	11000	\$11,000	11000	\$11,000	16000	\$16,000	3500	\$3,500
3	Excavation and removal	\$36	m3	8280	\$297,045	2394	\$85,885	3330	\$119,464	3592.8	\$128,892	1200	\$43,050	8560	\$307,090	3947	\$141,613
4	Fill ***	\$15	m3		\$-		\$-		\$-		\$-		\$-		\$-		\$-
5	New Road Construction / Road widening (Pavement)	\$72	m2	14605	\$1,047,909	3078	\$220,847	4140	\$297,045	6194	\$444,420	1975	\$141,706	15040	\$1,079,120	7038	\$504,977
6	Road Rehab	\$15	m2	0	\$-	7068	\$108,671	11880	\$182,655	1218	\$18,727	1325	\$20,372	6080	\$93,480	0	\$-
7	Reseal full Road	\$7	m2	0	\$-	7068	\$50,713	11880	\$85,239	1218	\$8,739	1325	\$9,507	6400	\$45,920	0	\$-
8	Concrete works (K&C)	\$67	l/m	2300	\$153,238	2280	\$151,905	3600	\$239,850	2200	\$146,575	500	\$33,313	3200	\$213,200	2040	\$135,915
9	Concrete works (Footpath)	\$67	m2	3450	\$229,856	4560	\$303,810	4125	\$274,828	3300	\$219,863	975	\$64,959	6400	\$426,400	3060	\$203,873
10	Drainage pipes (600 Dia) (excavate, lay, backfill)	\$369	l/m	1236	\$456,176	1208	\$445,752	1902	\$701,838	1153	\$425,293	270	\$99,528	1726	\$636,976	1069	\$394,363
11	Drainage pits (SEP)	\$2,460	Item	13	\$31,433	13	\$31,160	20	\$49,200	12	\$30,067	3	\$7,927	18	\$43,733	11	\$27,880
12	AG Drains	\$31	l/m	2300	\$70,725	2280	\$70,110	3600	\$110,700	2200	\$67,650	500	\$15,375	3200	\$98,400	2040	\$62,730
13	Lighting	\$76,875	l/km	1.15	\$88,406	0.93	\$71,494	1.35	\$103,781	1.1	\$84,563	0.3	\$23,063	1.6	\$123,000	1.02	\$78,413
14	Linemarking **	1	Item	46000	\$46,000	31000	\$31,000	51000	\$51,000	5500	\$5,500	16000	\$16,000	67000	\$67,000	5500	\$5,500
16	Bridge Structures *	\$80,000	Item	2	\$160,000		\$-	1	\$80,000		\$-		\$-	2	\$160,000	2	\$160,000
15	Miscellaneous (include landscaping and tree planting)	1	Item	62000	\$62,000	82000	\$82,000	73000	\$73,000	56000	\$56,000	31000	\$31,000	92000	\$92,000	52000	\$52,000
	SUB TOTAL				\$2,675,788		\$1,674,345		\$2,394,600		\$1,647,287		\$516,799		\$3,402,319		\$1,770,762
	Contingency	30%			\$802,737		\$502,304		\$718,380		\$494,186		\$155,040		\$1,020,696		\$531,229
	SUB TOTAL (Civil Works)				\$3,478,525		\$2,176,649		\$3,112,980		\$2,141,473		\$671,838		\$4,423,015		\$2,301,991
COST SUMMARY																	
	SUB TOTAL (Land Acquisition)				\$5,641,900		\$-		\$-		\$-		\$-		\$-		\$5,641,900
	SUB TOTAL (Design and Supervision)				\$373,941		\$233,990		\$334,645		\$230,208		\$72,223		\$475,474		\$1,967,946
	SUB TOTAL (Civil Works)				\$3,478,525		\$2,176,649		\$3,112,980		\$2,141,473		\$671,838		\$4,423,015		\$18,306,471
	TOTAL PROJECT COST				\$9,494,366		\$2,410,639		\$3,447,626		\$2,371,681		\$744,061		\$4,898,489		\$25,916,316
	Developer Contribution Rate				100%		100%		100%		100%		100%		100%		100%
	TOTAL DEVELOPER CONTRIBUTIONS				\$9,494,366		\$2,410,639		\$3,447,626		\$2,371,681		\$744,061		\$4,898,489		\$25,916,316

\* Bridge structure and costs subject to Melbourne Water Requirements. \*\* Standard Street lighting (different rate to apply for nonstandards lighting) \*\*\* Assume Cut to fill

NOTE: Chapel St On-street Parking rate reduced in line with development frontage (approx 72%)

NOTE: The above costings do not include other road projects (ie Bend, Newson, Homeleigh, etc) within the development area. Should a contribution scheme be required for these road, it is in addition to the above roads.)

