

Extract of Agenda of Ordinary  
Council Meeting  
- Refer to Item 9.1 Maribyrnong  
Development Contributions  
Plan (DCP) on page 36

## COUNCIL MEETING

**Tuesday 20 July, 2021**  
6.30pm

Council Chamber  
Level 1  
Maribyrnong Council Offices  
Corner Hyde and Napier Streets, Footscray

### AGENDA

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**Agenda Item 9.1****MARIBYRNONG DEVELOPMENT CONTRIBUTIONS PLAN (AMENDMENT C164)**

**Director:** Celia Haddock  
Director Corporate Services

**Author:** Adrian Havryluk  
Manager Major Projects and Strategic Relationships

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**PURPOSE**

To present the Maribyrnong Development Contributions Plan Planning Panel Report (Amendment C164), and recommend the amendment be adopted (with changes) and submitted to the Minister for Planning for approval.

**ISSUES SUMMARY**

- The Maribyrnong Development Contributions Plan (Maribyrnong DCP) and Amendment C164 were prepared in 2019 to help fund new, upgrade and replace infrastructure required to service our growing community.
- Costs are apportioned on a fair and reasonable basis between existing and new development that is relevant to its shared use of the infrastructure.
- The Maribyrnong DCP includes 193 community and development infrastructure projects spread across the City. Over the next 30 years, the Maribyrnong DCP will collect \$45.5m (31.6 per cent) of the estimated \$144m total cost of infrastructure projects needed for our community.
- Amendment C164 was publicly exhibited for six weeks from 28 July to 11 September 2020. A total of 14 submissions were received relating to economic implications, the inclusion of additional projects, and the relationship of the amendment to existing and future DCPs and existing open space contributions.
- In December 2020, Council's delegate resolved to refer all submissions and the Amendment to an Independent Planning Panel for consideration. A one day hearing was held on 30 April 2021.
- The Panel concluded that Amendment C164 was well founded and strategically justified, and recommended its adoption subject to changes as outlined in the Panel Report (Attachment 1).
- The Panel's recommendations generally reflect the changes proposed by Council officers at the Panel Hearing. These changes were identified post exhibition and raised at the hearing as matters for consideration, which included updating population and job growth forecasts, extending the life of the Maribyrnong DCP by an additional 10 years (total 30 years to 2051), removal and modification to projects due to changes in funding sources and overall project costings.
- It is recommended that the Maribyrnong DCP 2021 and Amendment C164 be adopted with changes as outlined in the Panel Report, and submitted to the Minister for Planning for approval.

**Agenda Item 9.1****ATTACHMENTS**

1. Panel Report for Maribyrnong C164 (19 May 2021) [↓](#)
2. Council Response to Panel Recommendations [↓](#)
3. Council Response to Panel Recommendation 1a (Appendix C of Panel Report) [↓](#)
4. Maribyrnong Development Contributions Plan 2021 (track changes post exhibition) [↓](#)
5. Amendment C164 documents (explanatory report, maps, instruction sheet, DCPO2, etc) [↓](#)

**OFFICER RECOMMENDATION****That Council:**

1. **Consider the Amendment C164 Panel Report, as detailed in Attachment 1, and support all the changes as recommended by the Panel, pursuant to Section 27 of the *Planning and Environment Act 1987*.**
  2. **Adopt Amendment C164 and Maribyrnong Development Contributions Plan 2021, as detailed Attachments 4 and 5, pursuant to Section 29 of the *Planning and Environment Act 1987***
  3. **Submit Amendment C164 and Maribyrnong Development Contributions Plan 2021, as detailed Attachments 4 and 5, to the Minister for Planning for approval pursuant to Section 31 of the *Planning and Environment Act 1987*.**
  4. **Delegate to the Chief Executive Officer the power to make any necessary changes to the amendment documents following approval of the Amendment by the Minister for Planning to ensure consistency with the approved planning provisions.**
  5. **Write to submitters to inform them of Council's decision to adopt the amendment.**
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**Agenda Item 9.1****BACKGROUND****Preparation of Maribyrnong Development Contributions Plan**

Over the next 20-30 years our City is expected to experience significant population growth, with approximately 33,000 new homes, 332,000 square metres of additional retail floor space, and 290,000 square metres of additional commercial floor space. Most of this growth is expected to occur in and around activity centres, strategic redevelopment sites, urban corridors and infill development sites across the City.

A Development Contributions Plan is a *Planning and Environment Act 1987* mechanism that helps fund the cost of new, upgraded and replacement infrastructure for a growing community. The cost is apportioned on a fair and reasonable basis across existing and new development. Unless exemptions apply, new development (residential and non-residential) will be required to pay a contribution towards the infrastructure in proportion to its estimated share of use.

In December 2018 Council resolved to:

- Note the progress to prepare the Maribyrnong DCP;
- Approve the Development Contributions Position Statement to help inform the preparation of a municipal wide DCP; and
- Reserve the right to consider the 18/19 budget and future budgets for the Municipal DCP and to implement a Development Contributions Framework.

In June 2019 Council endorsed the 2019/20 Annual Budget and Strategic Resource Plan, and Long Term Financial Strategy (2019-2029) in which nominated capital infrastructure projects were identified for inclusion in the Maribyrnong DCP.

The municipal-wide DCP was prepared using City Infrastructure planning processes to ensure Council has a sustainable infrastructure funding strategy. All projects have been costed and apportioned with Council expected to recover 31.6% of the total infrastructure costs. Only projects Council is fully committed to delivering over the life of the DCP have been included.

**Purpose of Amendment C164**

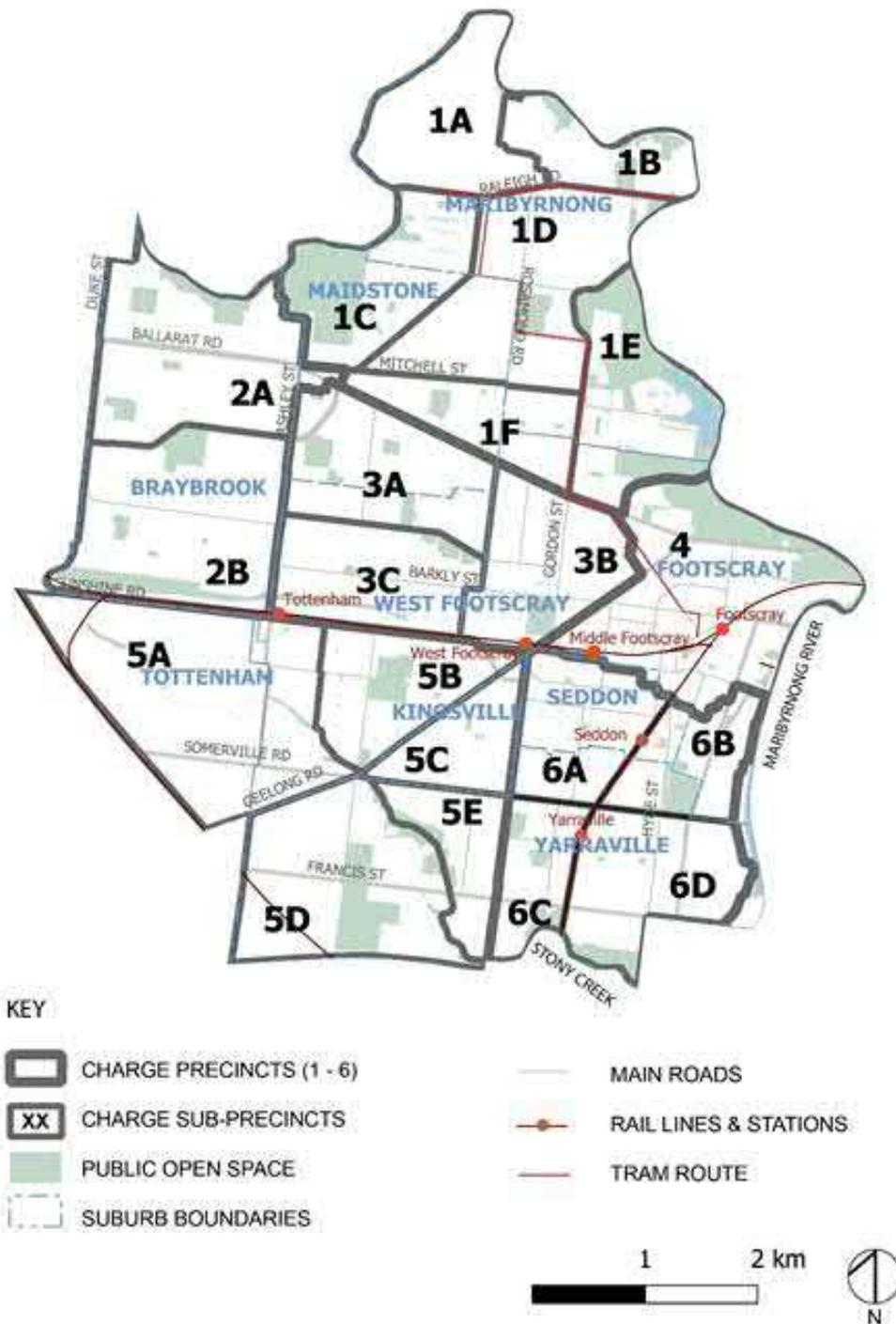
The amendment seeks to introduce a municipal-wide DCP into the Maribyrnong Planning Scheme (refer Figure 1 below showing DCP charge areas).

The Maribyrnong DCP will enable Council to require new development to pay its fair share towards specified community and development infrastructure commitments. The infrastructure categories in the DCP are roads, paths, open space and community facilities. It will ensure the City can accommodate anticipated population, retail, commercial and industrial growth, while managing and delivering required infrastructure for the community. Amendment C164 applies to all land in the City except Commonwealth land or where specific exemptions apply.

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1. The Amendment seeks to make the following changes to the Maribyrnong Planning Scheme: insert a new schedule 2 to Clause 45.06 Development Contributions Plan (DCPO2)
2. amend the schedule to Clause 72.03 to provide for new planning scheme maps
3. amend Clause 72.04 to introduce a new Incorporated Document, Maribyrnong Development Contributions Plan (2021).

**Figure 1: Map of Maribyrnong DCP charge areas**



**Agenda Item 9.1****Amendment process**

On 29 October 2019, Council resolved to endorse the draft Maribyrnong Development Contributions Plan (2019) and requested authorisation from the Minister for Planning to prepare Amendment C164.

Council received conditional authorisation from the Minister on 4 March 2020. Public exhibition of the Amendment was undertaken from 28 July and 11 September 2020. Notice of the Amendment was provided in accordance with the *Planning and Environment Act 1987*, as detailed in Section 6 of this report.

Fourteen (14) submissions were received from residents, landowners, developers, public authorities and service authorities. Three (3) submissions did not object to the amendment, while eleven (11) submissions objected or sought changes to the amendment.

On 2 December 2020 Council's delegate, the Chief Executive Officer (CEO), considered all submissions and resolved to request the Minister to appoint an Independent Planning Panel. The report also identified the need for a review of the draft Maribyrnong DCP in response to matters raised by submitters, COVID-19 and Council's 2020/21 adopted budget. Detailed discussion of the changes is provided in Section 1 of this report.

A two member Panel was appointed by the Minister to consider Amendment C164. The Directions hearing was held on 16 December 2020 to discuss preliminary matters, and the Panel hearing held on 30 April 2021.

**DISCUSSION/KEY ISSUES****1. Key Issues****Post exhibition review and proposed changes**

On 9 April 2021, the CEO under delegated authority, endorsed changes to the Maribyrnong DCP and Amendment C164 which formed part of Council's submission to the Panel. The recommended changes included:

- Revising population and job growth forecasts
- Extending the life of Maribyrnong DCP from 2041 to 2051
- Amending the list of infrastructure projects and their costings
- Subsequent changes to the DCP (including total cost of all projects funded, levy collected and the levy rates for each charge area) in response to the above.

The updated forecast considers the migration and birth impacts of COVID-19 and updated development data supplied by State Government. It indicates development is not occurring at the same pace as previous forecasts and will result in fewer dwellings to 2041. Based on the new data Maribyrnong is forecast to require approximately 61,700 dwellings by 2041 instead of the previous forecast of 70,300. The new data also shows dwelling numbers will increase to 71,154 by 2051. The forecasts of non-

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residential development were also reviewed and resulted in a similar downward revision.

The revised forecasts result in lower level of infrastructure needed to 2041, and rather than undertaking an extensive revision of the DCP, it was noted that the revised forecasts for 2051 were similar to the previous forecasts for 2041. As a result, Council recommended to Panel to extend the life of the Maribyrnong DCP from 2041 to 2051 as a way of accommodating the revised growth forecasts.

The approach of adjusting the forecast period (from 2041 to 2051) ensures the required infrastructure can still be provided with the cost spread over a similar number of dwellings. It also allows Council to collect adequate contributions to fund projects and ensures developers are not saddled with an increased charge rate.

A number of changes were also identified to certain DCP projects and their costings in response to Council's adopted 2020-21 budget and funding source (such as receiving grants and more accurate/updated costings). Below is a list of the project that require amendments in the DCP.

<b>Project</b>	<b>Description</b>	<b>Reason for the change</b>
<b>Projects to be removed</b>		
330	Barrett Reserve, West Footscray – masterplan and open space works	Total project cost is \$900,000 and it is now proposed that \$850,000 will be funded through Open Space Contributions.  Given the bulk of this project is being funded by an alternative source, this means that only \$50,000 of the project cost can be apportioned to the DCP.  When preparing the DCP a collection threshold of \$100,000 was set to determine which projects would be included and excluded from the DCP. As a result this project should be removed to ensure consistency.
374	McNish Reserve, Yarraville – open space works	This project is now being funded through Open Space Contributions, and therefore must be removed from the DCP to avoid double dipping.
439	West Footscray Activity Centre – streetscape works	This project was initially identified in the 2019-20 budget for completion in 2020-21, however it has not been included in the current budget. Consequently it should be removed from the DCP because there is no certainty when the project will be delivered by Council.
440	Yarraville Gardens – open space works	This project is now being funded through Open Space Contributions, and therefore must be removed from the DCP.
463	Yarraville Gardens –	This project is now being funded through Open Space Contributions, and therefore must be removed from the DCP.

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	open space works	
875	Hanmer Reserve	Council has received a \$400,000 grant to fund these works, and therefore it is no longer necessary to raise funds via the DCP. This project should be removed.
<b>Projects to be amended</b>		
335	Cowper Street, Footscray – road works	The delivery cost of the project is less than originally anticipated. The collection rate has been reduced from \$4.1m to \$3.534m.
337	Cruickshank Park, Yarraville – open space works	The overall anticipated cost of the project has reduced and the project is partially being funded by Open Space Contributions. The collection rate is therefore reducing from \$500,000 to \$201,000.
442	Yarraville Activity Centre – pedestrian priority works	The overall anticipated cost of the project has reduced. The collection rate is therefore reducing from \$500,000 to \$454,000.
870	Yarraville Oval - Floodlights	Council has received a grant to partially fund the project. The collection rate is therefore reducing from \$250,000 to \$200,000.

Revisions are also required to the exhibited Development Contributions Plan Overlay Schedule 2 (DCPO2), Explanatory Report, and draft Maribyrnong DCP as a subsequent of the above changes, including updating the total cost of all projects funded, levy collected and the levy rates for each charge area.

The revised total cost of all projects funded in the Maribyrnong DCP has decreased from \$147.4m to \$144m. Conversely the total contributions to be collected has increased from \$40.5m to \$45.5m and this is due to the extended timeframe to 2051 and the additional development that will occur.

Extending the life of the Maribyrnong DCP by an additional 10 years, will also result in a reduced levy for most charge areas, but not all. Where the levy for a charge area has been calculated to increase, it has been capped at the exhibited rate. This ensures developers are not saddled with an increased charge rate, and meant that re-exhibition of the Amendment was not required.

It is estimated capping may result in \$428,200 in forgone DCP income to 2051 (compared to the uncapped revised DCP to 2051).

A tracked change copy of the revised DCPO2 outlining the new Summary of Costs (section 2.0) and Summary of Contributions (section 3.0) has been provided as Attachment 5.

**Agenda Item 9.1****Panel Report**

The Panel delivered its report to Council on 19 May 2021 concluding that the proposed Maribyrnong DCP is well founded and strategically justified including the projects proposed to be funded in part through the DCP.

The Panel recognised the detailed work undertaken by Council to understand the future needs and infrastructure to support its growing population. It also recognised the DCP had been prepared to ensure the costs of providing the infrastructure were apportioned between new development and the existing community according to their share of usage.

The Panel determined that the post exhibition changes recommended by Council were not transformative and the Amendment does not need re-exhibiting. The Panel considered there to be “...no good reason for delaying implementation of the DCP” and that the “...preparation of both a municipality-wide DCP and precinct specific DCPs is appropriate with some development being subject to levies under each type of DCP.”

(page ii of Panel Report Attachment 1)

Overall the Panel supported the Amendment, however, it outlined ten (10) recommendations to the planning controls and wording in Maribyrnong DCP for Council to consider. A summary of the changes are provide below:

- Minor changes should be made to the exhibited DCP and DCPO2 (including but not limited to extending the life of the DCP from 2041 to 2051, deletion of six projects and amendments to four project costs)
- Greater flexibility should be provided for the timing of reviews of the DCP going forward
- Provide greater clarifications on how the DCP will operate now and into the future (if multiple DCPs were applied)
- Clarify the types of open space projects funded through the DCP versus those funded from other revenue sources.

The below table outlines all 10 recommendations by the Panel and Council officers response. For a more detailed outline of the changes and Council Officer’s response refer to Attachments 2 and 3.

<b>Panel’s Recommendations</b>	<b>Officer Response</b>
<p><b>1 Amend the Maribyrnong Development Contributions Plan (DCP) to:</b></p> <p><b>a)</b> Include the proposed post exhibition changes as detailed in Appendix C of this [Panel] Report.</p>	<p><b>Support</b></p> <p>Refer Attachment 3</p>
<p><b>b)</b> Add a short section which sets this municipality-wide DCP in the context of precinct specific DCPs including: The functions of each type of DCP  The types of categories of infrastructure which would normally</p>	<p><b>Support</b></p>

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Panel's Recommendations	Officer Response
be included in each type of DCP	
<p><b>c)</b> Add a short section on funding for open space which identifies the various sources of funding that can be used to fund various aspects of open space provision and improvements to it</p> <p>Outlines the approach used by Council to identify the aspects of open space provision and improvements to be funded by this DCP</p> <p>Describes processes which have been used to ensure that there is no double dipping from multiple funding sources, and any associated reporting.</p>	<p><b>Support</b></p>
<p><b>d)</b> Replace the first sentence of the paragraph of section 7.8 headed "Payment of the Development Infrastructure Levy" with:</p> <p><i>"The Development Infrastructure Levy will be levied by Council at the planning permit stage, subdivision stage or building permit stage of development, in accordance with the timing points indicated in this DCP whichever occurs first after the Gazettal Date of this DCP"</i></p>	<p><b>Support with changes</b></p> <p>Refer to Attachment 2</p>
<p><b>e)</b> Replace the third paragraph of the section headed "Basis for Payment" in section 7.3 with</p> <p><i>"A demand unit credit applies for existing, previously approved</i></p> <p>Gross floorspace for non-residential development. This credit does not apply vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, unless those lots or buildings continue to have the benefit of existing use rights</p> <p>Dwellings. This credit does not apply to vacant residential lots."</p>	<p><b>Support with changes</b></p> <p>Refer to Attachment 2</p>
<p><b>f)</b> Replace section 7.8 with</p> <p><i>"This DCP should be reviewed every four to five years or more often if necessary. An initial review may be required within 3 years of approval, to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning"</i></p>	<p><b>Support with changes</b></p> <p>Refer Attachment 2</p>
<p><b>g)</b> Add a 'delivery horizon' column to Table 8 with each project indicated as being delivered in the short (S), medium (M), or long (L) term</p>	<p><b>Support with changes</b></p> <p>Refer Attachment</p>

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<b>Panel's Recommendations</b>	<b>Officer Response</b>
	2
<p><b>2 Amend the Development Contributions Plan Overlay Schedule 2 to:</b></p> <p><b>a)</b> Make the changes shown in Appendix D of this [Panel] Report.</p>	<p><b>Support with changes</b></p> <p>Refer Attachment 2</p>
<p><b>b)</b> Update the wording of the explanatory 'note' in Section 3.0 as it relates to timing of payment and clarification of demand use credits in accordance with the suggested wording shown in Appendix D [of the Panel Report]</p>	<p><b>Support with changes</b></p> <p>Refer Attachment 2</p>
<p><b>c)</b> Add a note to the table at Section 2.0 to provide an explanation of each of the acronyms in the first column titles 'Facilities'</p>	<p><b>Support with changes</b></p> <p>Refer Attachment 2</p>

It is recommended that Council accept all of the Panel's changes as outlined in Attachments 2 and 3.

**Approach of the Panel and issues**

The Panel assessed Amendment C164 against the principles of sustainable development and net community benefit. The Panel considered all submissions and materials submitted during the exhibition period, as well as, prior and during the Panel Hearing. The main issues raised by submitters were:

- economic implications
  - specifically, who should pay the levy and suggested exemptions such as private development and specific request for exclusion of land at 43 – 57 Buckley Street, Seddon (former Bus Depot site)
  - the impacts of the current economic environment as a result of COVID-19
- the relationship of the proposal to existing and future DCPs, specifically Joseph Road Precinct and Highpoint
- a request to fund additional projects through the DCP, specifically relating to climate mitigation and adaptation and a suggested intersection upgrade and shared trail connection

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- relationship of the proposal to public open space contributions
- specific issues relating to elements of the DCP, including how charge areas have been determined, basis for apportionment of costs, credit for existing floorspace and risk of “double dipping” with other contributions

The Panel considered numerous matters regarding Amendment C164, including planning context and strategic justification; Maribyrnong DCP document; post exhibitions changes to the DCP; nesting of DCPs; Public Open Space contributions; exemptions and appropriate timing of the DCP; DCP projects; DCP implementation and review; other minor changes; and form and content of the Amendment. These matters are discussed in detail below.

*Planning context and strategic justification*

The Panel reviewed the policy context and formed the opinion that the Amendment is supported by and implements both state and local planning policy outlined in the Maribyrnong Planning Scheme. It is also consistent with the appropriate Ministerial Directions, Practice Notes and the *Planning and Environment Act 1987*.

It was noted that the projects identified in the Maribyrnong DCP were underpinned by a large number of Council endorsed plans, strategies and policies. Also there were no submitters who raised specific concerns or objection to these documents.

The Panel concluded that the Amendment is well founded and strategically justified, and the Amendment should proceed subject to some minor changes.

*Development Contributions Plan*

It was acknowledged at the Panel hearing that municipal-wide DCPs have a broader audience including the resident community and small-scale developers. The Panel considered that the Maribyrnong DCP would benefit from explanatory material to make it more useful to its broader audience.

Council advised the Panel that this had been taken into consideration when preparing the DCP and it supports providing further explanatory material to make the DCP more accessible for the broader audience.

As a result changes were made to the DCP to clarify:

- how open space projects were identified for inclusion
- the various funding sources available for open space projects and how Council was not double dipping
- the basis for payment and existing use rights
- the timing of payment for the Development Infrastructure Levy
- demand use credits

*Post exhibitions changes to the Maribyrnong DCP*

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The Panel considered the post exhibition changes to the DCP raised by Council including the revised population projections and extending DCP timeframe to 2051. It was acknowledged that it is challenging to forecast future population growth given the COVID-19 pandemic and no clear policy position on future international migration. The Panel accepted Council's approach of using the most recent forecasts available noting they can be adjusted as part of a later review.

The Panel accepted extending the DCP to 2051 and making minor amendments to the project list (as outlined in Section 2 of this report). Where these changes resulted in a reduced levy it was important, from Panel's perspective, for Council to commit to implementing the reduced levy. More importantly, where a levy increased the Panel supported Council's proposal to cap the levy at the exhibited rate.

Overall the Panel considered the changes to be acceptable and did not consider the changes to be transformative on the following reasons:

- The fundamental content of the DCP has not changed
- No party has been disadvantaged as changes to projects would result in decreased levies for most areas, and where any levies would increase they have been capped as at their exhibited rates
- The projects will be delivered within the life of the DCP
- A review will be required within the life of the DCP

*Nesting of DCPs*

It is proposed that the municipal-wide DCP will apply in addition to a precinct specific DCP which currently exists for the Joseph Road Precinct in Footscray.

The Panel considered it important to clearly distinguish between different nested DCPs and to clarifying the infrastructure potentially funded by a strategic redevelopment area (i.e. Joseph Road). The Panel formed a view that the Maribyrnong DCP requires more commentary and an additional section clarifying the principles that would drive the choice of infrastructure to be funded through a precinct specific or strategic development DCP. Also this section should foreshadow that more precinct specific DCPs are likely in the future.

The Panel concluded that the preparation of a municipal DCP and precinct specific DCPs (i.e. Joseph Road) is appropriate and that some development may be subject to levies under each type of DCP.

*Public Open Space contributions*

Clause 53.01 of the Maribyrnong Planning Scheme requires new subdivisions to pay Council a 5.7% public open space contribution. Open space contributions can be used to fund the provision of new open space or the improvement of existing open space. Funding for a project can only be collected once and projects fully funded through open space contributions cannot 'double dip' and collect funds via the DCP. Council presented to the Panel that it had carefully selected projects and undertaken an audit and review post exhibition to ensure funds were not being collected twice.

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The audit resulted in Council proposing to the Panel that some projects be removed and some project costs be revised. The Panel was satisfied that a rigorous internal review and audit process had taken place to ensure Council was not double dipping. The Panel commented that following the implementation of the DCP, Council should periodically review the document as grant funding becomes available. To improve transparency the Panel sought the inclusion of a section outlining various open space funding sources, the approach used to identify open space projects and the process to ensure there was no double dipping.

*Exemptions and appropriate timing of the DCP*

Acknowledging exhibition occurred during a time of economic uncertainty the Panel recognised Amendment C164 seeks to establish a planning tool that provides the equitable funding of city infrastructure to support a growing community. Any delay in the implementation would unfairly result in approved developments not contributing to the cost of infrastructure that the development creates the demand for.

The Panel concluded by stating:

- It was appropriate to levy all development (other than the limited exemptions outlined in the P&E Act and the DCP)
- There was no good case for delaying the introduction of the DCP (page 25 Panel Report Attachment 1)
- The use of a DCP to fund municipal wide infrastructure has net community benefit

*Maribyrnong DCP projects*

A number of submitters requested additional projects to be added to the DCP.

In response to these requests, Council referred to the *Planning and Environment Act 1987* and relevant Ministerial Directions to clarify the types of projects eligible to be included in a DCP. The Panel agreed with Council that certain projects were not eligible for inclusion in the DCP.

A submitter requested for clarifications on how some projects benefited particular users. More specifically the connection between residential, retail and commercial development at Highpoint Shopping Centre and the need for some projects was queried.

Council noted that some projects had multiple benefits and identified relevant projects and how they benefitted users. In relation to Highpoint Shopping Centre, Council presented the Panel with a list of DCP projects it considered Highpoint would benefit from, including but not limited to:

- project 157: Robert Barratt reserve open space works
- project 314: Maribyrnong Aquatic Centre facility works
- project 397: Bicycle and pedestrian network works program
- project 430F: Maribyrnong road safety works program

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- project 434: Street tree planting and implementation of urban forest strategy
- project 470B: Highpoint Activity Centre streetscape works program.

The Panel commented that an appropriate nexus had been established between projects and Highpoint Shopping Centre. The Panel noted:

*“The nexus between the Highpoint Shopping Centre and some of the projects listed by Council may not be necessarily obvious at first glance. However, the Panel notes that the usual understanding of nexus between residents and other users in a charge area, and a project to which that charge area contributes, is not premised on all users from the charge area necessarily using the facility being part funded through the DCP”* (page 26 of Panel Report Attachment 1)

#### *DCP implementation and review*

The Panel raised issues around the clarity as to when a DCP payment would be charged. Council responded by suggesting it was intending to seek payment of the levies at the first available opportunity after the DCP was approved. The Panel supported Council’s proposed additional wording specifying the Development Infrastructure Levy would be levied by Council at the first timing point after the approval date of the DCP.

The Panel also raised concerns around the clarity of demand use credits citing the following as an example:

*‘Where previously occupied floorspace becomes occupied for a short period of time pending its demolition as a precursor to redevelopment of the floorspace.’*  
(page 28 Panel Report Attachment 1)

The Panel supported the inclusion of reference to existing use rights that are defined in Clause 63 of the Maribyrnong Planning scheme.

#### *Other minor changes*

Council engage two expert witnesses to present to the Panel with one recommending the inclusion of a delivery horizon outlining short, medium and long term projects in the DCP. It was agreed that this would be useful in highlighting Council’s intended priorities.

#### *Form and content of the Amendment*

The Panel discussed the condition of authorisation requiring an explanation as to why DCPO2 did not comply with the Ministerial Direction on Form and Content of Planning Schemes. Council responded that DCPO2 was generally in accordance with the Ministerial Direction and the changes were necessary to improve the clarity, useability and robustness of the document.

The Panel agreed and supported the changes to enable the inclusion of infrastructure categories and multiple levy values for more than one DCP charge area.

**Agenda Item 9.1****Implementation of Maribyrnong DCP (Monitoring and Reporting requirements)**

If Amendment C164 is approved by the Minister for Planning, Council will need to prepare for the implementation and management of the Maribyrnong DCP.

Section 46QD of the Planning and Environment Act (1987) and the Ministerial Direction on Ministerial Reporting Requirements for Development Contributions Plans specifies the relevant reporting requirements.

Council must prepare a report for the Minister for Planning each financial year and it must be included in Council's annual report prepared under the Local Government Act 1989.

The reporting requirements must detail:

- DCP levies or contributions collected and expended to date
- land works, services or facilities accepted as in-kind works
- land works, services or facilities delivered

To meet these requirements Council will need to track the collection and expenditure of funds. The creation of a unique identifier in the City Infrastructure Plan & Council Budget will assist in meeting these obligations.

The DCP requires review every four to five years as recommended by the Panel with an initial review in three years to consider the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions.

**2. Council Policy/Legislation****Council Plan 2017-2021**

This report contributes to Council's strategic objectives contained in the Council Plan 2017-2021, by considering:

- Strategic Objective:
  - Healthy and inclusive communities - provide and advocate for services and facilities that support people's wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning.
  - Healthy and inclusive communities - provide and advocate for services and facilities that support people's wellbeing, healthy and safe living, connection to community, cultural engagement and whole of life learning.
  - Quality places and spaces - lead the development of integrated built and natural environments that are well maintained, accessible and respectful of the community and neighbourhoods.
  - Growth and prosperity - support diverse, well-planned neighbourhoods and a strong local economy.
  - Mobile and connected city - plan and advocate for a safe, sustainable and effective transport network and a smart innovative city.

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- Clean and green - strive for a clean, healthy city for people to access open spaces, cleaner air and water and respond to climate change challenges.

**Legislation**

Relevant legislation, government directions and guidelines includes:

- *Planning and Environment Act 1987*
- *COVID-19 Omnibus (Emergency Measures) Act 2020 (for exhibition)*
- Ministerial Direction – Preparation and Content and Reporting Requirements for Development Contributions Plan
- Development Contribution Guidelines 2007 for Preparing a Full Cost Apportionment DCP
- Ministerial Direction – Form and Content of Planning Scheme
- Ministerial Direction 9 – Metropolitan Strategy
- Ministerial Direction 11 – Strategic Assessment of Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process

The amendment is consistent with the *Ministerial Direction No. 9 Metropolitan Planning Strategy*, which seeks to ensure that Amendments have regard to the *Plan Melbourne 2017-2050*. The Amendment will implement the following directions by enabling a range of infrastructure investments that supports sustainable population growth while improving the City's environmental, social, and economic well-being.

- Direction 1.1*      *Create a city structure that strengthens Melbourne's competitiveness for jobs and investment.*
- Direction 2.2*      *Deliver more housing closer to jobs and public transport.*
- Direction 3.3*      *Improve local travel options to support 20-minute neighbourhoods.*
- Direction 4.1*      *Create more great public spaces across Melbourne.*
- Direction 5.1*      *Create a city of 20-minute neighbourhoods.*
- Direction 5.2*      *Create neighbourhoods that support safe communities and healthy lifestyles.*
- Direction 5.3*      *Deliver social infrastructure to support strong communities.*
- Direction 5.4*      *Deliver local parks and green neighbourhoods in collaboration with communities*
- Direction 6.4*      *Make Melbourne cooler and greener.*

***Ministerial Direction 11 – Strategic Assessment of Amendments***

The Strategic Assessment of the Amendment is detailed in the Explanatory Report (Attachment 5).

The amendment is required to implement Maribyrnong Development Contributions Plan 2021 into the Maribyrnong Planning Scheme. It implements the objectives of planning in Victoria by:

**Agenda Item 9.1**

- Providing a fair and reasonable basis between existing development and new development according to the share of usage of the infrastructure project.
- Providing a lawful and equitable method to collect contributions.
- Providing certainty as to the required development contributions for residential, retail, commercial and industrial development.
- Aiding the orderly and timely provision of necessary social and physical infrastructure throughout the municipality.

The amendment ensures the equitable collection and distribution of development contributions throughout the municipality to service a growing population and continued economic development.

The Maribyrnong DCP only comes into effect after it forms part of the Maribyrnong Planning Scheme, which requires the Minister for Planning's approval. There will be no transition provisions when the DCP comes into effect. Prior to this, a notation has been placed on planning permits since 2019 to ensure permit holders are aware that future DCP levies may be payable. The final timing of ministerial approval and the status of development projects at that time, will inform contributions payable.

**Conflicts of Interest**

No officer responsible for, or contributing to, this report has declared a direct or indirect interest in relation to this report.

**Human Rights Consideration**

This report complies with the rights listed in the Victorian *Charter of Human Rights and Responsibilities Act 2006*.

**3. Engagement**

The Maribyrnong DCP and Amendment C164 was publicly exhibited between 28 July to 11 September 2020, notification included:

- Approximately 170 letters and notices to regular and current building or planning permit applicants
- Approximately 3,200 letters and notices to 'active' building or planning permit holders
- Letters to prescribed ministers, public agencies and service authorities
- Notices in two newspapers (Star Weekly and The Age) and Government Gazette
- Information available on Council's engagement platform Your City Your Voice and project website
- Information available on the Department of Environment, Land, Water and Planning's website.

Public inspection of amendment documents were available online, instead of in person at Council's municipal offices due to COVID-19 restrictions.

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A total of 14 submissions were received regarding Amendment C164. Of those 14 submissions, 3 raised no objections and 11 sought changes or objected to the Amendment.

Submitters to the amendment were invited to attend and present at the Panel Hearing. One submitter requested to be heard at the hearing, however in April 2021, the submitter notified the Panel that they no longer wished to be heard at the Panel Hearing.

**4. Resources**

The Maribyrnong DCP will impact Council's administrative costs and resources as a result of Council acting as both the collection and development agency. New systems will be implemented to collect, monitor and report the income and expenditure. Notwithstanding this, the DCP will collect contributions to assist Council in delivering essential infrastructure that would otherwise have been funded without contribution from development.

The amendment will result in cost savings to Council, as it will remove the intense use of Council resources associated with the current case-by-case voluntary negotiations and agreements between Council and a developer.

**5. Environment**

The Maribyrnong DCP will contribute to the sustainable planning of infrastructure delivery in the city, particularly open space and other infrastructure projects which provide environmental benefits.

**CONCLUSION**

The Planning Panel appointed to consider Amendment C164 concluded that the amendment is well founded and strategically justified. The Maribyrnong DCP will help fund the cost of new, upgrade and replacement of infrastructure for a growing community apportioned on a fair and reasonable basis across existing and new development. The Panel stated that there is no good reason to delay its implementation and recommends the Amendment be adopted with changes.

It is recommended that Council support and adopt the recommendations made by the Panel and submit Amendment C164 to the Minister for Planning for approval.

**Planning  
Panels  
Victoria**

**Maribyrnong Planning Scheme Amendment C164mari  
Maribyrnong Development Contributions Plan**

**Panel Report**

*Planning and Environment Act 1987*

**19 May 2021**

## Agenda Item 9.1 - Attachment 1

### How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

### *Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the PE Act

Maribyrnong Planning Scheme Amendment C164mari

**19 May 2021**



Lisa Kendal, Chair



Rodger Eade, Member

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### Glossary and abbreviations

CIL	Community Infrastructure Levy
Council	Maribyrnong City Council
DCP	Maribyrnong Development Contributions Plan
DCPO	Development Contributions Plan Overlay
DCPO2	Development Contributions Plan Overlay Schedule 2
DELWP	Department of Environment, Land, Water and Planning
DIL	Development infrastructure levy
MSS	Municipal Strategic Statement
PE Act	<i>Planning and Environment Act 1987</i>
Planning Scheme	Maribyrnong Planning Scheme
PPF	Planning Policy Framework

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### Overview

#### Amendment summary

The Amendment	Maribyrnong Planning Scheme Amendment C164mari
Common name	Maribyrnong Development Contributions Plan
Brief description	The Amendment seeks to introduce a municipal-wide Maribyrnong Development Contributions Plan to enable the collection of development and community infrastructure levies to fund infrastructure projects in the municipality
Subject land	All land in the Maribyrnong Planning Scheme, except Commonwealth land at 2 Cordite Avenue in Maribyrnong (known as the Defence Site Maribyrnong) and at 53 Hampstead Road in Maidstone (formerly a detention centre)
Planning Authority	Maribyrnong City Council
Authorisation	4 March 2020
Exhibition	28 July to 11 September 2020
Submissions	There were 14 submissions to the Amendment (including one late submission): <ul style="list-style-type: none"> <li>- 3 with no objections</li> <li>- 11 objecting or seeking changes</li> </ul> See Appendix A

#### Panel process

The Panel	Lisa Kendal (Chair) and Rodger Eade
Directions Hearing	Video conference, 16 December 2020
Panel Hearing	Video conference, 19 and 30 April 2021 (roundtable format)
Parties to the Hearing	City of Maribyrnong, represented by Mr Terry Montebello solicitor of Maddocks Lawyers, who called expert evidence on: <ul style="list-style-type: none"> <li>- Land economics and development contributions from Alex Hrelja of HillPDA</li> <li>- Development contributions from Chris De Silva of Mesh Planning Consultants</li> </ul>
Citation	Maribyrnong PSA C164mari [2021] PPV
Date of this Report	19 May 2021

## Executive summary

Over the next 20 years, Maribyrnong City Council (Council) is expected to experience significant population growth, with approximately 32,000 new homes which will bring with it significant demand for new infrastructure. Most of this growth is expected to be in and around activity centres, strategic redevelopment sites, urban corridors and infill development across the municipality.

Council has undertaken a program of work to understand future needs and investigate options for funding necessary city infrastructure to support this growing community, including options for collecting development contributions.

Maribyrnong Planning Scheme Amendment C164mari (the Amendment) seeks to introduce a municipal-wide Maribyrnong Development Contributions Plan (DCP) into the Maribyrnong Planning Scheme (Planning Scheme) to enable the collection of development and community infrastructure levies to fund infrastructure projects across the municipality.

Specifically, the Amendment proposes to:

- insert a new Schedule to Clause 45.06 Development Contributions Plan Overlay (DCPO), Schedule 2 – Maribyrnong Development Contributions Plan (DCPO2)
- amend the Schedule to Clause 72.03 to provide for new planning scheme maps showing the area to which the new DCPO2 applies
- amend the Schedule to Clause 72.04 to specify the DCP as an Incorporated Document.

The DCP enables a Development Infrastructure Levy (DIL) and Community Infrastructure Levy (CIL) to fund various infrastructure projects across the municipality. The infrastructure categories in the DCP are roads, paths, open space and community facilities.

The DCP has been prepared to ensure the costs of providing the infrastructure is shared between new development and the existing community on a fair and reasonable basis. Costs are apportioned according to share of usage of the required infrastructure.

Key issues raised in submissions included:

- economic implications
  - specifically, who should pay the levy and suggested exemptions such as private development and specific request for exclusion of land at 43 – 57 Buckley Street, Seddon
  - the impacts of the current economic environment as a result of COVID-19
- the relationship of the proposal to existing and future DCPs, specifically Joseph Road Precinct and Highpoint
- a request to fund additional projects through the DCP, specifically relating to climate mitigation and adaptation and a suggested intersection upgrade and shared trail connection
- relationship of the proposal to public open space contributions
- specific issues relating to elements of the DCP, including how charge areas have been determined, basis for apportionment of costs, credit for existing floorspace and risk of “double dipping” with other contributions.

Subsequent to exhibition, Council received new population, dwelling and other growth forecasts which, because of the effects of the pandemic, revise expected growth downwards. In broad

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terms growth that was expected to occur by 2041 is now not expected to occur until 2051. This has necessitated a number of changes to the exhibited DCP.

The Panel concludes:

- The Amendment is strategically justified as are the projects which are proposed to be funded in part through the DCP.
- The post exhibition changes to the DCP which change the planning horizon from 2041 to 2051, delete six projects and revise four others and replace four others are appropriate.
- The post exhibition changes to the Amendment are not transformative and as such that re-exhibition is not required.
- There is no good reason for delaying implementation of the DCP.
- The preparation of both a municipality-wide DCP and precinct specific DCPs is appropriate with some development being subject to levies under each type of DCP.
- Greater flexibility should be provided in the timing of reviews of the DCP, and a commitment to ongoing reviews.
- Minor additions should be made to the DCP to provide greater explanation and clarity around:
  - how this municipality-wide DCP relates to one current and possible future precinct specific DCPOs
  - the types of open space projects funded through the DCP versus those funded from other revenue sources are appropriate
- Minor changes should be made to the exhibited DCP and DCPO2 as set out in the following recommendations.