The above is also exclusive of vehicle crossovers and provision of services (ie telecom, water, sewer, etc)

## **Schedule 2**

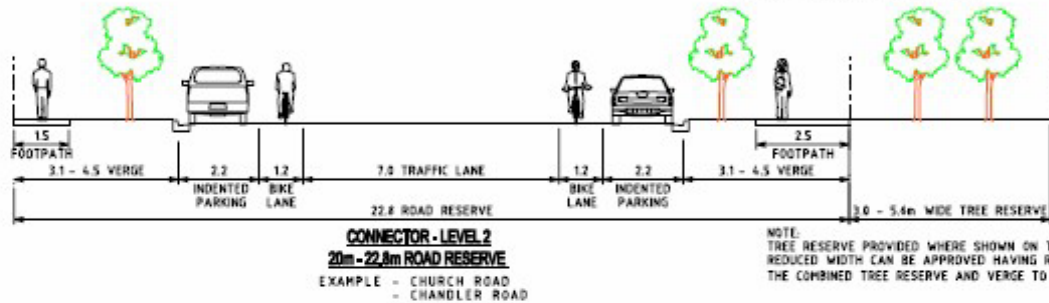
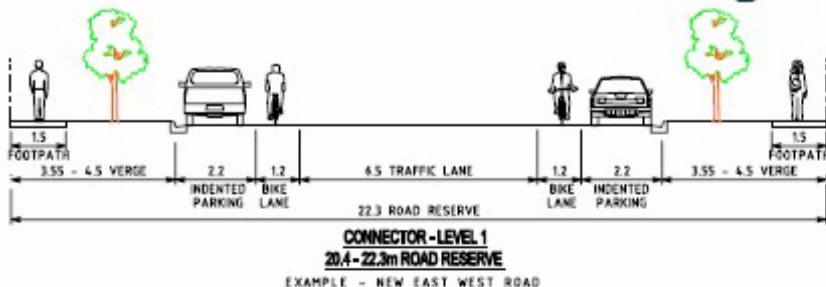
### **Road Hierarchy Plan**



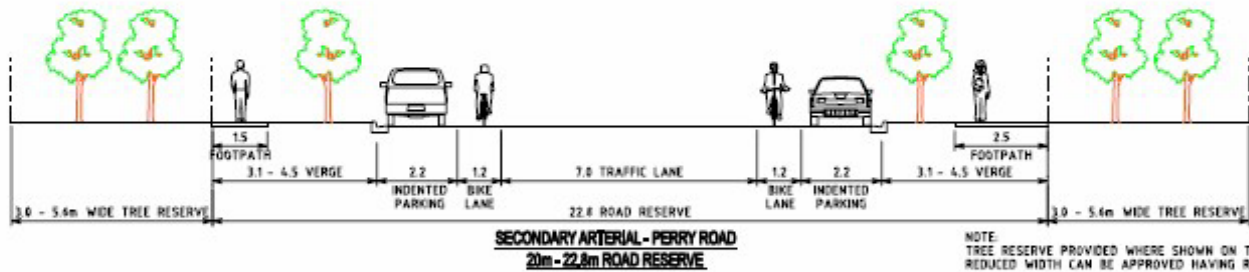
### **Schedule 3**

#### **Cross Sections for Higher Order Internal Roads**

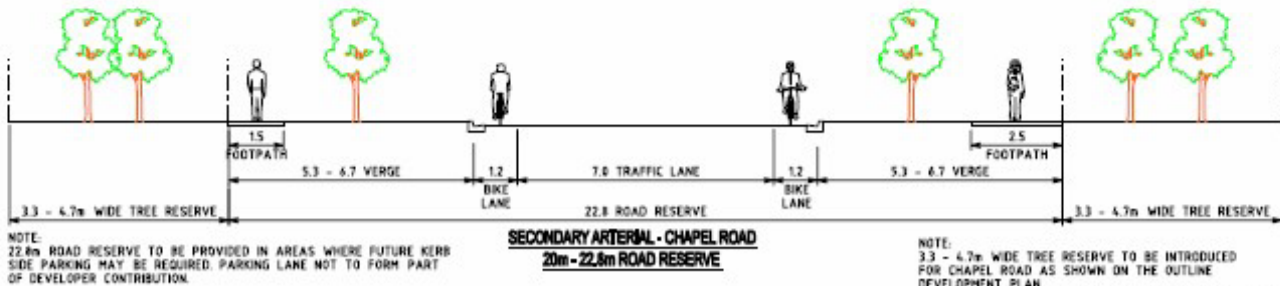
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NOTE:  
TREE RESERVE PROVIDED WHERE SHOWN ON THE OUTLINE DEVELOPMENT PLAN.  
REDUCED WIDTH CAN BE APPROVED HAVING REGARD TO FACTORS LISTED IN DPIS  
THE COMBINED TREE RESERVE AND VERGE TO BE NOT LESS THAN 7.5m - 8.7m WIDE.