### Recommendations

Based on the reasons set out in this Report, the Panel recommends that Maribyrnong Planning Scheme Amendment C164mari be adopted as exhibited subject to the following:

1. **Amend the Maribyrnong Development Contributions Plan to:**
  - a) **Include the proposed post exhibition changes as detailed in Appendix C of this Report.**
  - b) **Add a short section which sets this municipality-wide Development Contributions Plan in the context of precinct specific Development Contributions Plans including:**
    - the functions of each type of Development Contributions Plan
    - the types or categories of infrastructure which would normally be included in each type of Development Contributions Plan.
  - c) **Add a short section on funding for open space which:**
    - identifies the various sources of funding that can be used to fund various aspects of open space provision and improvements to it
    - outlines the approach used by Council to identify the aspects of open provision and improvements to be funded by this Development Contributions Plan
    - describes processes which have been used to ensure that there is no double dipping from multiple funding sources, and any associated reporting.
  - d) **Replace the first sentence of the paragraph of section 7.8 headed "Payment of the Development Infrastructure Levy" with: "The Development Infrastructure Levy will be levied by Council at the planning permit stage, subdivision stage or building permit stage of development, in accordance with the timing points indicated in this DCP whichever occurs first after the Gazettal Date of this DCP".**

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- e) Replace the third paragraph of the section headed “Basis for Payment” in section 7.3, with “A demand unit credit applies for existing, previously approved:
    - Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, unless those lots or buildings continue to have the benefit of existing use rights.
    - Dwellings. This credit does not apply to vacant residential lot.”
  - f) Replace section 7.8 with “This DCP should be reviewed every four to five years or more often if necessary. An initial review may be required within 3 years of approval, to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning.”
  - g) Add a ‘delivery horizon’ column to Table 8 with each project indicated as being delivered in the short (S), medium (M), or long (L) term.
2. Amend the Development Contributions Plan Overlay Schedule 2 to:
- a) Make the changes shown in Appendix D of this Report.
  - b) Update the wording of the explanatory ‘note’ in Section 3.0 as it relates to timing of payment and clarification of demand use credits in accordance with the suggested wording shown in Appendix D.
  - c) Add a note to the table at Section 2.0 to provide an explanation of each of the acronyms in the first column titled ‘Facilities’.

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

The Amendment seeks to introduce a municipal-wide Maribyrnong DCP into the Planning Scheme to enable the collection of development and community infrastructure levies to fund infrastructure projects in the municipality.

Specifically, the Amendment proposes to:

- insert a new DCPO2
- amend the Schedule to Clause 72.03 to provide for new planning scheme maps 1DCPO, 2DCPO, 3DCPO, 4DCPO, 5DCPO, 6DCPO, 7DCPO, 10DCPO, 11DCPO, 12DCPO and provide for revisions to existing 8DCPO and 9DCPO maps
- amend the Schedule to Clause 72.04 to include the DCP as an Incorporated Document.

The Amendment affects new residential, commercial, retail and industrial developments within the municipality.

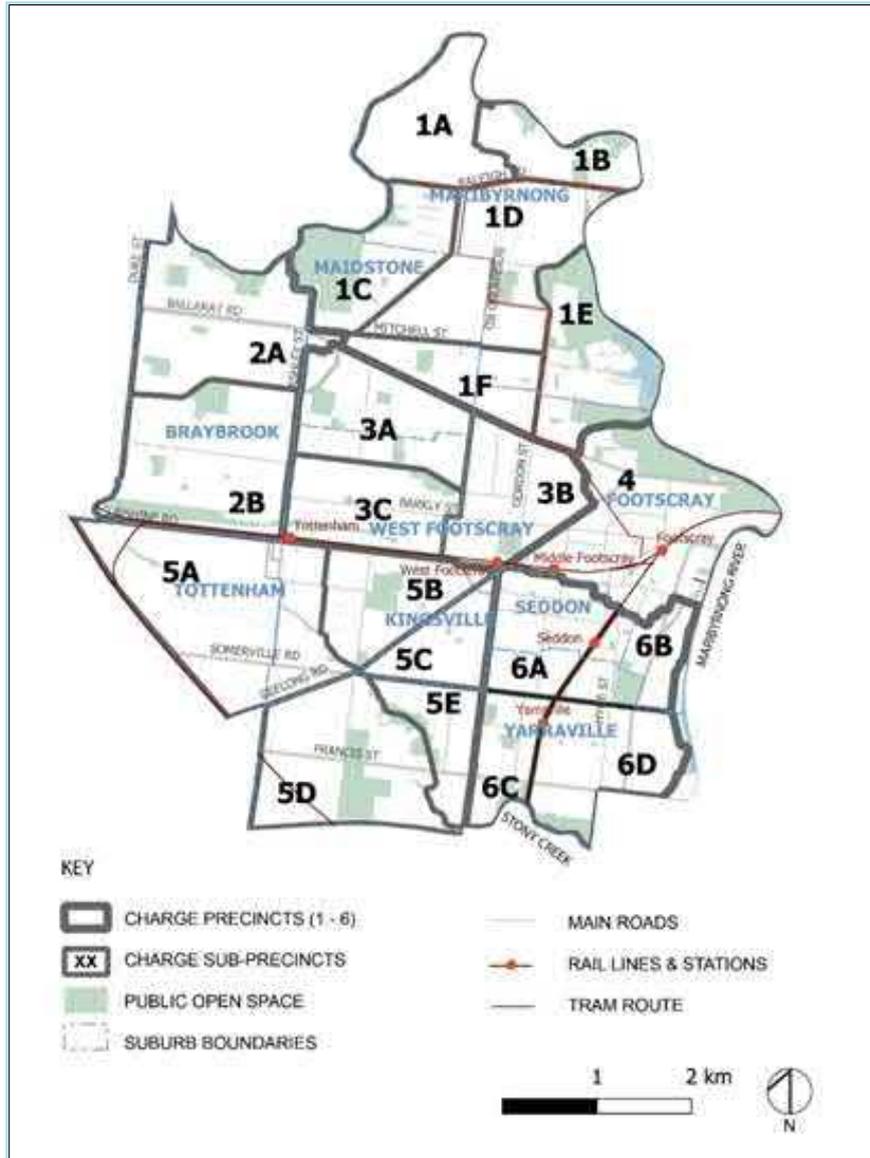
### (ii) The subject land

The Amendment applies to all land in Maribyrnong City Council, except Commonwealth land at 2 Cordite Avenue in Maribyrnong (known as the Defence Site Maribyrnong) and at 53 Hampstead Road in Maidstone (formerly a detention centre).

### (iii) Charge Areas

The DCP has 21 charge areas within six precincts (see Figure 1).

Figure 1 Proposed charge areas



Source: Schedule 2 of the DCPO

Payment of the DIL may be sought by Council at the planning permit stage, subdivision stage or building permit stage. This payment must be made no later than the date of issue of a building permit under the Building Act 1993. If Council seeks payment at the:

- planning permit stage, it must be made before the start of construction
- subdivision permit stage, it must be made before a statement of compliance is issued for the subdivision.

Payment of the CIL must be made no later than the date of issue of the building permit under the Building Act 1993. More detail is in the proposed Incorporated Document and DCPO2 Schedule.

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The *Planning and Environment Act 1987* (PE Act) exempts certain development from the DCP levies.

### 1.2 Background

The municipality of Maribyrnong is expected to experience significant growth over the next 20 years. In 2018 it commenced investigating options for collection of development contributions to assist with delivery of necessary city infrastructure. In December 2018 Council endorsed a Development Contributions Position Statement to help inform the preparation of a DCP to help fund the cost of new, upgrade and replacement of infrastructure for its growing community.

In October 2019, the Council's City Development Special Committee endorsed the DCP and resolved to request the Minister for Planning to authorise Amendment C164 to introduce the DCP into the Planning Scheme.

The DCP was exhibited as a 20-year municipal-wide plan and long term partial reimbursement mechanism for Council's infrastructure commitments that will collect about \$40 million (27.5 per cent) of the estimated \$147 million total cost of infrastructure projects needed to service the City's growing population to the end of 2041 (see Table 1).

The exhibited DCP proposed to partially fund 199 community and development infrastructure projects and aligns with the objectives of key Council strategies and plans, including Council Plan 2017-21, Council's 2018/19 Annual Budget, 2019/20 Annual Budget and Strategic Resource Plan and the Long Term Financial Strategy 2019/20 to 2028/29.

Charge areas have been established to ensure that projects have a direct nexus and the overall DCP is fairly apportioned. Each area has a specific infrastructure levy which will inform contributions payable for new development.

**Table 1** Maribyrnong DCP charge areas

Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development*
Community Facility (CFCI - Community Facility Community Infrastructure Levy)	\$20,527,000	2018-2041	\$6,630,949	32.3%
Community Facility (CFDI - Community Facility Development Infrastructure Levy)	\$13,540,000	2018-2041	\$2,766,018	20.4%
Path (PADI – Path Development Infrastructure Levy)	\$40,668,136	2018-2041	\$12,847,049	31.6%
Road (RDDI – Road Development Infrastructure Levy)	\$41,152,290	2018-2041	\$8,405,059	20.4%
Open Space (OSDI - Development Infrastructure Levy)	\$31,524,251	2018-2041	\$9,911,960	31.4%
<b>Total</b>	<b>\$147,411,676</b>		<b>\$40,561,034</b>	<b>27.5%</b>

Source: Clause 2 of the exhibited DCPO2, with acronyms expanded

In its Part A submission, Council advised that it had updated the exhibited DCP as a result of new growth forecasts it had commissioned, both residential and non-residential. This had been

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undertaken because the COVID-19 pandemic had resulted in lower population growth being expected. See Chapter 1.6.

### 1.3 Authorisation

Council received conditional authorisation from the Minister for Planning to prepare and exhibit Amendment C164 on 4 March 2020, including a requirement to:

- clarify whether the existing planning permits in Joseph Road were expected to pay the levy
- provide more detail on how the demand unit credit exemption applies
- remove zoning from the proposed DCPO Schedule map
- update the Explanatory Report to be more specific how the amendment responds to Ministerial Directions, the Planning Policy Framework (PPF), Local Planning Policy Framework (LPPF) and Municipal Strategic Statement (MSS)
- give notice to regular applicants and holders of extant planning permits
- correct minor drafting errors
- update the Incorporated Document to include the wording below:

The Maribyrnong Development Contribution Plan may need to be reviewed within 3 years of approval to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning.

The required changes were made to Amendment C164 documentation, and support was obtained from the Department of Environment, Land, Water and Planning (DELWP) on 10 July 2020, enabling the Amendment to proceed to public exhibition.

### 1.4 Summary of issues raised in submissions

A total of 14 submissions (including one late submission) were received from residents, developers, public agencies and services authorities. Three submissions did not object to the Amendment, while 11 submissions objected or sought changes.

Issues raised in submissions relate to:

- economic implications
  - specifically, who should pay the levy and suggested exemptions such as private development and specific request for exclusion of land at 43 – 57 Buckley Street, Seddon
  - the impacts of the current economic environment as a result of COVID-19
- the relationship of the proposal to existing and future DCP's, specifically Joseph Road Precinct and Highpoint
- a request to fund additional projects through the DCP, specifically relating to climate mitigation and adaptation and a suggested intersection upgrade and shared trail connection
- relationship of the proposal to public open space contributions
- specific issues relating to elements of the DCP, including how charge areas have been determined, basis for apportionment of costs, credit for existing floorspace and risk of 'double dipping' with other contributions.

City West Water and AusNet Services submitted that they did not object to the Amendment.

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Brimbank City Council did not object to the Amendment and as an adjacent municipality with a large shared boundary it anticipated that the proposed infrastructure program partly funded by the DCP would be beneficial to the Brimbank community. It noted that:

use of parks in these areas by Brimbank residents has been factored into the DCP calculations through a 5% external demand allowance<sup>1</sup>.

Brimbank City Council noted that both Brimbank and Maribyrnong local government areas contain Priority Precincts that are the responsibility of the Department of Jobs, Precincts and Regions. It highlighted that without full knowledge of how planning for these precincts will occur it may result in changes to the DCP, and acknowledged that this would be dealt with through a separate process. All submissions were referred to the Panel by Council.

### 1.5 The Council's approach

At its City Development Special Committee meeting on 29 October 2019<sup>2</sup> Council resolved to endorse the draft DCP, request the Minister for Planning to authorise preparation of the Amendment and subject to authorisation to place it on exhibition.

With delegated authority, the Chief Executive Officer was authorised to make any minor necessary changes to the DCP and Amendment documentation. After considering submissions received in response to the exhibited Amendment, Council requested that the Minister for Planning appoint an independent planning panel to consider unresolved issues.

The Delegate Report of 25 November 2020 (approved 2 December 2020) considering and referring submissions to a Panel identified:

Since the DCP was prepared, a review has identified that some changes will need to be made. The revisions include updated growth forecasts and changes to some projects on account of receiving State and Federal government grant funding.<sup>3</sup>

Consequently, it is proposed that at the panel hearing, Council will recommend to the panel that certain changes to the DCP should be made. To ensure Council's panel submission can address various recommended changes, a further report will be presented to Council's delegate for consideration and approval. The report will identify recommended changes officers think should be made to the DCP and the list of projects with consequential adjustments to the various costings. The Panel directed that Council<sup>4</sup> provide:

- information about any further work relating to project funding and growth projections that had been undertaken by Council and implications or any proposed changes to the DCP and the Amendment
- a copy of the further report to Council as identified in the Delegates Report of 25 November 2020<sup>5</sup>.

A subsequent Delegate Report (6 April 2021, approved 9 April 2021) resolved to endorse Council's position, including recalculating the DCP and removing a small number of projects. Chapter 1.6 provides details of the proposed changes and Chapter 3.1 considers the implications of these

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<sup>1</sup> Submission 9, Brimbank City Council

<sup>2</sup> Document 2, Attachment 2 to Council's Part A submission

<sup>3</sup> Document 2 Attachment 3 to Council's Part A submission. p9

<sup>4</sup> Document 2, Council's Part A and attachments

<sup>5</sup> Document 1, Directions Letter

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changes, including whether the approach taken by Council is appropriate and whether these changes can be made without re-exhibiting the Amendment.

### 1.6 Post exhibition changes to the DCP

The new growth projections compared with those in the exhibited document are set out in Table 2.

Table 2 Maribyrnong previous and revised population and dwelling forecasts

Forecasts	2041 (previous)	2041 (current)	Change
Population	156,794	144,114	-12,680
Dwelling numbers	67,272	61,664	-5,628

Source: Council Part A submission p 43

Forecasts of non-residential development were similarly revised down. These revised growth forecasts result in lower level of infrastructure need occasioned by new development. Rather than undertake extensive revision of the DCP, Council noted that the revised forecasts for 2051 were similar in magnitude to the previous forecasts for 2041. It therefore opted to extend the life of the DCP from 2041 to 2051 as a method of accommodating these revised growth forecasts.

In his expert witness report, Mr Hrelja compared the new 2051 forecasts with the previous 2041 forecasts, and these are shown here as Table 3.

Table 3 Comparison of residential dwelling forecasts by precinct

Source	Previous Id projection	Exhibited DCP Projection	Current Id projection	Current Id projection	Change from exhibited DCP to current Id 2051	
Year	2041	2041	2041	2051		
Precinct 1	18,360	21,360	18,209	22,739	1,379	6.46%
Precinct 2	5,381	5,381	5,601	6,101	720	13.38%
Precinct 3	10,203	10,203	8,929	9,259	-944	-9.25%
Precinct 4	16,187	16,187	11,737	14,057	-2,130	-13.16%
Precinct 5	9,187	9,177	9,461	10,841	1664	18.13%
Precinct 6	7,965	7,965	7,727	8,157	192	2.41%
<b>Total</b>	<b>67,272</b>	<b>70,273</b>	<b>-5,628</b>	<b>71,154</b>	<b>881</b>	<b>1.25%</b>

Source: Evidence of Mr Hrelja, Table 4

Table 3 shows that in total the previous population forecasts for 2041 are similar to the revised forecasts for 2051 in total with some variation by precinct.

In its Part A submission, Council provided data showing the revised levies as a result of the changed forecasts and the adjustment to extend the life of the DCP to 2051. These are set out in Tables 4 and 5.

Table 4 shows that in all but one charge area the revised levy is lower than the exhibited levy for residential development. For non-residential development, Table 5 shows there are four charge

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areas in each of the retail, commercial and industrial use categories where the revised levy is higher, albeit by very small amounts in most cases. Council proposed to implement the revised levy in charge areas where the levy falls, but cap the levy at the exhibited rate where the levy rises.

**Table 4 Previous and revised residential DCP levies by charge area**

AREA	RESIDENTIAL LEVIES PAYABLE			Previous version/ exhibited	Change in Residential Levy
	DIL \$ per Dwelling	CIL \$ per Dwelling	Total Levy \$ per Dwelling		
Area 1A	518	253	771	793	-22
Area 1B	696	253	949	976	-27
Area 1C	1,137	253	1,390	1441	-51
Area 1D	992	253	1,245	1287	-42
Area 1E	1,377	253	1,630	1675	-45
Area 1F	1,155	253	1,408	1439	-31
Area 2A	919	253	1,172	1215	-43
Area 2B	1,309	253	1,562	1639	-77
Area 3A	1,768	253	2,021	2061	-40
Area 3B	2,056	253	2,309	2310	-1
Area 3C	1,717	253	1,970	2101	-131
Area 4	1,182	258	1,440	1406	34
Area 5A	937	381	1,319	1398	-79
Area 5B	854	381	1,236	1311	-75
Area 5C	917	381	1,299	1386	-87
Area 5D	1,235	381	1,616	1785	-169
Area 5E	735	381	1,116	1216	-100
Area 6A	1,491	258	1,749	1771	-22
Area 6B	1,265	258	1,523	1912	-389
Area 6C	1,579	258	1,837	1897	-60
Area 6D	1,262	258	1,520	1569	-49

Source: Evidence of Mr Hrelja, Table 6

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**Table 5 Previous and revised non-residential DCP levies by charge area**

AREA	NON-RESIDENTIAL LEVIES PAYABLE					
	Retail DIL	Commercial DIL	Industrial DIL	Change in Retail Levy	Change in Commercial Levy	Change in Industrial Levy
	\$ per SQM	\$ per SQM	\$ per SQM	\$ per SQM	\$ per SQM	\$ per SQM
Area 1A	\$1.67	\$2.50	\$0.25	-\$0.01	-\$0.02	\$0.00
Area 1B	\$7.69	\$4.96	\$1.81	-\$0.29	-\$0.06	-\$0.08
Area 1C	\$19.24	\$11.08	\$4.65	-\$0.91	-\$0.40	-\$0.24
Area 1D	\$13.10	\$10.12	\$2.91	-\$0.54	-\$0.34	-\$0.13
Area 1E	\$13.58	\$10.19	\$3.05	-\$0.56	-\$0.35	-\$0.13
Area 1F	\$9.56	\$5.49	\$2.31	-\$0.32	-\$0.07	-\$0.09
Area 2A	\$18.96	\$6.73	\$5.00	-\$1.14	-\$0.20	-\$0.33
Area 2B	\$37.43	\$9.63	\$10.24	-\$2.58	-\$0.42	-\$0.73
Area 3A	\$38.37	\$10.01	\$10.49	\$1.02	\$0.14	\$0.30
Area 3B	\$32.46	\$12.20	\$8.50	\$2.60	\$0.75	\$0.71
Area 3C	\$38.20	\$10.58	\$10.38	\$1.41	-\$1.97	\$0.62
Area 4	\$16.25	\$13.06	\$3.56	\$0.80	\$0.92	\$0.15
Area 5A	\$13.38	\$6.52	\$3.36	-\$0.60	-\$0.21	-\$0.15
Area 5B	\$9.01	\$5.83	\$2.12	-\$0.36	-\$0.17	-\$0.09
Area 5C	\$14.28	\$6.89	\$3.59	-\$1.55	-\$0.36	-\$0.42
Area 5D	\$31.89	\$9.42	\$8.60	-\$3.95	-\$0.74	-\$1.11
Area 5E	\$5.58	\$5.29	\$1.14	-\$0.32	-\$0.17	-\$0.08
Area 6A	\$22.94	\$10.71	\$5.80	-\$0.45	\$0.27	-\$0.16
Area 6B	\$8.10	\$5.26	\$1.90	-\$0.29	-\$0.06	-\$0.08
Area 6C	\$22.54	\$8.76	\$5.87	-\$0.72	-\$0.32	-\$0.19
Area 6D	\$18.98	\$8.20	\$4.86	-\$0.70	-\$0.32	-\$0.18

Source: Evidence of Mr Hrelja, Table 6

In its Part A submission, Council listed six projects which it recommended be removed from the exhibited DCP and a further four that should be amended as a result of further analysis and revised costing. This was on the basis that:

in the course of preparing for this panel hearing, Council identified a number of projects where project costs have decreased or alternative funding has been sourced (such as from grants). It is proposed to adjust those project costings downward consistent with the revised cost estimates.

A further change that is proposed is that Council has also identified a number of open space projects that are partly funded by Open Space Contributions under Clause 53.01 of the Planning Scheme. That would comprise double dipping<sup>6</sup>.

<sup>6</sup> Document 2, Council Part A submission paras 110 and 111

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Council proposed to remove projects funded through other sources and reduce the cost of projects partially funded through other sources. These are summarised in Table 6.

**Table 6 Post exhibition projects removed or amended**

Project number	Description
<b>Projects to be removed</b>	
330	Barrett Reserve – West Footscray
374	McNish Reserve, Yarraville – open space works
439	West Footscray Activity Centre – streetscape works
440	Yarraville Gardens – open space works
463	Yarraville Gardens – open space works
875	Hanmer Reserve
<b>Projects to be amended</b>	
335	Cowper Street, Footscray – road works
337	Cruickshank Park, Yarraville – open space works
442	Yarraville Activity Centre – pedestrian priority works
870	Yarraville Oval - Floodlights

Source: Council Part A submission para 113

These changes reduce the total capital cost of the projects included in the DCP from \$147 million to \$144.5 million. However, the effect of extending the life of the DCP to 2051 is that the total funds collected through the DCP is projected to rise from \$40.6 million to \$46 million.

### 1.7 The Panel hearing and procedural issues

The Hearing was timetabled for 19 and 20 April 2021. Just prior to the Hearing, the Panel was informed that Submitter 14 wished to withdraw their submission and no longer be heard by the Panel. The Panel understands this occurred as a result of further discussion between the submitter and Council.

The Panel notes that there is no provision within the PE Act for a submission to be withdrawn, but given the submitter's wishes, the Panel does not intend to address the issues raised.

The Hearing was delayed as a result of the unavailability of the Council's advocate. A request for adjournment was discussed as a preliminary matter on the first day of the scheduled Hearing and agreed to by the Panel. The Hearing was subsequently held for half a day on 30 April 2021 to address issues raised by submitters not wishing to be heard and questions raised by the Panel<sup>7</sup>. Given there were no submitters being heard Council requested that its Part B submission be presented orally and the Panel agreed to this request.

The Hearing proceeded with a brief oral summary of Council's response to issues raised by submitters and the Panel, followed by brief oral presentation by its two expert witnesses, Mr Hrelja and Mr De Silva and a roundtable discussion involving Council, its witnesses and the Panel.

<sup>7</sup> Document 8

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### 1.8 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context and strategic justification
- Development Contributions Plan
  - Post exhibition changes to the DCP
  - Nesting of DCPs
  - Public open space contributions
  - Exemptions and inappropriate timing of the DCP
  - DCP projects
  - DCP implementation and review
  - Other minor changes
  - Form and content of the Amendment.

## 2 Planning context and strategic justification

### 2.1 State and local policy

Council submitted that the Amendment is supported by State and local planning policy which the Panel has summarised below.

#### (i) **Planning and Environment Act 1987**

The Amendment will assist in implementing the following policy objectives set out in section 4 of the PE Act:

- (a) Provide for the fair, orderly, economic and suitable use, and development of the land,
- (c) Ensure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria,
- (e) Protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community, and
- (f) Facilitate development in accordance with the objectives of planning in Victoria.

The Amendment seeks to implement these objectives by:

- providing a fair and reasonable basis between existing development and new development according to the share of usage of the infrastructure project
- providing a lawful and equitable method to collect contributions
- providing certainty as to the required development contributions for residential, retail, commercial and industrial development
- aiding the orderly and timely provision of necessary social and physical infrastructure throughout the municipality.

The Amendment seeks to implement Part 3B of the PE Act by enabling a DIL and CIL for development in the municipality.

#### (ii) **Planning policy framework**

The exhibited Explanatory Report details how the Amendment supports the Planning Policy Framework (PPF).

**Clause 19 Infrastructure** highlights the need to plan for the development of social and physical infrastructure in an efficient, equitable, accessible and timely manner. It requires Planning Authorities to consider the use of development contributions in the funding of infrastructure.

The Amendment supports Clause 19, specifically Clause 19.02-2S (Education facilities), Clause 19.02-6S (Open space) and Clause 19.03-1S (Development and infrastructure contributions plans) by:

... implementing the Maribyrnong DCP, which will ensure that contributions are available for the provision and maintenance of needed infrastructure works to support sustainable growth and development of the City. These works include but are not limited to upgrades to early years facilities, playgrounds and sport fields, open space landscaping, footpaths and bike paths, drainage structures and roadworks.

#### **Clause 21 (the Municipal Strategic Statement)(MSS)**

The Amendment supports the MSS by:

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- **Clause 21.04-4 (Open space network)**
  - ensuring new development provides funding to open space and network improvements including footpath works, playground equipment upgrades and additional facilities. Examples include footpath and lighting works at Footscray Park, and concrete path upgrades along the Maribyrnong River Trail.
- **Clause 21.05-1 (Landscape values)**
  - ensuring new development provides contributions to softscape and hardscape works along Maribyrnong River and Stony Creek. Examples include Stony Creek path works from Waratah to Roberts Streets, and public realm works along the Maribyrnong River in Footscray wharf.
- **Clause 21.06-1 (Urban design)**
  - funding infrastructure projects that will improve the design and appearance of the public realm in activity centres. These projects include upgrades to footpaths, lighting and landscaping for streets in the Footscray and Highpoint Activity Centres.
- **Clause 21.09-1 (Transport)**
  - ensuring new development provides contributions to needed road projects. Examples include upgrades to road pavement, drainage and kerbs along Pilgrim Street in Seddon and Cambridge Street in Maidstone.
- **Clause 21.10-1 (Community facilities)**
  - ensuring new development provides contributions to renew ageing, maintain existing and provide new community facilities to support a growing population. Examples include upgrades for the Angliss Early Years Centre and the Church Street Early Years Centre.
- **Clause 21.10-5 (Development Infrastructure)**
  - new development contributes to infrastructure improvements that meet the needs of future communities.
- **Clause 21.11-1 (Footscray Metropolitan Activity Centre)**
  - ensuring Council has sufficient funding to provide for physical and community infrastructure in the Footscray Metropolitan Activity Centre.

## 2.2 Other relevant planning strategies and policies

### (i) Plan Melbourne

*Plan Melbourne 2017-2050* sets out strategic directions to guide Melbourne's development to 2050, to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. Outcomes that are particularly relevant to the Amendment are set out in Table 7.

Table 7 Relevant parts of Plan Melbourne

Outcome	Directions
1. Melbourne is a productive city that attracts investment, supports innovation and creates jobs	1.1 Create a city structure that strengthens Melbourne's competitiveness for jobs and investment

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Outcome	Directions
2. Melbourne provides housing choice in locations close to jobs and services	2.2 Deliver more housing closer to jobs and public transport
3. Melbourne has an integrated transport system that connects people to jobs and services and goods to market	3.3 Improve local travel options to support 20-minute neighbourhoods
4. Melbourne is a distinctive and liveable city with quality design and amenity	4.1 Create more great public places across Melbourne
5. Melbourne is a city of inclusive, vibrant and healthy neighbourhoods	5.1 Create a city of 20-minute neighbourhoods
	5.2 Create neighbourhoods that support safe communities and healthy lifestyles
	5.3 Deliver social infrastructure to support strong communities
	5.4 Deliver local parks and green neighbourhoods in collaboration with communities
6. Melbourne is a sustainable and resilient city	6.4 Make Melbourne cooler and greener

Source: Plan Melbourne 2017-2050

### 2.3 Planning scheme provisions

A common zone and overlay purpose is to implement the Municipal Planning Strategy and the PPF.

The Amendment proposes to apply the DCPO. The purpose of the Overlay is:

To identify areas which require the preparation of a development contributions plan for the purpose of levying contributions for the provision of works, services and facilities before development can commence.

Clause 45.06-1 Development Contributions Plan states:

A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.

This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.

A permit granted must:

- be consistent with the provisions of the relevant development contributions plan
- include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.

### 2.4 Ministerial Directions and Planning Guidelines

The Explanatory Report and Council's Part A submission discuss how the Amendment has considered the following Ministerial Directions:

- Ministerial Direction – Preparation and Content and Reporting Requirements for Development Contributions Plans:
  - The DCP is not applied to land affected by any infrastructure contributions plans.

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- The appropriate exemptions for the development of land for non-government school and certain types of social housing have been included.
- The DCP limits the collection of levy to works, infrastructure, and facilities listed in the direction, such as transport and bike infrastructure, drainage works, basic improvements to public open space and community facilities.
- Ministerial Direction – The Form and Content of Planning Schemes:
  - The Amendment is generally consistent with this Ministerial Direction except in the format of the Summary of Costs table in Section 2 and the Summary of Contributions table in Section 3 of the prescribed Development Contributions Plan Overlay (DCPO) Schedule. This is discussed further in Chapter 3.8.
- Ministerial Direction 9 – Metropolitan Strategy
- Ministerial Direction 11 – Strategic Assessment of Amendments
- Ministerial Direction 15 – The Planning Scheme Amendment Process.

Council had regard to the *Development Contributions Guidelines* (Department of Sustainability and Environment, June 2003 – as amended March 2007).

### 2.5 Strategic support for DCP projects

Appendix A of the DCP lists a large number of Council plans and strategies which Council submitted provides strategic justification for the 199 projects included in the exhibited DCP (subsequently proposed removal of six projects, so a total of 193 – see Chapter 3.1). High level strategies and plans include:

- Council Plan 2017/21
- Annual Council plans and budgets
- Long Term Financial Strategy 2019/20 to 2028/29
- Maribyrnong 2040 Community Plan
- Public Health and Wellbeing Plan
- Housing Strategy 2018
- Economic and Industrial Strategy 2016
- Open Space Strategy 2014
- Integrated Transport Strategy 2012
- City Design Manual 2017
- Asset Management Policy 2014
- Asset Management Improvement Strategy 2015
- Road Asset management Plan 2016
- Building Assets Management Plan 2012
- Bicycle Strategy 2014
- Early years Infrastructure Plan 2018
- Playground Improvement Plan 2016
- Public Toilet Plan 2019
- Street Tree Planting Strategy 2013
- Urban Forest Strategy 2018
- Sports Pavilion Capital Improvement Plan 2017
- Sustainable Sportsgrounds Management Plan 2015
- Sportsground Capital Improvement Plan 2017
- Public Lighting Policy 2018

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- Skate/ BMX Facility Strategy 2013
- Defence Site Maribyrnong Statement of Policy Intent 2018.

In addition, a number of area specific policies and plans are listed in the DCP as providing support for DCP projects.

### 2.6 Discussion and conclusion

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF, and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

The Panel notes the large number of plans, strategies and policies which underpin the projects which are proposed to be part funded through the DCP. No submitter raised specific objections to the strategic and policy underpinnings of specific projects. While the Panel has not undertaken a specific analysis of the policy and strategy underpinnings on a project by project basis, no evidence or submissions made to it give the Panel cause to consider that projects are not broadly strategically supported.

## 3 Development Contributions Plan

### 3.1 Introduction

At the Hearing, there was discussion between Council, its experts and the Panel of the different nature of municipality-wide DCPs and most of the early DCPs which were concentrated almost entirely in growth areas. It was acknowledged that municipality-wide DCPs have a broader audience including the resident community and small-scale developers often involved in development such as dual occupancy. The discussion focused on the nature and extent of explanatory material that should be included in an incorporated DCP.

Mr Montebello, representing Council, stated that because of his professional background he approached DCPs as legal documents and as such without a great deal of explanatory material. He acknowledged that Council preferred a document with a greater emphasis on explanatory content. Council indicated that it would also prepare an information document to explain the DCP to local users of it.

In his evidence, Mr De Silva recommended that Council consider breaking the DCP into two sections with the document to be incorporated in the Planning Scheme containing the technical aspects and other material including explanatory material being included in a background document. In its written response to Mr De Silva's recommendations, Council responded that it had considered this and decided to retain the explanatory material in the document to be incorporated.

This is set out as a preamble to this Chapter for two reasons. Firstly, because in a number of the issues addressed in this Chapter, the Panel is recommending that the DCP would benefit from further explanatory material to make it more useful to its broader audience. Secondly, whether the DCP is split into two documents as recommended by Mr De Silva is not being addressed by the Panel as an issue in this Chapter because the Panel does not take a position on whether the incorporated document should or should not include the explanatory material. The Panel concludes that this is a decision best taken by Council as it is in a better position than the Panel to determine the most appropriate way to communicate relatively complex material to its community.

### 3.2 Post exhibition changes to the DCP

#### (i) The issues

The issues are whether the post exhibition change of the DCP planning horizon from 2041 to 2051 as a result of revised growth forecast and the subsequent changes to the DCP are:

- appropriate
- transformational and require re-exhibition of the Amendment.

#### (ii) Evidence and submissions

Council submitted that significant changes to forecast levels of both population growth and non-residential development had necessitated changed forecasts. It submitted that these changes were largely driven by a very significant drop in international migration which it expects will have a big impact on the growth prospects of inner ring municipalities such as Maribyrnong. Council

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explained that the revised forecasts prepared by .id Consulting were not prepared specifically to revise the DCP but were an update to inform broader Council service planning.

Council acknowledged that the use of revised forecasts particularly this early in the pandemic recovery period and given that they resulted in a significant reduction in forecast growth in the municipality was not without its challenges. In his evidence, Mr Hrelja recommended using these revised forecasts in the DCP. Mr De Silva also acknowledged the challenges of forecasting at this stage but concluded that it was appropriate to use the latest forecasts available.

Council submitted that it had a choice of either reducing the number of infrastructure projects funded and keeping the life of the DCP to 2041; increasing the levy and keeping the end date of the DCP at 2041; or extending the planning horizon of the DCP to 2051.

Council submitted that given the revised forecasts for 2051 were not significantly different to the original forecasts for 2041, Council made the pragmatic decision to extend the life of the DCP. Council added that *“the infrastructure to be funded will have a useful life that extends to at least 2051 and in many cases beyond that time”*<sup>8</sup>.

Mr Hrelja gave evidence that through the Amendment Council was committing to delivering the infrastructure within the lifespan of the DCP. The experience of other councils such as Banyule and Brimbank indicated that in reality the majority of projects would be delivered in a much shorter timeframe, with anticipated delivery within 5 to 10 years.

As indicated in Chapter 1.6, the proposed extension in DCP lifespan to 2051 has resulted in reductions in the levy in all but a small number of charge areas. Council submitted in its Part A:

It is apparent ... that while most of the charge areas would have a lower levy per demand unit or equivalent demand unit, there are some charge areas that would experience a higher levy per demand unit for equivalent demand unit. Notwithstanding, Council proposes that were a charge area would have a higher levy rate under the recalculated DCP, the Council will **not** apply that higher rate. Rather it will cap the levies in the DCP at the exhibited rates for those particular areas so that the result is that even though the DCP is updated and recalculated, there is **no change** to those particular charge area levies. The revenue that is forgone from what would have been those higher levies will be borne by Council. Over the forecast period the cost to Council is estimated at less than \$20,000 per year<sup>9</sup>.

Council submitted that capping levies at the exhibited level obviated the need to re-exhibit the Amendment. It added that further minor revisions in the costing of a number of projects and deletion of a small number of others had occurred as a result of further auditing of the list of projects.

Council provided a document listing post exhibition changes to the DCP, most of which result from the revised growth forecasts and the deletion and revision of projects (see Appendix C). In addition, Council provided the Panel with a marked version of DCPO2 which includes revised tables in Sections 2.0 and 3.0 as a result of the revised forecasts (see Appendix D).

### (iii) Discussion

The Panel agrees that forecasting population and related growth at this stage of the recovery from the pandemic is indeed challenging and that future population growth will depend both on the re-opening of international borders and the yet unknown policy position on future international

<sup>8</sup> Document 12, Summary of the oral Part B submissions

<sup>9</sup> Document 2, Council Part A submission para 108

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migration. The Panel accepts that the approach of using the most recent available forecasts is appropriate. If these turn out to be either significant under or overestimates, adjustment to the DCP can be made as part of a later review.

The Panel accepts the post exhibition removal and amendment of projects as set out in Chapter 1.6 as appropriate and notes the changes to the total cost of the projects funded through the DCP and the increase in the proportion of the total cost that will be recovered through the DIL and CIL. From the Panel's perspective it is important that Council has committed to implementing reduced levies where the extension to the planning horizon of the DCP has resulted in reduced levels and more importantly to cap levies at the exhibited level in those charge areas where levies have increased.

On this basis the Panel considers that the post exhibition changes to the DCP are acceptable.

In considering whether the proposed changes transform the Amendment, and hence would require re-exhibition, the Panel has considered the principles of natural justice and whether anyone would potentially be disadvantaged by not having an opportunity to provide submission on the changes. The Panel considers that while the proposed changes extend the time of provision from 2041 to 2051, the changes are not transformative and there is no need to re-exhibit the Amendment on the basis that:

- the substantive content of the DCP has not changed, and any changes to specific projects has involved removal of a project or reduction in the estimated cost of a project
- no one will be disadvantaged as the proposed changes result in a reduced levy, or are secured by a levy cap as proposed by Council
- the projects are likely to be delivered well within the lifespan of the DCP
- review of the DCP will be required well within the lifespan of the DCP and, as an Incorporated Document, any changes will require public exhibition as part of any Amendment to the Planning Scheme (see Chapter 3.6).

The Panel accepts the post exhibition changes to the DCP and the DCPO2 as included at Appendices C and D respectively.

### **(iv) Conclusions and recommendations**

The Panel concludes:

- The use of the revised growth forecast in post exhibition changes to the DCP is appropriate.
- The list of post exhibition changes to DCP and the DCPO2 included at Appendices C and D respectively are appropriate.
- The proposed changes are not transformative, and the re-exhibition of the Amendment is not required.

The Panel recommends:

#### **Amend the Maribyrnong Development Contributions Plan to:**

- a) Include the proposed post exhibition changes detailed at Appendix C of this Report.**

#### **Amend the exhibited Development Contributions Plan Overlay Schedule 2 to:**

- a) Make the changes shown in Appendix D of this Report.**

### **3.3 Nesting of DCPs**

#### **(i) The issues**

The municipality-wide DCP applies in addition to a precinct specific DCP which exists for the Joseph Road precinct in Footscray.

The issues are whether:

- the 'nesting' of DCPs is appropriate and appropriately explained in the DCP
- it is possible and or appropriate to foreshadow other area specific DCPS within the municipality-wide DCP.

#### **(ii) Evidence and submissions**

Submitter 6 opposed the DCP on the basis it is a developer in the Joseph Road precinct and is already subject to DCP levies there. It submitted:

We vehemently disagree with our inclusion in the DCP as our sites are located in the Joseph Road Precinct. As such we are already subject to Amendment C145 – Joseph road Precinct DCP. We find it unreasonable to now impose a second DCP on us when other developers in the municipality were not required to contribute to Amendment C145.<sup>10</sup>

What Council has proposed is effectively a 'nesting' of DCPs where a precinct specific DCP may operate in tandem with a municipality-wide DCP. Council submitted that the Joseph Road situation was unique in that there was little or no public infrastructure existing in the precinct when development was proposed and that the Joseph Road DCP was intended to provide precinct specific public realm infrastructure that would not normally be provided in a municipality-wide DCP.

Submitter 11 raised the issue of the potential for double dipping including as a result of multiple DCPs. It submitted:

The DCP foreshadows the possibility of multiple DCP overlays over one site, hence leaving open the possibility that a second DCP or infrastructure agreement may be prepared for the Highpoint Activity Centre<sup>11</sup>.

Submitter 11 sought clarification as to whether the current DCP was the one referred to in the Highpoint Planning and Urban Design Framework. In response, Council submitted that any future DCP that applied specifically to the Highpoint Activity Centre would only fund infrastructure specifically for the activity centre and this would be separate from infrastructure funded through this municipality-wide DCP.

In evidence, Mr De Silva stated that the situation where there are two DCPs being applied to a particular area was relatively unusual but there was nothing prohibiting the approach that Council has taken.

As a result of the issues raised, the Panel asked Council whether it was possible and desirable to add a short section to the DCP explaining the reason for the 'nesting' of DCPs and providing a clear delineation between the types of infrastructure provide in a precinct specific DCP as opposed to this municipality-wide DCP. Council responded:

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<sup>10</sup> Submission 6

<sup>11</sup> Submission 11

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In the lifespan of the proposed DCP, there will inevitably be from time to time planning exercises that may identify particular and specific infrastructure needs for an area which have not been identified in the Maribyrnong DCP or any other pre-existing DCP. However, if a future contributions plan is prepared for a specific area it will only fund infrastructure projects specific to that area and be separate from projects funded by Amendment C164. The Joseph Road DCP which applies only to developments within the Joseph Road Precinct through DCPO1 is an example of this.<sup>12</sup>

In the roundtable discussion on this issue, the possibility of adding a short section to the DCP more clearly articulating both the type of projects included in this municipality-wide DCP and those that fund precinct specific infrastructure was discussed. Mr Montebello helpfully distinguished between DCPs that arise as a result of widespread growth and those that apply to strategic development areas, with the Joseph Road Precinct being an example of the latter.

It was acknowledged by Council that precinct specific DCPs could well be developed in the future. Council was reluctant to provide any comprehensive list of these but identified the former defence land in Maribyrnong and the Highpoint Activity Centre as two possibilities.

Both Mr Hrelja and Mr De Silva agreed that the DCP would benefit from a short section which clearly sets out the type of infrastructure funded in this DCP as opposed to that likely to be funded by a precinct specific DCP.

### (iii) Discussion

The Panel considers it important that any 'nested' DCPs be exactly that – 'nested' and complementary – and with clear distinction between the infrastructure funded by an area or development specific DCP relative to the municipality-wide DCP. To provide clarity and ensure robust decision making, it will be important to articulate clear criteria and principles that guide decision making, and for this to be clearly communicated.

On this basis, the Panel considers that the DCP would benefit from including a brief section which puts precinct specific or strategic development DCPs in the context of this municipality-wide DCP. This could either articulate principles which drive the choice of infrastructure to be funded through each or give examples of the type of infrastructure to be funded by each. That section could foreshadow the likelihood of further precinct specific DCPs with or without possible examples but setting out the principles or preconditions that might result in a precinct specific DCP being prepared.