NOTE:  
TREE RESERVE PROVIDED WHERE SHOWN ON THE OUTLINE DEVELOPMENT PLAN.  
REDUCED WIDTH CAN BE APPROVED HAVING REGARD TO FACTORS LISTED IN DPIS  
THE COMBINED TREE RESERVE AND VERGE TO BE NOT LESS THAN 7.5m - 8.7m WIDE.



NOTE:  
3.3 - 4.7m WIDE TREE RESERVE TO BE INTRODUCED  
FOR CHAPEL ROAD AS SHOWN ON THE OUTLINE  
DEVELOPMENT PLAN.  
THE COMBINED TREE RESERVE AND VERGE TO BE NOT LESS THAN 10.6m WIDE.

**AMENDMENT C36 - KEYSBOROUGH SOUTH DEVELOPMENT AREA**  
**RECOMMENDED CROSS SECTIONS FOR HIGHER ORDER INTERNAL ROADS**  
**1:150 @ A3**

## Schedule 4

### List of Community Groups Land

Land	Title	Registered Proprietor	Area	Estimated Lot Yield if developed
Isik College Primary School	Volume 8377 Folio 379	Selimye Foundation	4.279ha	51
St Stephen Serbian Orthodox Church	Volume 10661 Folio 982	Popopic, Pinic, Kovacevic, Galonja, Zuban	4.267 ha	51
Vietnamese Community Centre and Church	Volume 9609 Folio 748	Roman Catholic Trust	3.889 ha	47
176 Chapel Road (former Uniting Church)	Volume 10492 Folio 608	Uniting Church in Australia Property Trust (Victoria)	0.405ha	5
Parkmore Soccer Club	Volume 9354 Folio 605	Mihaly Gyarmati, Mihaly Fraks, Julius Olasz and Janos Zdimirovic	2.081ha	24
Land to be used by the Department of Education as a primary school	Not determined as at date of this DCP	Not determined as at date of this DCP	3.5ha	42
<b>Total</b>			<b>18.421 ha</b>	<b>220</b>



## Schedule 5

### Indexation of Infrastructure Costs for all infrastructure items other than land

The development contribution (including any credits or cash payments for works undertaken in lieu of undertaking works) must be adjusted for all costs associated with all infrastructure items other than land and the DCP Contribution Costs according to the following method:

- The capital costs of each infrastructure item apart for roadworks must be adjusted by reference to the building price index from Melbourne published in the latest edition of Rawlinson's Australian Construction Handbook.
- The capital costs of each infrastructure item for roadworks must be adjusted by reference to the Construction Index Number which is defined as follows:

The Construction Index Number is the Road and Bridge Construction (Reference No. 4121) Victoria Index Number as first published in the Australian Bureau of Statistics publication "Catalogue No. 6427.0 Producer Price Indexes, Tables 15 and 16 – Output of the General Construction Industry". In respect of index numbers published by the Australian Bureau of Statistics (ABS), the first published index number, whether or not it is described as "preliminary", shall be used and no re-calculation shall be made on the basis of any subsequent revisions to the index number. The above ABS index is published quarterly.

- Revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July 2008 and thereafter on 1 July in each year.
- Within 14 days of the adjustments being made, the responsible authority must publish a notice of the amended contributions in a newspaper circulating the municipality and place the notice on its website.

### DCP Contribution Costs

- The DCP Contribution Costs will be indexed in accordance with the Consumer Price Index - Melbourne All Groups (**CPI**), with the DCP Contribution Cost indexed on 1 July 2008 and thereafter on 1 July in each year.

### Infrastructure costs for land

- In relation to the cost of land required for an infrastructure project listed in this DCP, the land value must be adjusted by adopting a revised land value per hectare determined according to the following method:
  - For the period up to acquisition of land by Council the adoption of a market value of a hectare of land, to the satisfaction of the responsible authority, which is the mid point between a valuation the broad acre value of land in the area of this DCP conducted by the Victorian Valuer-General and a registered valuer appointed by the President for the time being of the

Victorian Division of the Australian Institute of Land Valuers and Land Economists (Inc).

- After the land has been acquired by or vests in the Council, CPI.
- The revised land value must be calculated as of 1 July 2008 and thereafter as of 1 July in each year.
- Within 14 days of the adjustments being made the responsible authority must publish a notice of the amended market value of a hectare of land in a newspaper circulating in the municipality and place the notice on its website.
- The costs of the valuation may be added to the DCP Cost Contribution category of costs.

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