### (iv) Conclusions and recommendations

The Panel concludes:

- The preparation of both a municipality-wide DCP and precinct specific DCPs is appropriate with some development being subject to levies under each type of DCP.
- The DCP should be amended to include a short section clearly explaining the principles guiding decision making, roles of each of a municipality-wide DCP and precinct specific DCPs and the type of infrastructure to be funded by each.

The Panel recommends:

#### **Amend the Maribyrnong Development Contributions Plan to:**

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<sup>12</sup> Document 9, Council response to Panel issues, p1

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- a) **Add a short section which sets this municipality-wide Development Contributions Plan in the context of precinct specific Development Contributions Plans including:**
- the functions of each type of Development Contributions Plan
  - the types or categories of infrastructure which would normally be included in each type of Development Contributions Plan.

### 3.4 Public open space contributions

#### (i) The issue

Various aspects of public open space may be funded from a variety of sources, including through the *Subdivision Act 1988*, Clause 53.01 of the Planning Scheme, DCPs and project specific grants from other levels of government.

The issue is whether the DCP should be more explicit about the type of projects that can be funded from various funding sources, hence making it clear how DCP funds can be used for open space projects and therefore reduce uncertainty about the uses to which funding sources may be put and alleviate concerns about 'double dipping'.

#### (ii) Evidence and submissions

Submitter 7 opposed the DCP on the basis that they were already required to pay a significant open space levy. Submitter 10 raised a similar issue.

The Panel is aware that the various sources of funding for aspects of acquisition of land for open space and its subsequent development regularly cause confusion. The Panel acknowledges that there are grey areas, and it is possible that aspects of open space development be part funded from different sources.

Submitter 11 raised this issue in the context of the potential for double dipping from multiple funding sources, submitting:

There is no explanation of the relationship between the substantial open space works to be funded by this DCP and the Open Space Strategy and land required / funding payable at subdivision under Clause 53.01 of the Maribyrnong Planning Scheme<sup>13</sup>.

On the basis of the apparent confusion for at least a couple of submitters, the Panel asked Council whether it would be useful to include a short section in the DCP providing an explanation and greater clarity for those impacted by the DCP.

In its written response to the Panel, Council submitted that this was not easy to do and stated:

In accordance with the *Subdivision Act 1988*, Public Open Space Contributions levied under Clause 53.01 of the Planning Scheme can be used to fund the provision of new open space **and** the improvement of new and existing public open space.

By contrast to the wide discretion afforded by the *Subdivision Act 1988*, the Maribyrnong DCP is intended to fund open space improvement projects only and not the acquisition of new open space (even though that is permissible under legislation and DCP Guidelines). The *Planning and Environment Act 1987* requires that funds collected must be directed to projects nominated in the DCP within the specified timeframe<sup>14</sup>.

<sup>13</sup> Submission 11, p3

<sup>14</sup> Document 9, Council response to issues raised by the Panel, p1

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Mr De Silva recommended that a clear explanation be provided in the DCP as to the demarcation between open space projects funded by the DCP versus Clause 53.01.

In the roundtable discussion on this issue, it was acknowledged by Council and its witnesses that the grey areas about what revenue sources could be used for various costs incurred in the provision of open space and its development often caused confusion amongst submitters. Mr De Silva stated that in his opinion this sometimes arose because of the language that was used to describe some projects.

Both Council and Mr Hrelja assured the Panel that considerable effort had been made to ensure that there had been no double dipping, that is no DCP funding was being proposed to fund an aspect of open space provision that had already secured funding from an alternative source or would do so in the future. There was general acknowledgement in the roundtable discussion that the transparency of the DCP would be improved by the inclusion of a short section that explained clearly in lay terms what aspects of open space provision was being funded from this DCP how that dovetails with other aspects of open space provision funded from other sources.

Council advised in its correspondence<sup>15</sup> after the Hearing that *“In a future review of the planning scheme, Council may provide commentary in the public open space policy about how open space projects are funded by dual sources of funds”*.

### (iii) Discussion

The Panel has not attempted to undertake a detailed assessment of the use of funds proposed to be raised by this DCP as opposed to other sources to assure itself that there is no double dipping. Indeed, the information provided to it would not allow such an exercise to be undertaken. Nor does the Panel see this as its role. The Panel however accepts that appropriately rigorous internal review and audit processes have been undertaken to ensure that there is no double dipping. The Panel is comforted by Council subsequently removing some projects from the DCP and revising the costs of others.

The Panel comments that as the DCP is implemented that it may be necessary for further revision if grant funding becomes available to fund open space provision currently proposed to be funded through the DCP.

The Panel considers that the transparency of the DCP would be improved by the inclusion of a short section written with a lay user of the DCP in mind which:

- lists the various sources of funding that can be used to fund various aspects of open space provision and improvements to it
- outlines the approach that has been used by Council to identify the aspects of open provision and improvements to be funded by this DCP
- describes processes which have been used to ensure that there is no double dipping from multiple funding sources.

To assist with transparency, as Council has undertaken the work required to review and document the funding sources of each project, there may be value in sharing this information with interested parties outside of the DCP process, as appropriate.

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<sup>15</sup> Document 12

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### (iv) Conclusions and recommendations

The Panel concludes:

- That there is no evidence that double dipping has or will occur with respect to the funding of open space projects.
- That the transparency of the DCP would be improved by the addition of a short section that carefully explains in lay terms what aspects of open space projects are funded through the DCP and what aspects are funded from other sources.

The Panel recommends:

#### **Amend the Maribyrnong Development Contributions Plan to:**

##### **a) Add a short section on funding for open space which:**

- **identifies the various sources of funding that can be used to fund various aspects of open space provision and improvements to it**
- **outlines the approach used by Council to identify the aspects of open provision and improvements to be funded by this Development Contributions Plan**
- **describes processes which have been used to ensure that there is no double dipping from multiple funding sources, and any associated reporting.**

## 3.5 Exemptions and inappropriate timing of the DCP

### (i) The issues

A number of submissions requested that exemptions be provided in the case of one extra dwelling on a lot which is not being constructed for sale and that DCP levies are already being paid in the Joseph Road precinct. Issues associated with the Joseph Road DCP are addressed in Chapter 3.2. In addition, submitters argued that is inappropriate to introduce such a scheme at this time when many households are facing hardship.

The issues are whether:

- there can be exemptions from DCP levies where an extra dwelling unit is being constructed on a single lot
- the introduction of the DCP should be delayed until the economy recovers.

### (ii) Evidence and submissions

Submitter 1 requested an exemption from the DCP levies where an additional dwelling is being constructed on an existing lot and proposed to be used by members of the family. Submitter 7 sought a reduction in the open space and DCP levies on the basis that their development is for his family. Submitter 14 also sought an exemption on the basis that they are exceeding the provision of the required 5.7% open space contribution and are making other infrastructure upgrades as part of their development.

Submitter 14 subsequently withdrew its submission, as outlined in Chapter 1.7.

Submitters 2, 3, 4 and 13 opposed the introduction of the DCP in a period of economic hardship as a result of the COVID-19 pandemic. Submitter 2 specifically requested that its introduction be delayed for two years as a result of the current economic hardship.

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Submitter 10 stated that a DCP levy was a cost that had not been known at the outset and is not fair as it had not been able to be taken into account by them.

Council responded that it understood the difficult circumstances faced by residents as a result of the pandemic and its impact on the local economy. It submitted that:

Council endorsed at its Ordinary Meeting of 18 August 2020 a significant relief package for the community and local businesses.<sup>16</sup>

Council further submitted that:

It would not be appropriate or equitable for the DCP to include an exemption that distinguishes between investment projects, larger scale developer projects and family/resident developments.<sup>17</sup>

In his evidence, Mr Hrelja stated that DCPs do not typically make a distinction between the residential location or the personal circumstances of someone undertaking a development.

In addressing the issue of exemptions for development which is part way through its approval process, Mr Hrelja stated that in many cases there is a relatively long period between when a DCP is first mooted and its final approval and gazettal. This means that it is inevitable that some developers will gain their permits while the DCP preparation process is underway and will not become liable for the subsequently approved levies.

Mr Hrelja further stated:

Another option, which is rarely taken as far as I am aware, would be to exempt all developments that submitted an application or met some threshold by a particular point in time. This is a Council decision and is not required by law, directions or guidelines.<sup>18</sup>

### (iii) Discussion

The Panel understands that the exhibition period for this Amendment occurred at a time of great personal and economic uncertainty for many people as a result of the global pandemic. However, the Panel is not convinced that a case has been made for delaying its approval and implementation.

The purpose of the Amendment is to establish a tool for equitable funding of necessary city infrastructure to support a growing community. Delay will cause other inequities as a result of approved development not making a contribution to the cost of the infrastructure that the development creates the need for. The Panel notes that Council has introduced other assistance for those impacted by the pandemic but as this is outside the remit of this Amendment, the Panel makes no comment on the appropriateness or otherwise of that assistance.

The Panel understands that inequities that may arise as a result of the timing of approvals is an issue of concern for some submitters; namely whether developments are approved before or after gazettal of the Amendment, which will be the point from which levies will apply. However, the Panel is not attracted to the prospect of attempting to define transition arrangements or exemptions for development which may have commenced.

The Panel notes Mr Hrelja's comment about the possibility of exempting development that meets a defined threshold at a particular point in time. Mr Hrelja has raised this as an alternative but the

<sup>16</sup> Document 2, Council Part A submission, Attachment 2 p1

<sup>17</sup> Document 2, Council Part A submission Table 1

<sup>18</sup> Document 2, Exert evidence of Mr Hrelja, para 19

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Panel notes that he is not recommending it. The Panel observes that whatever point of time is chosen, there will inevitably be inequities with development proposals falling either side of the defined line. The Panel does not consider there should be an alternative to the date of gazettal as the date from which levies may be charged. The date of gazettal is firm and well defined. Attempts to define another cut off point are likely to lead to definitional arguments, and the Panel considers that this will not add value to the process or desired outcome, and certainly will not assist with progressing this Amendment.

The Panel further observes that other municipality-wide DCPs approved and in operation do not as a general rule provide for exemptions other than those specified in the PE Act.

The levies being proposed in this DCP are both in line with those proposed in other municipal DCPs and relatively small. In most cases they are likely to be of the order of one per cent or less of the sale price of a residential unit. In the Panel's view, it is relatively unlikely that a development which has a potentially one per cent extra cost added to it will be rendered non-viable by that impost.

### (iv) Conclusions

The Panel concludes:

- It is appropriate that all development not subject to the limited exemptions provided for under the PE Act are liable for the levies proposed in this DCP.
- That there is no good case for delaying the introduction of the DCP.
- The net community benefit of implementing a DCP to fund municipal-wide infrastructure outweighs any individual private financial impact.

## 3.6 DCP projects

### (i) The issues

The issues are whether:

- it is appropriate to add additional projects to the DCP
- there can be some clarification of the benefits to users in a charge area of projects in a particular charge area.

### (ii) Evidence and submissions

Submitter 8 sought consideration of the inclusion of further projects in the DCP as follows:

The Development Contribution Plan should consider and include offset of emissions imposed on Council assets and operations, and to the wider community. Funds generated from the DCP should be used to assist reduction in community & Council based emissions and increase resilience and sustainability within the community, through the establishment of new green space, preservation and improvement of existing green space, increased vegetation to offset emissions within the municipality and provide carbon drawdown opportunities, establishment and ongoing support of community gardens and urban farms, and renewable-based infrastructure such as electric vehicle stations.<sup>19</sup>

Council responded that the PE Act and related Ministerial Directions specify the types of infrastructure which may be funded through a DCP and that climate change related projects are

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<sup>19</sup> Submission 8

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not included. However, it submitted that there were a number of allowable DCP funded projects which also have climate change benefits, including but not limited to:

- project 434: that funds the municipal street tree planting consistent with Council's Urban Forest Strategy
- project 397: that funds bicycle and pedestrian network improvements throughout the municipality
- projects 398 and 399: that fund Maribyrnong River Trail path works which facilitate walking and biking
- project 465: that funds drainage and wetland improvement works at Newell's Paddock
- project 276A: that funds Footscray and Pipemakers Park footpath works
- project 329: that funds floodlight works at Angliss Reserve which would use energy saving LED lighting
- project 357: that funds upgrades to the Henry Turner pavilion that would include stormwater harvested from the new roof for toilet flushing and landscape irrigation
- project 1202: that funds shade trees and seating at Alex Beaton Reserve<sup>20</sup>.

Submitter 11 suggested adding the Warrs Road / Van Ness Avenue intersection upgrade and shared trails as DCP projects. Council responded that it had not undertaken the necessary detailed work to enable it to include either of these projects at this stage.

Submitter 11 sought clarification on which projects funded through the DCP that Highpoint Shopping Centre would derive benefit from. Council responded listing a number of projects that Council considered it would benefit from, including:

- project 35: Robert Barrett Reserve sports field works
- project 157: Robert Barratt reserve open space works
- project 314: Maribyrnong Aquatic Centre facility works
- project 982: Robert Barrett Reserve cricket net works
- project 393A: Maribyrnong River early year facility playground works
- project 397: Bicycle and pedestrian network works program
- project 429B: Public toilet works in a number of public reserves
- project 430F: Maribyrnong road safety works program
- project 434: Street tree planting and implementation of urban forest strategy
- project 455A: Playgrounds works programs in a number of public reserves and gardens
- project 470B: Highpoint Activity Centre streetscape works program.

### (iii) Discussion

The Panel agrees with Council that projects with a primary purpose to address climate change issues are not allowable under the PE Act or relevant guidelines and Ministerial Directions. The Panel does however accept that a number of projects including those listed and included in other allowable infrastructure categories, can and will have climate change mitigation benefits.

The Panel observes that for a project to be included in a DCP, work needs to have been undertaken to provide strategic justification for its inclusion. Further it is noted that it is not unusual for a municipal DCP to foreshadow that further projects may be added to the DCP at the time of review after strategic work has been undertaken. While this has not been specifically foreshadowed it is clearly what is intended. It would be prudent for Council to not wait until all

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<sup>20</sup> Document 9, Council response to issues raised by the Panel, p10

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strategic work has been completed, as to do so is likely to result in the development horse having well and truly bolted and Council having to fund infrastructure to support growth that has occurred. The Panel supports the approach being taken by Council.

With respect to the projects which generate benefits for Highpoint Shopping Centre and its visitors and patrons, the Panel notes that the Robert Barrett Reserve, which is the beneficiary of funding for a number of projects listed by Council, is in the vicinity of the Highpoint precinct. It is likely that there will be a nexus between visits to the reserve and visitors to the Highpoint activity centre.

The nexus between the Highpoint Shopping Centre and some of the projects listed by Council may not be necessarily obvious at first glance. However, the Panel notes that the usual understanding of nexus between residents and other users in a charge area, and a project to which that charge area contributes, is not premised on all users from the charge area necessarily using the facility being part funded through the DCP.

The nexus test is usually deemed to have been met if users from the charge area have the opportunity to use the facility to which DCP funds are being applied. The Panel is satisfied that in broad terms the nexus test is met in this case.

### (iv) Conclusions

The Panel concludes:

- It is not appropriate to add climate change projects that do not comply with the DCP eligibility criteria.
- A number of the projects included in the DCP will have climate change mitigation benefits.
- It is not appropriate to add the projects suggested by Submitter 11 to the DCP at this time.
- An appropriate nexus exists between the users in the charge area in which Submitter 11 is located and the projects listed by Council as proposed to be funded by the DCP.

## 3.7 DCP implementation and review

### (i) The issues

The issues are whether:

- greater clarity can be provided in describing the point at which DCP levies can be charged
- greater clarification is needed on the provision of demand unit credits when existing floorspace is demolished and subsequently replaced
- the timing of periodic reviews should provide greater flexibility in the timing of reviews.

### (ii) Evidence and submissions

The Panel raised with Council whether there could be greater clarity in describing the point at which DCP levies are proposed to be charged. Section 7.3 the DCP currently states:

Payment of the Development Infrastructure Levy can be sought at planning permit stage, subdivision stage or building permit stage<sup>21</sup>.

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<sup>21</sup> Exhibited DCP p 67

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The Panel was concerned that the use of the phrase 'can be sought' provides little certainty for developers or the community and asked Council to consider providing greater clarity. Council responded that its intention was impose the DCP levies at the first available opportunity in the case of the DIL. The CIL will be levied at the building permit stage as provided for in the PE Act. Council submitted that it would be content for the wording of the DCP to be amended as follows:

~~Payment of t~~The Development Infrastructure Levy ~~may will~~ be ~~sought~~ levied by Council at the planning permit stage, subdivision stage or building permit stage of development, in accordance with the timing points indicated in this DCP whichever occurs first after the Approval Date of this DCP.

Council acknowledged that this provides greater clarity and Mr Hrelja accepted this. Mr De Silva agreed that the revised wording assists.

The DCP provides that a levy will only be charged for a net additional number of dwellings or floorspace and that demand unit credits would apply where existing dwellings or non-residential floor space is demolished. Submitter 11 raised the issue of credit for unoccupied floor space, submitting:

The DCP provides for a demand unit credit to apply to existing, previously approved gross floorspace for non-residential development. However, this credit does not apply to unoccupied buildings.

The draft Development Plan (in preparation) for the Highpoint Shopping Centre site includes the substantial removal and reprovision of retail space, and GPT request that Amendment C164 is drafted in a way that allows GPT should (sic) obtain a credit for the removal of this space.<sup>22</sup>

On the basis of this submission, the Panel raised with Council the need to clarify the paragraph in section 7.3 of the exhibited DCP which deals with demand unit credits, by specifically addressing the situation where previously occupied floorspace becomes unoccupied for a short period of time pending its demolition as a precursor to redevelopment of the floorspace.

Council responded that it considered the most appropriate approach to providing clarity was to use the mechanism of existing use rights. It submitted that the wording on the DCP could be revised as follows:

A demand unit credit applies for existing, previously approved:

- Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, unless those lots or buildings continue to have the benefit of existing use rights.
- Dwellings. This credit does not apply to vacant residential lot.<sup>23</sup>

Section 7.8 of the DCP indicates that the DCP will need to be reviewed within three years, but does not mention the frequency of ongoing reviews. In his evidence, Mr De Silva pointed out that DCP reviews can be resource intensive. The Panel subsequently asked Council to revisit the timing of reviews. Council responded that the letter of authorisation on the Amendment included the following:

The proposed Maribyrnong Development Contribution Plan **must** be updated to include the following wording:

- The Maribyrnong Development Contribution Plan may need to be reviewed within 3 years of approval to take into account the policy objectives, boundaries and actions

<sup>22</sup> Submission 11

<sup>23</sup> Document 9, Council response to issues raised by Panel, p2

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outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning.<sup>24</sup>  
(Panel emphasis)

Council submitted that it would prefer to have greater flexibility. Mr Hrelja stated that four yearly reviews in line with review of the Planning Scheme are more appropriate. Mr De Silva observed that the process and content of reviews is largely undefined. He stated that five yearly reviews may be more appropriate.

### (iii) Discussion

The Panel raised the issue of providing greater clarity in the DCP regarding the point at which the levies would be charged. It agrees that the revised wording that Council has proposed is appropriate and has the advantage that it makes clear that following gazettal, development which is part way through the approval process may be charged at the first available trigger point even if the first trigger point has passed.

The Panel agrees that the proposal by Council to link demand unit credits to existing use rights is an appropriate way to address the issue raised by Submitter 11. This addresses the issue of floorspace that is necessarily left vacant for a period of time pending other changes that might need to precede the time at which an application for replacement floorspace is made. The wording proposed by Council is supported by the Panel.

The letter of authorisation of the Amendment did not require a review of the DCP within three years, but rather that review may be needed within three years. The authorisation makes no specific reference to a requirement for ongoing reviews. The Panel notes the significant cost that can be incurred in reviews, as observed by Mr De Silva. It agrees that more flexibility should be provided in the timing of reviews and suggests that section 7.8 of the DCP be worded as follows:

This DCP should be reviewed every four to five years or more often if necessary. An initial review may be required within 3 years of approval, to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning.

The Panel considers that this wording maintains the intent of the letter of authorisation and provides Council with appropriate flexibility.

Changes will be required to the wording of the explanatory 'note' in Section 3.0 of the DCPO2 to ensure consistency with the changes to the DCP recommended in this Report, specifically those relating to providing greater clarity:

- in describing the point at which DCP levies can be charged
- on the provision of demand unit credits when existing floorspace is demolished and subsequently replaced.

### (iv) Conclusions and recommendations

The Panel concludes:

- The wording of the section of the DCP headed 'Payment of the Development Infrastructure' be amended to provide greater clarity on the timing of the collection of the Development Infrastructure Levy.

<sup>24</sup> Document 2, Council part A submission Attachment 7

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- The section of the DCP which addresses demand unit credits should be amended to provide for credit to be provided for some floorspace that is temporarily vacant pending redevelopment.
- The wording of the explanatory 'note' in the DCPO2 should be updated to ensure consistency with the changes to the DCP recommended in this Report relating to timing of payment and clarification of demand use credits. Suggested wording is shown at Appendix D.
- Greater flexibility should be provided in the timing of reviews of the DCP, and a commitment to ongoing reviews.

The Panel recommends:

### Amend the Maribyrnong Development Contributions Plan to:

- a) Replace the first sentence of the paragraph of section 7.8 headed "Payment of the Development Infrastructure Levy" with: "The Development Infrastructure Levy will be levied by Council at the planning permit stage, subdivision stage or building permit stage of development, in accordance with the timing points indicated in this DCP whichever occurs first after the Gazettal Date of this DCP".
- b) Replace the third paragraph of the section headed "Basis for Payment" in section 7.3, with "A demand unit credit applies for existing, previously approved:
  - Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, unless those lots or buildings continue to have the benefit of existing use rights.
  - Dwellings. This credit does not apply to vacant residential lot."
- c) Replace section 7.8 with "This DCP should be reviewed every four to five years or more often if necessary. An initial review may be required within 3 years of approval, to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning."

### Amend the exhibited Development Contributions Plan Overlay Schedule 2 to:

- a) Update the wording of the explanatory 'note' in Section 3.0 as it relates to timing of payment and clarification of demand use credits in accordance with the suggested wording shown in Appendix D.

## 3.8 Other minor changes to the DCP

### (i) The issue

The issue is whether the changes recommended by Mr De Silva in his peer review of the DCP are appropriate.

### (ii) Evidence and submissions

In his peer review of the DCP, Mr De Silva recommended minor changes to the DCP. A number of these have been addressed in previous sections of this Report, and the remaining recommendations and Council's response to them are set out in Table 8.

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**Table 8 Council's response to peer review recommendations**

Recommendation	Council response
Table 4 be amended to include an additional column showing the total change in land uses between 2018 and 2041 for each charge area.	The recommendation is supported.
Identify the population projections per charge area in a new table under Section 4.5.	The recommendation is supported.
Include a new figure to illustrate the six precincts and provide further explanation in Table 2 regarding the relevance of precincts.	The recommendation is supported.
Include a table setting out the total demand units by land use type for each charge area in the Appendix.	The recommendation is supported.
Include a column in Table 8 or Appendix D titled 'delivery horizon'.	<p>The recommendation is not supported.</p> <p>Unlike projects in the Joseph Road DCP which were 100% funded by the DCP, the projects in the proposed DCP are only partially funded by the DCP. Their delivery timing will depend on the need, Council's budget priorities, and the availability of other sources of funding. These factors are difficult for Council to determine and some flexibility is necessary in their delivery timing.</p> <p>Additionally, there are a number of projects (such as 397 and 434) for which a delivery horizon would not make sense, since the projects is expected to be implemented over time.</p>

Source: Council's response to additional Panel questions (Document 9)

**(iii) Discussion**

The Panel agrees with Mr De Silva's recommendations.

As part of the roundtable discussion, Council accepted that designating a delivery horizon as short(S), medium(M) or long(L) term would be a useful indicator of Council's currently intended priorities. Council advised that it was aware that municipal DCPs approved for other municipalities had often resulted in most projects having been completed in the first years after gazettal. The Panel notes that a delivery horizon designated as S/M/L is a common feature of DCPs and considers that it is appropriate to add to Table 8 of the DCP.

**(iv) Conclusions and recommendations**

The Panel concludes:

- Recommendations made by Mr De Silva and accepted by Council should be adopted.
- A 'delivery horizon' column should be added to Table 8 of the DCP with intended delivery of projects indicated as short, medium or long term.

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The Panel recommends:

**Amend the Maribyrnong Development Contributions Plan to:**

- a) Add a 'delivery horizon' column to Table 8 with each project indicated as being delivered in the short (S), medium (M), or long (L) term.

### 3.9 Form and content of the Amendment

#### (i) The issue

As a condition of authorisation, Council was required to further explain why the proposed DCPO2 did not comply with the *Ministerial Direction on The Form and Content of Planning Schemes*. The Panel requested further clarification from Council and reviewed the proposed DCPO to consider consistency with the Ministerial Directions relating to the form and content.

The issue is whether the requirements of the Ministerial Direction on form and content has been met in the Schedule to the DCPO.

#### (ii) Evidence and submissions

In response to directions from the Panel, Council submitted that the Amendment is generally consistent with the Ministerial Direction except in the format of the Summary of Costs table in Section 2 and the Summary of Contributions table in Section 3 of the prescribed DCPO Schedule.

Council submitted that specific format changes include:

The Summary of Costs table at section 2.0 has been slightly modified to show facility types that are charged under this DCP. In particular see row 1 and 2 of the table at section 2.0 for CFCI and CFDI. This is to enable the infrastructure categories in the DCPO Schedule to match the project types identified in the DCP noting that the project types that are included are consistent with those allowed under the Ministerial Direction on the Preparation and Content for Development Contributions Plans.

The Summary of Contributions table at section 3.0 has been modified because the prescribed schedule does not enable Council to insert DCP levy values for more than one DCP charge area. To improve useability, the table has been adapted to allow the contribution rates for each of the 21 charge areas to be shown in table format. A note has been included at the bottom of the table to direct the user to refer to the DCP incorporated document, which includes details such as the location and types of projects to be funded. This methodology has been adopted and approved by DELWP in a number of other municipal DCP amendments.

In response to a question from the Panel, Council explained that the extensive 'note' below the table in section 3.0 of the overlay was included to allow the DCPO2 to operate as a 'one stop shop' for DCP operational information, particularly for the benefit of permit applicants. It said the DCPO should:

- avoid the need to search for other documents and information to determine DCP liability
- summarise what Council is committing to construct and by when
- show levies applicable to an area and development type and identify how these will be adjusted / indexed
- define terms, payment provisions and exemptions.

At the roundtable discussion, both Mr Hrelja and Mr DeSilva supported the approach to the explanatory note. Mr DeSilva observed that the explanatory note as drafted reflected continuous

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improvement and allowed for ease of reference, and Mr Hrelja supported the 'one stop shop' approach.

Council provided a revised DCPO2 (see Appendix D).

### (iii) Discussion and conclusion

In relation to the table in Section 2.0, the Panel accepts that the change is required to enable the infrastructure categories in the DCPO2 to match the project types identified in the DCP.

In relation to the table in section 3.0, the Panel observes that the proposed change is necessary to include the information as it relates to all charge areas, as the prescribed schedule does allow for inclusion of DCP levy values for more than one DCP charge area.

The Panel concludes that the alternate formatting of the DCPO2 as exhibited is appropriate as:

- the project types are consistent with those allowed under the Ministerial Direction on the Preparation and Content for Development Contributions Plans
- DELWP has authorised the Amendment in this format, albeit subject to further explanation in the Explanatory Report
- the alternate format of the tables in the DCPO2 is necessary allow for inclusion of all of the relevant information
- the proposed tables are clear and improve useability of the overlay.

The Panel reviewed DCPO2 for clarity and has identified a change that will assist with legibility of the controls. Specifically in the table at Section 2.0, the first column titled 'Facilities' includes a number of acronyms that have not been explained. It would be beneficial to include a note explaining the meaning of these acronyms.

### (iv) Recommendations

The Panel recommends:

**Amend the exhibited Development Contributions Plan Overlay Schedule 2 to:**

- a) **Add a note to the table at Section 2.0 to provide an explanation of each of the acronyms in the first column titled 'Facilities'.**

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## Appendix A Submitters to the Amendment

No.	Submitter
1	Stamatia Hristoforidis
2	PM Property Corp
3	Oxford Building Group
4	Phan Tran
5	City West Water
6	Omni Property Group
7	Catherine Devereux
8	Sarah Rickard
9	Brimbank City Council
10	Adam Vergis
11	Highpoint Shopping Centre
12	AusNet Services
13	Hoang H T
14	Buckley Seddon Pty Ltd and Walter Buckley Pty Ltd

## Appendix B Document list

No.	Date	Description	Provided by
1	18/12/2020	Directions Letter and Timetable	PPV
2	12/04/2021	Council Part A submission Attachments: <b>Council Minutes &amp; Delegates Reports:</b> <ol style="list-style-type: none"> <li>1. Ordinary Council Meeting Report and Meeting Minutes, Maribyrnong City Council, 11 December 2018 (includes the Development Contributions Plan Position Statement)</li> <li>2. City Development Special Committee Meeting Report and Meeting Minutes, Maribyrnong City Council, 29 October 2019</li> <li>3. Delegate Report, Maribyrnong City Council, dated 25 November 2020 (signed 2 December 2020)</li> <li>4. Delegate Report, Maribyrnong City Council, dated 17 March 2021 (signed 22 March 2021)</li> <li>5. Delegate Report, Maribyrnong City Council, dated 6 April 2021 (signed 9 April 2021)</li> </ol> <b>Correspondence with DELWP:</b> <ol style="list-style-type: none"> <li>6. Letter from the Department of Environment, Land, Water and Planning (DELWP) indicating Amendment was placed on further review, 18 November 2019</li> <li>7. Authorisation letter with conditions from the Minister for Planning and DELWP, 4 March 2020</li> <li>8. Emails from DELWP indicating the Amendment documents met the conditions of authorisation, 9 June and 10 July 2020</li> </ol> <b>Amendment Documentation:</b> <ol style="list-style-type: none"> <li>9. DCP Incorporated Document</li> <li>10. Explanatory Report</li> <li>11. Planning Scheme Schedules</li> <li>12. Planning Scheme Maps</li> </ol> <b>List of relevant background and technical documents:</b> <ol style="list-style-type: none"> <li>13. Development Contributions Plan Options Report, Mesh, May 2018</li> <li>14. Maribyrnong 2021 forecast id Adjustment Supplementary Information Report</li> <li>15. Expert Evidence, HillPDA, April 2021</li> <li>16. Expert Evidence, Mesh, April 2021</li> </ol>	Council
3	12/04/2021	Documents provided in response to Panel direction 2(f): <ul style="list-style-type: none"> <li>- Amendment C137 Open Space Contribution Policy Report-reference-document-exhibition</li> </ul>	

**Agenda Item 9.1 - Attachment 1**

No.	Date	Description	Provided by
		<ul style="list-style-type: none"> <li>- Amendment C137 Ordinary Council Report to adopt Maribyrnong Open Space Contribution Policy 19 April 2016</li> <li>- Maribyrnong C145 Joseph Road DCP Incorporated Plan July 2019 Approval gazetted</li> <li>- Maribyrnong C145 Joseph Road DCP Panel Report 21 May 2019</li> <li>- Maribyrnong Open Space Strategy - 21 Oct 2014</li> </ul>	
4	13/04/2021	Letter to Planning Panels Victoria: withdrawal of Buckley Seddon Pty Ltd and Walter Buckley Pty Ltd submission and advice that they no longer want to be a party to the Hearing	Gemma Robinson of Rigby Cooke Lawyers representing Buckley Seddon Pty Ltd and Walter Buckley Pty Ltd
5	14/04/2021	Email from the Panel to Council proposing alternative hearing arrangements	PPV
6	15/04/2021	Email from Council to the Panel confirming its support for the proposed hearing arrangements, and confirming experts who will give evidence at the hearing	Council
7	19/04/2021	Email from Council's detailing a proposed roundtable process, a request to submit its Part B statement orally and an offer to provide a written summary of comments and responses	Council
8	21/04/2021	Revised timetable, distribution list and document list	PPV
9	30/04/2021	Council response to issues raised by the Panel	Council
10	30/04/2021	Council marked-up version of DCPO2	Council
11	06/05/2021	Table 6 in Alex Hrelja's expert witness statement in excel	Council
12	10/05/2021	Further information provided by Council including letter and attachments: <ul style="list-style-type: none"> <li>- Summary of the Part B submission</li> <li>- Consolidated list of changes proposed to the exhibited DCP</li> <li>- Copy of the memo referred to by Mr. Hrelja which is dated 16 March 2021 that should be dated 16 April 2021</li> <li>- Copy of the Open Space Strategy from the planning scheme.</li> </ul>	Council

## Appendix C Proposed list of changes to the DCP Incorporated Document

Source: Document 12

Page	Location	Proposed change
Front cover	Date at the bottom (July 2020)	Updated to '2021' (or date when Council adopts the Amendment)
Table of contents	Table of contents	Update Table of contents with new page numbers
5 & 6	Section 1.1 Background paragraphs 1, 2 and 8	Extend end year to 2051. Insert dwelling estimates in 2051.
6	Section 1.2 Purpose paragraph 2 – Third dot point	Extend end year to 2051.
6	Section 1.3 Maribyrnong DCP Area paragraph 1 & 2	<p>Add text to describe the six planning precincts and their relevance to infrastructure planning.</p> <p>Delete paragraph 1 (as below):</p> <p><del>“The City’s DCP Area Map is in Figure 1. These areas were sourced from planning precincts adopted by Maribyrnong City Council in its Development Contributions Position Statement and are informed by Maribyrnong Development Contributions Options (Mesh Planning, Final Report May 2018)</del></p> <p>Insert new paragraph 1 and amend paragraph 2 (as below):</p> <p><u>“The City’s DCP charge areas are based on six planning precincts as shown in Figure 1. The planning precincts were drawn from Council’s planning process for community infrastructure and are considered more suitable than suburb boundaries for infrastructure planning as they have a similar size and are more reflective of people’s movement patterns. For example, the West Footscray suburb is segmented by the Sunbury train tracks which discourages residents from the north from utilising community facilities in the south. In that regard, it was appropriate to divide West Footscray into two planning precincts (2 and 5).</u></p> <p><del>The DCP’s six precincts were divided into sub-precincts, resulting in 21 areas.</del> <u>The DCP’s six planning precincts are further divided into 21 sub precincts as shown in Figure 2. These areas were</u> sourced from planning precincts adopted</p>

**Agenda Item 9.1 - Attachment 1**

Page	Location	Proposed change
		<p>by Maribyrnong City Council in its Development Contributions Position Statement and are informed by Maribyrnong Development Contributions Options (Mesh Planning, Final Report May 2018).</p> <p><u><a href="#">The sub precincts</a></u> ensures all DCP infrastructure has appropriately sized catchments. More information about the mapping parameters used to establish the 21 areas is in Section 4.1 of this report.”</p>
7	Section 1.3 Maribyrnong DCP Area. Figure 1	Add new Figure 1 that illustrates the six planning precincts (refer to Attachment 1 for details).
8	Section 1.4 Other Forms of Development Contribution – Third dot point	<p>Amend and add text as follows:</p> <p><b>“Open Space levy contributions</b> collected during the subdivision process for land and / or cash for open space provision. Council has adopted a policy position to use open space levies <u><a href="#">collected under clause 53.01 of the Planning Scheme</a></u> for <u><a href="#">the provision and improvement</a></u> of open space land. Separate open space infrastructure works are included in this DCP. <u><a href="#">Council has ensured that there is no overlap or “double dipping” in relation to any scheduled projects.</a></u>”</p>
8	New Section 1.6 - Joseph Road DCP	<p>Add a new section after Section 1.5 Other Overlay Schedules, to provide information on the Joseph Road DCP.</p> <p><u><a href="#">“Section 1.6 Joseph Road Precinct DCP</a></u></p> <p><u><a href="#">The Joseph Road Precinct was the subject of the Joseph Road Public Realm Plan which was prepared by Council to identify the basic public realm infrastructure required for the provision of dwellings (and some mixed uses) that the Minister for Planning had permitted in the form of high rise intensive residential development in circumstances where basic infrastructure did not exist.</a></u></p> <p><u><a href="#">The precinct had multiple landowners with development permits that contained conditions that required the provision of immediate public realm infrastructure. To share the cost of mitigation works equally between landowners and coordinate the delivery of infrastructure projects, Council prepared a DCP for the precinct in 2018 through Amendment C145. The Joseph DCP is applied through DCPO1 to fund 15 localised projects that are needed to support its future population. It does not include any municipal wide projects and does not levy on CIL. Projects included in the Joseph Road DCP include public realm, streetscape, road, traffic, and drainage works.</a></u></p> <p><u><a href="#">The Joseph Road Precinct is located within Charge Area 4 of the Maribyrnong DCP. When the Maribyrnong DCP is approved, both DCPO1 and DCPO2 will apply concurrently to</a></u></p>

**Agenda Item 9.1 - Attachment 1**

Page	Location	Proposed change
		<a href="#"><i>the Joseph Road Precinct as the Maribyrnong DCP provides for separate infrastructure that would be needed by future users of the precinct not funded by the Joseph Road DCP.</i></a>
9	Section <del>1.6</del> <a href="#">1.7</a> Renewal Areas and Legal Agreements	<p>Renumber Section 1.6 to 1.7.</p> <p>Add a paragraph to describe other renewal areas that might be subjected to site specific DCPs:</p> <p><i><a href="#">"In the lifespan of the Maribyrnong DCP, there will inevitably be from time to time planning exercises that identify particular and specific infrastructure needs for an area which have not been identified in the Maribyrnong DCP. However, if a future contributions plan is prepared for a specific area it will only fund infrastructure projects specific to that area and be separate from projects funded by the Maribyrnong DCP. The Joseph Road DCP which applies only to developments within the Joseph Road Precinct through DCPO1 is an example of this."</a></i></p>
10	Section 2.1 Overview paragraph 1	Revise end year to 2051.
18	Section 3.3 Reference Documents for Infrastructure Projects, Table 1	<p>In Table 1, remove West Footscray Neighbourhood Plan as a reference document.</p> <p>The projects that referenced the Plan (330 and 439) are proposed to be removed from this DCP.</p>
26	Section 4.5 Residential Projections to <del>2041</del> <a href="#">2051</a>	<p>Extend end year to 2051.</p> <p>Insert new table that shows population projections per charge area from 2018 to 2051 and their % change (based on discussions at the Panel Hearing Round Table).</p>
28	Section 4.6 Non- Residential Projections to <del>2041</del> <a href="#">2051</a>	Extend end year to 2051.
30	Section 4.7 Development Data	Extend end year to 2051, update descriptive text with revised population and floor area projections.
30	Table 3. Summary of Development Projections 2018- <del>2041</del> <a href="#">2051</a>	Extend end year to 2051 and update table with revised projections.
31	Table 4 Development Projections, Maribyrnong DCP	<p>Extend end year to 2051.</p> <p>Add additional column for each use, showing the total % change in land uses between 2018 and 2051. For example,</p>

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Page	Location	Proposed change
	Charge Areas, 2018- <del>2041</del> -2051	for Area 1B, this would be 72 additional dwellings between 2051 and 2018 or a 6.2% increase.  With the columns added, the table is too wide to fit into an A4 page in portrait format. Council proposes to split the table in two parts, with 4a showing residential and retail data, and Table 4b showing commercial and industrial data as shown in Attachment 2.
33	Section 4.9 Total Demand Units	Update descriptive text to extend end year to 2051, and provide revised demand units.
32	Table 6. Summary of Total Demand Units Maribyrnong	Update table with revised demand units as a result of other proposed changes (including extending end year to 2051, removing 6 projects, and amending the cost of 4 projects).
33	New <a href="#">Table 7. Demand Units by Charge Area</a>	Add a new table beneath existing Table 6, to indicate the total demand units by land use type by charge area. This is intended to support information provided in Table 6 (Summary of Total Demand Units by land use type and by project category).  Alternatively, this table can be inserted in the Appendix and a reference be made in Section 4.9.
34	Section 5.1 Infrastructure Subject to DCP Funding	Extend end year to 2051.  Update reference to number of projects in the DCP, estimated cost of works and average project costs to accord with Council's proposed removal of 6 projects and amending the cost of 4 projects.  The number of projects will reduce from 199 to 193. Total cost will reduce from \$147,411,676 to \$144,000,676. Average cost will reduce from \$740,762 to \$746,117.  Add text to indicate that the scheduled open space projects funded by the DCP consists of only open space improvement works and not land acquisition, and that there is no "double dipping" of the Open Space Contribution Levy by the scheduled projects.
34	Table 7. Summary of DCP Projects	Update the number of projects, total cost, and average cost to accord with Council's proposed removal of 6 projects and amending the cost of 4 projects.  The number of projects will reduce from 199 to 193. Total cost will reduce from \$147,411,676 to \$144,000,676. Average cost will reduce from \$740,762 to \$746,117.

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Page	Location	Proposed change
35	Section 5.2 List of Scheduled DCP Projects	Extend end date to 31 December 2051.
35-52	Table 8. Scheduled DCP Projects	<p>Remove projects 330, 374, 439, 440, 463 and 875 from the table (as suggested in Council's Part A submission to Panel).</p> <p>Update the capital cost of projects:</p> <ul style="list-style-type: none"> <li>• 335 from \$4.1m to <a href="#">\$3.534m</a></li> <li>• 337 from \$500k to <a href="#">\$201k</a></li> <li>• 442 from \$500k to <a href="#">\$454k</a></li> <li>• 870 from \$250k to <a href="#">\$200k</a></li> </ul>
53-58	Figures 5 to 10	<p>Replace all figures showing the location of projects to accord with Council's proposed changes to remove projects 330, 374, 439, 440, 463, and 875.</p> <p>Additionally, the updated figures will correct a number of administrative errors in existing figures 7-10 to correctly identify all projects. Many of these errors have occurred as a result of multiple projects sharing the same site(s). In the existing figures, only the 'top most' project is shown. The updated figures will show all projects.</p> <p>The administrative errors to be corrected include:</p> <ul style="list-style-type: none"> <li>• In Figure 6 – Project 6, 38, 643, 980 are missing. Project 393B is a CFDI project and should be shown in Figure 7 instead.</li> <li>• In Figure 7 – Project 393B is missing. Project 429A is shown in the wrong location and project 454 incorrectly shown (there is no such project).</li> <li>• In Figure 8 – Project 276 in 1F should be 276C, project 276B and project 397 are missing.</li> <li>• In Figure 9 – Project 397 is a PADI project and should be shown in Figure 8 instead.</li> <li>• In Figure 10 – Projects 20, 35, 157, 204, 329, 355, 455A, 455B, 642, 879 are missing. Additionally, project 841 is in the wrong location (should be in charge area 2B instead of 2A), and project 980 is a CFDI project and should appear in Figure 6 instead.</li> </ul> <p>The updated figures are shown in Attachment 3.</p>
59	Section 6.2 DCP Levy Calculation Method	Extend end year to 2051.

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Page	Location	Proposed change
63	Section 6.5 External Demand Allowance and Funding Gap	In final paragraph, revise the expected cost recovery percentage to 31.6% of all scheduled projects.
64	Table 10a. DCP Levies in Maribyrnong <del>DCP</del> Residential	Delete the extra 'DCP' in the Table's title. Amend the DCP levies for charge areas as discussed during the Panel Hearing round table, and as indicated in revised DCPO2 schedule submitted to the Panel on 30 April 2021 by Council in its Part B submissions.
??	Table 10b DCP Levies in Maribyrnong Non-Residential	Amend the DCP levies for charge areas as discussed during the Panel Hearing Round Table, and as indicated in revised DCPO2 schedule submitted to the Panel on 30 April 2021 by Council in its Part B submissions.
65-66	Section 6.8 Summary of DCP Costs and Collection	Extend end year to 2051. Amend DCP collection amount at \$40.6m representing 27.5% of the cost of scheduled projects, to <u>\$45.5m</u> representing <u>31.6%</u> of the cost of scheduled projects. Revise projected funding gap that Council will have to meet using other funding sources from \$101.3m to <u>\$98.5m.</u>
66	Table 11. Summary of DCP Costs and Collection: Maribyrnong DCP	Extend end year to 2051. Amend Table as shown in Attachment 4.
67	Section 7.3 Payment of Development Contributions, Basis of Payment, paragraph 3, first dot point	Add text to clarify that the principle of existing use rights will be used when dealing with existing commercial floor space that are vacant for a short period of time. <i>"Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, <u>unless those lots or buildings continue to have the benefit of existing use rights.</u>"</i>
68	Section 7.3 Payment of Development Contributions, under heading Payment of Development Infrastructure Levy	Amend text to provide certainty about when the DCP may be charged: <i>"<del>Payment of t</del><u>The Development Infrastructure Levy can will be sought levied</u> by Council at the planning permit stage, subdivision stage or building permit stage <u>of development, in accordance with the timing points indicated in this DCP whichever occurs first after the Approval Date of this DCP.</u> <del>This payment must be made before the date of issue of a building permit under the Building Act 1993.</del> If Council seeks payment at the:</i>

**Agenda Item 9.1 - Attachment 1**

Page	Location	Proposed change
		<ul style="list-style-type: none"> <li>• Planning permit for development stage, it must be made before the start of works.</li> <li>• <a href="#">Building permit stage, it must be made before the issue of a building permit under the Building Act 1993.</a></li> <li>• Subdivision permit (planner permit for subdivision) stage, it must be made before a statement of compliance is issued for the subdivision. “</li> </ul>
69	Section 7.4 Exemptions	Replace “Department of Health and Human Services” with its new name, the “Department of Families, Fairness and Housing”.
70	Section 7.8 DCP Review, paragraph 1	<p>Subject to Panel’s recommendation, to amend the DCP review timeframe from a period of 3 years to <a href="#">5 years</a>.</p> <p><i>“This DCP should be reviewed from time to time <del>and may need to</del> will be reviewed within <del>3</del> 5 years of approval to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning.”</i></p>
75	Appendix A: Policy and Strategy Information	<p><b>Maribyrnong Planning Scheme</b></p> <p>Add text to indicate that a PPF translation is currently underway and is not expected to impact on the Maribyrnong DCP.</p> <p><b>Housing Strategy</b></p> <p>Amend third paragraph to extend end year to 2051.</p> <p>Add note that the Housing Strategy is expected to be implemented into the Maribyrnong Planning Scheme through Amendment C154.</p> <p><b>Open Space Strategy 2014</b></p> <p>Add text to indicate that in 2020, Council conducted a 5 year review of the Open Space Strategy to identify what improvements have been completed, what actions are in progress, and what remains to be done. The review is available as an Addendum Report to the Open Space Strategy and was endorsed in 2020.</p> <p><b>Joseph Road DCP</b></p> <p>Amend text to advice that the Joseph Road DCP has been implemented into the Maribyrnong Planning Scheme via DCPO1.</p> <p>Add text to indicate that the Joseph Road DCP provides for basic public realm, traffic and drainage infrastructure that is</p>

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Page	Location	Proposed change
		needed to support development in the precinct. It did not raise levies for other infrastructure that is expected to be required by residents and workers within the precinct, such as open space or community facilities.
86-100	Appendix D: DCP Project Levy Calculations	<p>Add a new column to indicate approximate delivery horizon – Short term (10 years), medium term (20 years), long term (30 years).</p> <p>For all projects:</p> <p>Update Demand Units, Cost Apportioned to MCA (Main Catchment Area) Cost per Demand Unit, and Estimated Collection After External Demand and Existing Development columns as needed, to take into account the extension of the end year to 2051 and the application of updated ID projections as discussed during the Panel Hearing Round Table.</p> <p>Remove projects 330, 374, 439, 440, 463 and 875.</p> <p>Update the capital cost of projects:</p> <ul style="list-style-type: none"> <li>• 335 from \$4.1m to <a href="#">\$3.534m</a></li> <li>• 337 from \$500k to <a href="#">\$201k</a></li> <li>• 442 from \$500k to <a href="#">\$454k</a></li> <li>• 870 from \$250k to <a href="#">\$200k</a></li> </ul>

## Appendix D Panel preferred version of DCPO2

Set out below is a tracked change version on the Panel recommended version of DCPO2. The changes are those made to the exhibited version of the Schedule. Changes are tracked as follows.

Tracked Added by Council

Added by the Panel

~~Tracked Deleted by Council~~

~~Removed by the Panel~~

--/2021  
 Proposed  
 C164mari

### SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

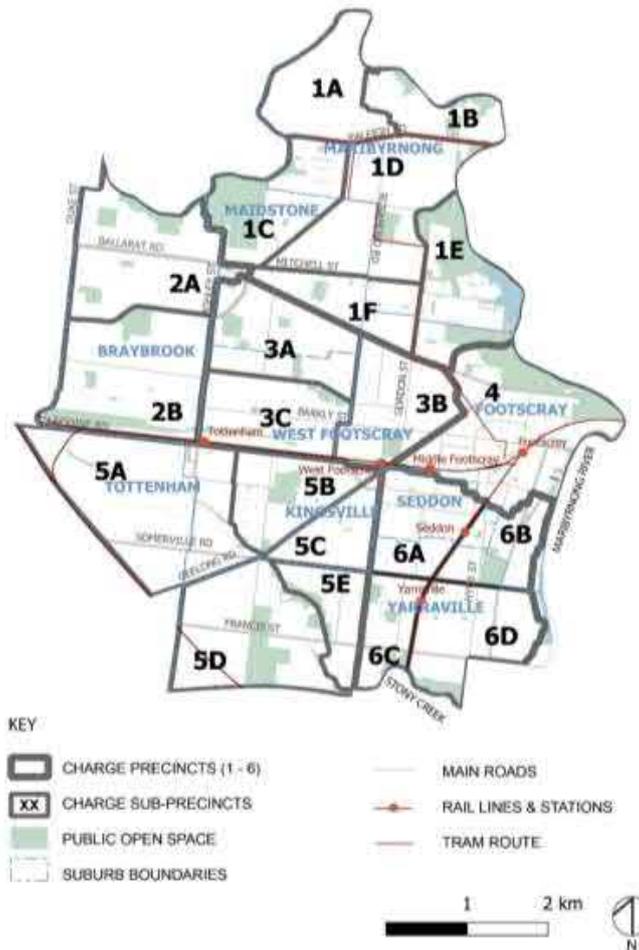
Shown on the planning scheme map as **DCPO2**.

### MARIBYRNONG DEVELOPMENT CONTRIBUTIONS PLAN ~~2020~~2021

#### 1.0 Area covered by this development contributions plan

--/2021  
 Proposed  
 C164mari

This Development Contributions Plan (DCP) applies to all new development within the 20 precincts noted as 1B to 6D shown below. Area 1A is Commonwealth land (Defence Site Maribyrnong) and is presently excluded from the Victoria Planning Provisions.



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**2.0 Summary of costs**

--/2021  
Proposed  
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Facility	Total cost \$	Time of provision	Actual cost contribution attributed to development \$	Proportion of cost attributed to development %
Community Facility CFCI	\$20,527,000	2018- <del>2044</del> 2051	<del>\$6</del> \$7,842,670	<del>32.3%</del> 38.2%
Community Facility CFI	\$13,540,000	2018- <del>2044</del> 2051	<del>\$2,766,018</del> \$3,291,253	<del>20.4%</del> 24.3%
Path PADI	<del>\$40,668,136</del> \$40,172,136	2018- <del>2044</del> 2051	<del>\$12,847,049</del> \$13,800,312	<del>31.6%</del> 34.4%
Road RDDI	<del>\$41,152,290</del> \$40,586,290	2018- <del>2044</del> 2051	<del>\$8,405,059</del> \$9,769,576	<del>20.4%</del> 24.1%
Open Space DI	<del>\$31,524,254</del> \$29,175,251	2018- <del>2044</del> 2051	<del>\$9,911,960</del> \$10,837,320	<del>31.4%</del> 37.1%
<b>TOTAL</b>	<del>\$147,411,676</del> \$144,000,676		<del>\$40,561,034</del> \$45,541,131	<del>27.5%</del> 31.6%

As recommended, insert a note explaining the meaning of acronyms in column 1 (Facility).

**3.0 Summary of contributions**

Area	RESIDENTIAL LEVIES PAYABLE		
	Development Infrastructure Levy (\$ per dwelling)	Community Infrastructure Levy (\$ per dwelling)	Total Infrastructure Levy (\$ per dwelling)
Area 1A	-	-	-
Area 1B	<del>720</del> 696	<del>256</del> 253	<del>976</del> 949
Area 1C	<del>1,185</del> 1,137	<del>256</del> 253	<del>1,441</del> 1,390
Area 1D	<del>1,031</del> 992	<del>256</del> 253	<del>1,287</del> 1,245
Area 1E	<del>1,419</del> 1,377	<del>256</del> 253	<del>1,675</del> 1,630
Area 1F	<del>1,183</del> 1,155	<del>256</del> 253	<del>1,439</del> 1,408
Area 2A	<del>959</del> 919	<del>256</del> 253	<del>1,215</del> 1,172
Area 2B	<del>1,383</del> 1,309	<del>256</del> 253	<del>1,639</del> 1,562
Area 3A	<del>1,805</del> 1,768	<del>256</del> 253	<del>2,061</del> 2,021
Area 3B	<del>2,054</del> 2,054	<del>256</del> 253	<del>2,310</del> 2,307
Area 3C	<del>1,845</del> 1,717	<del>256</del> 253	<del>2,101</del> 1,970
Area 4	1,145	<del>264</del> 258	<del>1,406</del> 1,403
Area 5A	<del>994</del> 937	<del>408</del> 381	<del>1,398</del> 1,319
Area 5B	<del>903</del> 854	<del>408</del> 381	<del>1,311</del> 1,236
Area 5C	<del>978</del> 917	<del>408</del> 381	<del>1,386</del> 1,299
Area 5D	<del>1,377</del> 1,235	<del>408</del> 381	<del>1,785</del> 1,616
Area 5E	<del>808</del> 735	<del>408</del> 381	<del>1,216</del> 1,116
Area 6A	<del>1,511</del> 1,491	<del>264</del> 258	<del>1,774</del> 1,749
Area 6B	<del>1,651</del> 1,265	<del>264</del> 258	<del>1,914</del> 1,523

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Area	NON-RESIDENTIAL LEVIES PAYABLE		
	Retail Development Infrastructure Levy	Commercial Development Infrastructure Levy	Industrial Development Infrastructure Levy
	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)
Area 6C	<del>4.636</del> 1.579	<del>264</del> 258	<del>4.897</del> 1.837
Area 6D	<del>4.308</del> 1.262	<del>264</del> 258	<del>4.569</del> 1.520
Area 1A	-	-	-
Area 1B	<del>7.98</del> 7.69	<del>5.02</del> 4.96	<del>4.89</del> 1.81
Area 1C	<del>20.45</del> 19.24	<del>11.48</del> 11.08	<del>4.89</del> 4.65
Area 1D	<del>13.64</del> 13.10	<del>10.46</del> 10.12	<del>3.04</del> 2.91
Area 1E	<del>14.44</del> 13.58	<del>10.54</del> 10.19	<del>3.48</del> 3.05
Area 1F	<del>9.88</del> 9.56	<del>5.56</del> 5.49	<del>2.49</del> 2.31
Area 2A	<del>20.40</del> 18.96	<del>6.93</del> 6.73	<del>5.33</del> 5.00
Area 2B	<del>40.04</del> 37.43	<del>10.05</del> 9.63	<del>10.97</del> 10.24
Area 3A	37.35	9.87	10.19
Area 3B	29.86	11.45	7.79
Area 3C	36.79	<del>12.65</del> 10.58	9.76
Area 4	15.45	12.14	3.41
Area 5A	<del>13.98</del> 13.38	<del>6.73</del> 6.52	<del>3.54</del> 3.36
Area 5B	<del>9.37</del> 9.01	<del>6.00</del> 5.83	<del>2.24</del> 2.12
Area 5C	<del>15.83</del> 14.28	<del>7.26</del> 6.89	<del>4.04</del> 3.59
Area 5D	<del>35.84</del> 31.89	<del>10.46</del> 9.42	<del>9.74</del> 8.60
Area 5E	<del>5.90</del> 5.58	<del>5.46</del> 5.29	<del>4.22</del> 1.14
Area 6A	<del>23.39</del> 22.94	10.44	<del>5.96</del> 5.80
Area 6B	<del>8.39</del> 8.10	<del>5.32</del> 5.26	<del>4.98</del> 1.90
Area 6C	<del>23.26</del> 22.54	<del>9.08</del> 8.76	<del>6.06</del> 5.87
Area 6D	<del>19.68</del> 18.98	<del>8.52</del> 8.20	<del>5.04</del> 4.86

- Notes:
- Refer to the incorporated document **Maribyrnong Development Contributions Plan 2020/2021** for details.
  - Maribyrnong City Council commits to delivering this DCP's infrastructure projects by 31 December ~~2044~~2051. These projects will be progressively delivered over the DCP period.
  - Maribyrnong City Council is the Collecting Agency and Development Agency for this DCP and all its projects.
  - Square metres of floorspace (SQM) refers to gross floorspace.
  - The above levies are current at 30 June 2019. They will be adjusted annually on July 1 each year for inflation, by applying the Consumer Price Index Melbourne All Groups published by the Australian Bureau of Statistics. A list showing current levies will be held by Council.
  - The incorporated document provides further information to determine the appropriate land use category for development proposals, "commercial" will be used for proposals which do not fall into these categories.
  - Payment of development contributions will be made via an approved Council payment method. Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.
  - Each net additional demand unit shall be liable to pay the DCP levy, unless exemptions apply. A demand unit credit applies for existing, previously approved:
    - Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, *unless those lots or buildings continue to have the benefit of existing use rights.*

## Agenda Item 9.1 - Attachment 1

- Dwellings. This credit does not apply to vacant residential lots.

~~Payment of~~ The Development Infrastructure Levy ~~may~~ will be ~~sought~~ levied by Council at the planning permit stage, subdivision stage or building permit stage of development, in accordance with the timing points indicated in this DCP and whichever timing point occurs first. This payment must be made no later than the date of issue of a building permit under the Building Act 1993. If Council seeks payment at the:

- Planning Permit Stage, it must be made before the start of construction.
- Subdivision Permit Stage, it must be made before a statement of compliance is issued for the subdivision.

Payment of the Community Infrastructure Levy must be made no later than the date of issue of the building permit under the Building Act 1993.

The Collecting Agency may at its discretion, agree to defer levy payment to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy before a specified time or event.

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

--/2021  
Proposed  
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No land or development is exempt from this DCP unless exempt by legislation or ministerial direction or a legal agreement with Council, or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016.
- Land developed for housing by or for the Department of ~~Health and Human Services~~ Families, Fairness and Housing, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016. This does not apply to private dwellings enabled by the Department of ~~Health and Human Services~~ Families, Fairness or Housing or registered housing associations.
- Existing dwellings replaced in a development, this does not apply to net additional dwellings in the development.
- Outbuildings and fences normal to an existing dwelling.
- Alterations and additions to an existing dwelling, which do not create additional dwellings.
- Alterations and additions to an existing non-residential building, which increase the gross floor area by up to:
  - Retail: 50sqm
  - Commercial: 100sqm
  - Industrial: 200sqm
- Community Infrastructure constructed by Maribyrnong City Council
- Childcare Centre
- Sign
- Servicing infrastructure constructed by a utility authority
- Land with an agreement executed under section 173 of the *Planning and Environment Act*, or a Deed of Agreement with Council which:
  - Provides for specific works and / or land in lieu of a DCP cash payment, and
  - Explicitly states all future DCP contributions are not to be made.

Where Council advises in writing that an existing demand unit credit or previously paid contribution means no further contribution is payable under this DCP.

**Agenda Item 9.1 - Attachment 2**

**Attachment 2  
Amendment C164**

**Council Response to Panel Recommendations**

**Maribyrnong Development Contributions Plan Incorporated Document\***

Number	Recommendation	Council Response
1a	Amend the Maribyrnong Development Contributions Plan to include the proposed post exhibition changes as detailed in Appendix C of this [Panel] Report	Generally support.  Refer to Attachment 3
1b	Add a short section which sets this municipality-wide Development Contributions Plan in the context of precinct specific Development Contributions Plans including: <ul style="list-style-type: none"> <li>• the functions of each type of Development Contributions Plan</li> <li>• the types or categories of infrastructure which would normally be included in each type of Development Contributions Plan.</li> </ul>	Support.  Section 1.7 of the DCP has been updated to respond to Recommendation 1b of the Panel Report.  The changes clarify the functions of each type of DCP and the types of infrastructure included in each type of DCP.  The amended wording is as follows:  <i><del>“Other renewal areas and strategic sites in the City may be subject to separate site specific DCPs and /or legal agreements for infrastructure provision. The Maribyrnong DCP provides for infrastructure that is municipal wide infrastructure or infrastructure that is deemed to have a nexus to at least one charge area. In the lifespan of the Maribyrnong DCP, there will inevitably be, from time to time, planning exercises that identify particular and specific infrastructure needs for a more specific area which have not been identified in this municipal wide DCP.</del></i>  <i>If a future contributions plan is prepared for a specific area it will only fund infrastructure projects which have a more direct nexus with the specific development and which are relatively specific to that area. The Joseph</i>

**Agenda Item 9.1 - Attachment 2**

		<p><i>Road DCP which applies only to developments within the Joseph Road Precinct through DCPO1 is an example of this. <b>Error! Reference source not found.</b> in Section 3.1 shows the functions of each types of DCPs and how they operate in tandem with the municipal wide DCP."</i></p>
<p>1c</p>	<p>Add a short section on funding for open space which:</p> <ul style="list-style-type: none"> <li>• identifies the various sources of funding that can be used to fund various aspects of open space provision and improvements to it</li> <li>• outlines the approach used by Council to identify the aspects of open provision and improvements to be funded by this Development Contributions Plan</li> <li>• describes processes which have been used to ensure that there is no double dipping from multiple funding sources, and any associated reporting.</li> </ul>	<p>Support with changes.</p> <p>Section 1.4 of the DCP has been updated to respond to Recommendation 1c of the Panel Report.</p> <p>The changes identify various sources of funding that can be used for open space, outlines the approach undertaken by Council when selecting projects and describes the process to ensure there is no double dipping.</p> <p>The amended wording is as follows:</p> <p><i>"<b>Open Space levy contributions</b> collected during the subdivision process for land and / or cash for open space provision. Council has adopted a policy position to use open space levies collected under clause 53.01 of the Planning Scheme for the provision and improvement of open space land. Separate open space infrastructure works are included in this DCP. Council has ensured that there is no overlap or "double dipping" in relation to any scheduled projects."</i></p> <p><i>"Open Space Projects can be funded through various sources including open space contributions, grant funding or DCPs. When investigating projects for inclusion in the DCP, officers undertook a pragmatic approach by including projects that:</i></p> <ul style="list-style-type: none"> <li>• had been committed to by Council,</li> <li>• had an assessed need to meet present and future demand,</li> <li>• had been identified in the capital works plan,</li> <li>• were at least \$100k in value.</li> </ul>

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		<p><i>In assessing the suitability of open space projects for inclusion, Council excluded projects where alternative funding sources (including open space contributions) were identified to fully fund the project. Where alternative funding sources contributed to part funding of a project, the remainder of the project was included for partial funding by the DCP. Council officers have audited the scheduled projects and ensured that no double dipping has taken place. Council will monitor and review projects as part of the auditing process to ensure there is no overlap of funding sources or double dipping.”</i></p>
<p>1d</p>	<p>Replace the first sentence of the paragraph of section 7.8 headed “Payment of the Development Infrastructure Levy” with: “The Development Infrastructure Levy will be levied by Council at the planning permit stage, subdivision stage or building permit stage of development, in accordance with the timing points indicated in this DCP whichever occurs first after the Gazettal Date of this DCP”.</p>	<p>Support with changes.</p> <p>Section 7.3 of the DCP has been updated to respond to Recommendation 1d of the Panel Report.</p> <p>The Panel provided alternative wording as part of Recommendation 2a and to ensure consistency between the Incorporated Document and DCPO2 the wording has been amended as follows:</p> <p><i>“The Development Infrastructure Levy will be levied by Council at the planning permit stage (for buildings and works), subdivision permit stage or building permit stage of the development process, in accordance with the timing points indicated in this DCP whichever occurs first <del>after the Gazettal Date of this DCP</del>. If Council seeks payment at the:</i></p> <ul style="list-style-type: none"> <li>• <i>Planning permit <del>for development</del> stage (for buildings and works), it must be <del>made</del> paid before the start of works.</i></li> <li>• <i>Building permit stage, it must be <del>made</del> paid before the issue of a building permit under the Building Act 1993.</i></li> </ul>

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		<p>Subdivision permit (<del>planner permit for subdivision</del>) stage, it must be <i>made paid</i> before a statement of compliance is issued for the subdivision.”</p> <p>Note: Panel referred to section 7.8 however this is an error and it should refer to section 7.3</p>
1e	<p>Replace the third paragraph of the section headed “Basis for Payment” in section 7.3, with “A demand unit credit applies for existing, previously approved:</p> <ul style="list-style-type: none"> <li>• Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, unless those lots or buildings continue to have the benefit of existing use rights.</li> <li>• Dwellings. This credit does not apply to vacant residential lot.”</li> </ul>	<p>Support with changes.</p> <p>Section 7.3 of the DCP has been updated to respond to Recommendation 1e of the Panel Report. Although the Panel’s suggested wording was used, a further change has been made to ensure the provision is clear and unambiguous.</p> <p>The amended wording is as follows:</p> <ul style="list-style-type: none"> <li>• Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings (<i>unless those non-residential lots or unoccupied buildings continue to have the benefit of existing use rights</i>) or existing buildings which are not fit for use, <del>unless those lots or buildings continue to have the benefit of existing use rights.</del></li> </ul>
1f	<p>Replace section 7.8 with “This DCP should be reviewed every four to five years or more often if necessary. An initial review may be required within 3 years of approval, to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning.”</p>	<p>Support with changes.</p> <p>The DCP has been updated to amend section 7.8 as per the Panels recommendation, however, reference to ‘<i>unless otherwise agreed in writing with the Minister for Planning</i>’ has been removed.</p> <p>The requirement to review the DCP is discretionary and an exemption to review would only require Ministerial consent if it was a mandatory obligation. To ensure the DCP is robust, improve clarity and avoid confusion the text has been amended as follows:</p>

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		<p><i>"This DCP should be reviewed every four to five years or more often if necessary. An initial review may be required within 3 years of approval, to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, <del>unless otherwise agreed in writing with the Minister for Planning.</del>"</i></p>
1g	<p>Add a 'delivery horizon' column to Table 8 with each project indicated as being delivered in the short (S), medium (M), or long (L) term.</p>	<p>Support with changes.</p> <p>Instead of updating Table 8 (Re-numbered Table 10. 'Scheduled DCP Projects') with the delivery horizon per the Panel's recommendation, the information has been provided in the table in Appendix E 'DCP Project Levy Calculations'. This change has been made because it is considered more appropriate to provide that information along with other information shown in the Appendix E table.</p> <p>The table has been updated to indicate if projects will be delivered in the short, medium or long term as per Panel Recommendation 1g.</p> <p>To provide a clearer indication of when a project is expected the following delivery horizon has been used:</p> <ul style="list-style-type: none"> <li>• Short term 1-2 years</li> <li>• Medium term 3-8 years</li> <li>• Long term 9-30 years</li> </ul>

\*Note: Blue text has been added and red text has been removed

**Development Contributions Plan Overlay Schedule 2 (DCPO2)\***

<b>Number</b>	<b>Recommendation</b>	<b>Council Response</b>
2a	<p>Amend the Development Contributions Plan Overlay Schedule 2 to make the changes shown in Appendix D of this Report.</p>	<p>Support with minor changes.</p>

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		<p>DCPO2 has been updated as per Appendix D of the Panel Report subject to the changes outlined in Recommendations 2b and 2c (discussed below).</p> <p>The changes to DCPO2 amend/update:</p> <ul style="list-style-type: none"> <li>• The title to correct the year Maribyrnong Development Contributions Plan 2021</li> <li>• Section 2.0 Summary of costs to reflect the updated figures and timeframe. A new note has been added to respond to Panel Recommendation 2c (refer below)</li> <li>• Section 3.0 Summary of contributions to reflect the updated figures and timeframe.</li> <li>• The note in section 3.0 to amend the title of the Incorporated Document to reflect the correct year and extend the delivery timeframe to 2051.</li> <li>• The note in section 3.0 to respond to Panel Recommendation 2b (refer below)</li> </ul> <p>An additional minor change has been made in section 4.0 to correct the name of the relevant Victorian Government Department. The change amends the name from 'the Department of Families, Fairness <b>or</b> Housing' to 'the Department of Families, Fairness <b>and</b> Housing'.</p>
2b	Update the wording of the explanatory 'note' in Section 3.0 as it relates to timing of payment and clarification of demand use credits in accordance with the suggested wording shown in Appendix D.	<p>Support with changes.</p> <p>The explanatory note in section 3.0 has been updated to clarify demand use credits and the timing of payments.</p> <p>The proposed wording is different from Appendix D of the Panel Report with the changes made to ensure the provision reads clearly and is unambiguous.</p> <p><u>Demand use credits</u></p>

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		<p>The amended wording is as follows:</p> <p><i>Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings (unless those non-residential lots or unoccupied buildings continue to have the benefit of existing use rights) or existing buildings which are not fit for use. <del>unless those lots or buildings continue to have the benefit of existing use rights</del></i></p> <p><u>Timing of payments</u></p> <p>The Panel provided alternative wording as part of Recommendation 1d and to ensure consistency between DCPO2 and the Incorporated Document the wording has been amended as follows:</p> <p><i>The Development Infrastructure Levy will be levied by Council at the planning permit stage (for buildings and works), subdivision permit stage or building permit stage of the development process, in accordance with the timing points indicated in this DCP and whichever timing point occurs first. <del>This payment must be made no later than the date of issue of a building permit under the Building Act 1993.</del> If Council seeks payment at the:</i></p> <ul style="list-style-type: none"><li>• <i>Planning Permit Stage (for buildings and works), it must be paid <del>made</del> before the start of construction.</i></li><li>• <i>Building Permit Stage, it must be paid before the issue of a building permit under the Building Act 1993</i></li><li>• <i>Subdivision Permit Stage, it must be paid <del>made</del> before a statement of compliance is issued for the subdivision</i></li></ul>
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2c	Add a note to the table at Section 2.0 to provide an explanation of each of the acronyms in the first column titled 'Facilities'.	Support with minor changes.  A note has been added in section 2.0 to explain the acronyms located in the first column in the table.  The inclusion of the note negates the need to include reference to the 'types' of projects listed in column one. As a result the type of project has been removed from column one.
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\*Note: Blue text has been added and red text has been removed

In addition to the changes outlined above the Maribyrnong Development Contributions Plan 2021 has been updated to correct general formatting, renumbering, spelling and other errors. These changes are inconsequential and do not change the intent of the document.

## Changes to the Explanatory Report

In accordance with the Panel recommendations and to ensure consistency, the Explanatory Report has been amended to reflect the updated Incorporated Document and DCPO2. The changes include:

- updating the date of the Incorporated document to '2021'
- replacing the 'Department of Health and Human Services' with the 'Department of Families, Fairness and Housing'
- updating the timeframe of the DCP to '2051'
- amending the Summary of Costs
- amending the 'Timing of Payments'
- other clerical updates

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**Attachment 3  
Amendment C164**

**Council Response to Panel Recommendation 1a) Appendix C of the Panel Report  
Maribyrnong Development Contributions Plan Incorporated Document\***

Page	Location	Proposed change	Council Response
Front Cover	Date at the bottom (July 2020)	Update to '2021' (or date when Council adopts the Amendment)	Support.  The DCP has been updated to July 2021
Table of contents	Table of contents	Update Table of contents with new page numbers	Support.  The Table of Contents has been updated to reflect new page numbers and inclusion of additional sections, maps, and tables.
5 & 6	Section 1.1 Background paragraphs 1, 2 and 8	Extend end year to 2051. Insert dwelling estimates in 2051.	Support.  The DCP has been updated and extended to '2051'. New dwelling estimates to 2051 have also been inserted.
6	Section 1.2 Purpose paragraph 2 – Third dot point	Extend end year to 2051	Support.  The DCP has been updated and extended to '2051'.
6	Section 1.3 Maribyrnong DCP Area	Add text to describe the six planning precincts and their relevance to infrastructure planning.  Delete paragraph 1 (as below):	Support with a minor correction.  The DCP has been updated as per the Panel recommendation. West Footscray is located in

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	<p>paragraph 1 &amp; 2</p>	<p><del>“The City’s DCP Area Map is in Figure 1. These areas were sourced from planning precincts adopted by Maribyrnong City Council in its Development Contributions Position Statement and are informed by Maribyrnong Development Contributions Options (Mesh Planning, Final Report May 2018)”</del></p> <p>Insert new paragraph 1 and amend paragraph 2 (as below):</p> <p><i>“The City’s DCP charge areas are based on six planning precincts as shown in Figure 1. The planning precincts were drawn from Council’s planning process for community infrastructure and are considered more suitable than suburb boundaries for infrastructure planning as they have a similar size and are more reflective of people’s movement patterns. For example, the West Footscray suburb is segmented by the Sunbury train tracks which discourages residents from the north from utilising community facilities in the south. In that regard, it was appropriate to divide West Footscray into two planning precincts (2 and 5).</i></p> <p><del>The DCP’s six precincts were divided into sub-precincts, resulting in 21 areas. The DCP’s six planning precincts are further divided into 21 sub precincts as shown in Figure 2.</del> <i>These areas were</i> sourced from planning precincts adopted by Maribyrnong City Council in its Development Contributions Position Statement and are informed by Maribyrnong Development Contributions Options (Mesh Planning, Final Report May 2018). <i>The sub precincts</i> ensures all DCP infrastructure has appropriately sized catchments. More information about the mapping parameters used to establish the 21 areas is in Section 4.1 of this report.”</p>	<p>Precincts ‘3’ and 5, not 2 and 5 as drafted, as a result this has been corrected.</p>
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7	Section 1.3 Maribyrnong DCP Area. Figure 1	Add new Figure 1 that illustrates the six planning precincts (refer to Attachment 1 for details).	Support.  A new map outlining the six planning precincts has been included in Section 1.3 as Figure 1.
8	Section 1.4 Other Forms of Development Contribution – Third dot point	Amend and add text as follows:  “ <b>Open Space levy contributions</b> collected during the subdivision process for land and / or cash for open space provision. Council has adopted a policy position to use open space levies <i>collected under clause 53.01 of the Planning Scheme for the provision and improvement</i> of open space land. Separate open space infrastructure works are included in this DCP. <i>Council has ensured that there is no overlap or “double dipping” in relation to any scheduled projects.</i> ”	Support.  The section on ‘Open Space levy contribution’ has been updated as per the Panel recommendation.  In addition, explanatory text has been added to address Panel Recommendation 1c to outline: <ul style="list-style-type: none"> <li>• Council’s approach to identify various sources of funding for open space provision;</li> <li>• The aspects of open space provision funded by this DCP; and</li> <li>• The processes followed to ensure there’s no overlap in funding from multiple sources.</li> </ul> Further explanatory text to address Recommendation 1c is also provided in Section 5.1
8	New Section 1.6 - Joseph Road DCP	Add a new section after Section 1.5 Other Overlay Schedules, to provide information on the Joseph Road DCP.  <i>“Section 1.6 Joseph Road Precinct DCP</i>  <i>The Joseph Road Precinct was the subject of the Joseph Road Public Realm Plan which was prepared by Council to identify the basic public realm infrastructure required for the provision of dwellings (and some mixed uses) that the Minister for Planning had permitted in the form of high rise intensive</i>	Support.  The DCP has been updated to include a new section on the Joseph Road DCP as per the Panel recommendation.

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		<p><i>residential development in circumstances where basic infrastructure did not exist.</i></p> <p><i>The precinct had multiple landowners with development permits that contained conditions that required the provision of immediate public realm infrastructure. To share the cost of mitigation works equally between landowners and coordinate the delivery of infrastructure projects, Council prepared a DCP for the precinct in 2018 through Amendment C145. The Joseph DCP is applied through DCPO1 to fund 15 localised projects that are needed to support its future population. It does not include any municipal wide projects and does not levy on CIL. Projects included in the Joseph Road DCP include public realm, streetscape, road, traffic, and drainage works.</i></p> <p><i>The Joseph Road Precinct is located within Charge Area 4 of the Maribyrnong DCP. When the Maribyrnong DCP is approved, both DCPO1 and DCPO2 will apply concurrently to the Joseph Road Precinct as the Maribyrnong DCP provides for separate infrastructure that would be needed by future users of the precinct not funded by the Joseph Road DCP.”</i></p>	
9	Section <del>1.6</del> 1.7 Renewal Areas and Legal Agreements	<p>Renumber Section 1.6 to 1.7.</p> <p>Add a paragraph to describe other renewal areas that might be subjected to site specific DCPs:</p> <p><i>“In the lifespan of the Maribyrnong DCP, there will inevitably be from time to time planning exercises that identify particular and specific infrastructure needs for an area which have not</i></p>	<p>Support with changes to satisfy the proposed change and address Panel Recommendation 1b including:</p> <ul style="list-style-type: none"> <li>• Identifying the functions of each type of DCP</li> <li>• The types or categories of infrastructure normally included in each type of DCP</li> </ul>

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		<p><i>been identified in the Maribyrnong DCP. However, if a future contributions plan is prepared for a specific area it will only fund infrastructure projects specific to that area and be separate from projects funded by the Maribyrnong DCP. The Joseph Road DCP which applies only to developments within the Joseph Road Precinct through DCPO1 is an example of this.</i></p> <p><i>“</i></p>	<p>The amended wording is as follows:</p> <p><i>“<del>Other renewal areas and strategic sites in the City may be subject to separate site specific DCPs and / or legal agreements for infrastructure provision.</del> The Maribyrnong DCP provides for infrastructure that is municipal wide infrastructure or infrastructure that is deemed to have a nexus to at least one charge area. In the lifespan of the Maribyrnong DCP, there will inevitably be, from time to time, planning exercises that identify particular and specific infrastructure needs for a more specific area which have not been identified in theis municipal wide Maribyrnong DCP. However, if a future contributions plan is prepared for a specific area it will only fund infrastructure projects which have a more direct nexus with the specific development and which are relatively specific to that area and be separate from projects funded by the Maribyrnong DCP. The Joseph Road DCP which applies only to developments within the Joseph Road Precinct through DCPO1 is an example of this. Figure 3 in Section 3.1 shows the functions of each types of DCPs and how they operate in tandem with the municipal wide DCP “</i></p>
10	Section 2.1 Overview paragraph 1	Revise end year to 2051.	<p>Support.</p> <p>The DCP has been updated and extended to ‘2051’.</p>

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18	Section 3.3 Reference Documents for Infrastructure Projects, Table 1	<p>In Table 1, remove West Footscray Neighbourhood Plan as a reference document.</p> <p>The projects that referenced the Plan (330 and 439) are proposed to be removed from this DCP.</p>	<p>Support.</p> <p>Reference the West Footscray Neighbourhood Plan has been deleted.</p> <p>Note: Section 2.2 has also been updated to delete reference the West Footscray Neighbourhood Plan.</p>
26	Section 4.5 Residential Projections to <del>2041</del> 2051	<p>Extend end year to 2051.</p> <p>Insert new table that shows population projections per charge area from 2018 to 2051 and their % change (based on discussions at the Panel Hearing Round Table).</p>	<p>Support with changes.</p> <p>The DCP has been updated and extended to '2051' and a new Table 3 has been inserted to show population projections per the six planning precincts rather than all charge areas.</p> <p>The change is made because population projections at a planning precinct level is more informative and useful since planning for community infrastructure typically occurs at the precinct level rather than at a charge area level. Additionally, showing projections at the precinct level is consistent with the discussion in paragraph 1 of the section, which indicated Forecast ID have provided residential estimates for the six planning areas up to 2051.</p> <p>The amended wording is as follows:</p> <p>Paragraph 1</p> <ul style="list-style-type: none"> <li>• 'Council's Forecast ID projections, <del>as published online at the time of DCP preparation,</del> provides the total residential estimates to <del>2041</del> 2051 for the municipality and for the six planning areas used in this DCP; that is Areas 1 to 6. <del>This data</del></li> </ul>

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			<p><i>reflects the City of Maribyrnong Housing Framework Plan.</i></p> <p>This change is required as the original projections have been superseded. The change addresses the fact that more current Forecast ID projections have been used rather than those '<i>published online at the time of DCP preparation</i>' or those used Housing Framework Plan.</p>
28	Section 4.6 Non-Residential Projections to <del>2041</del> 2051	Extend end year to 2051.	<p>Support.</p> <p>The DCP has been updated and extended to '2051'.</p>
30	Section 4.7 Development Data	Extend end year to 2051, update descriptive text with revised population and floor area projections.	<p>Support.</p> <p>The DCP has been updated and extended to '2051'. Revised population and floor area projections have been inserted.</p>
30	Table 3. Summary of Development Projections 2018- <del>2041</del> 2051	Extend end year to 2051 and update table with revised projections.	<p>Support with minor formatting changes</p> <p>The DCP has been updated and extended to '2051'.</p> <p>Re-numbered Table 4 has been updated to include the revised development projections.</p>
31	Table 4 Development Projections, Maribyrnong DCP	<p>Extend end year to 2051.</p> <p>Add additional column for each use, showing the total % change in land uses between 2018 and 2051. For example, for</p>	<p>Support with formatting changes.</p> <p>The DCP has been updated and extended to '2051'.</p>

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	Charge Areas, 2018-  <del>2041</del> 2051	Area 1B, this would be 72 additional dwellings between 2051 and 2018 or a 6.2% increase.  With the columns added, the table is too wide to fit into an A4 page in portrait format. Council proposes to split the table in two parts, with 4a showing residential and retail data, and Table 4b showing commercial and industrial data as shown in Attachment 2.	Re-numbered Tables 5 and 6 have been revised with revised dwelling and floor area projections to 2051 and an additional column showing the total % change for each use.  Note: To assist with readability, the tracked changes within the DCP only show where figures have changed or new figures have been included – they do not show that the table has been split into two parts.
33	Section 4.9 Total Demand Units	Update descriptive text to extend end year to 2051, and provide revised demand units.	Support.  The DCP has been updated and extended to '2051'. Revised demand units have been inserted.
32	Table 6. Summary of Total Demand Units Maribyrnong	Update table with revised demand units as a result of other proposed changes (including extending end year to 2051, removing 6 projects, and amending the cost of 4 projects).	Support.  The DCP has been updated and extended to '2051'.  Re-numbered Table 8 has been updated to include revised demand units.  Note: the removal of the six projects and amending the cost of the four projects does not impact on the total demand units and has not been included in this table.
33	New Table 7. Demand Units by Charge Area	Add a new table beneath existing Table 6, to indicate the total demand units by land use type by charge area. This is intended to support information provided in Table 6 (Summary of Total Demand Units by land use type and by project category).	Support  The DCP has been updated to indicate the total demand units by land use type and by charge area. This information has been inserted as Appendix D and appear as Tables 14 and 15.

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		Alternatively, this table can be inserted in the Appendix and a reference be made in Section 4.9.	
34	Section 5.1 Infrastructure Subject to DCP Funding	<p>Extend end year to 2051.</p> <p>Update reference to number of projects in the DCP, estimated cost of works and average project costs to accord with Council's proposed removal of 6 projects and amending the cost of 4 projects.</p> <p>The number of projects will reduce from 199 to 193. Total cost will reduce from \$147,411,676 to \$144,000,676. Average cost will reduce from \$740,762 to \$746,117.</p> <p>Add text to indicate that the scheduled open space projects funded by the DCP consists of only open space improvement works and not land acquisition, and that there is no "double dipping" of the Open Space Contribution Levy by the scheduled projects.</p>	<p>Support with minor changes.</p> <p>The DCP has been updated and extended to 2051. Reference to the number of projects and associated costs have been updated to reflect the removal of six projects and amended costs of four projects.</p> <p>The preparation of the DCP Incorporated Document commenced in 2019 and the term 'today's dollars' is obsolete. Consequently been replaced with '2019 dollars'.</p> <p>To satisfy the 'double dipping' component of this proposed change and Panel Recommendation 1c the following wording has been inserted:</p> <p><i>"A variety of funding sources are available to fund provisions of open space and improvements to open space. Projects in this DCP have been identified as improvements to open space and do not include land acquisition. Open space improvement projects have been the subject of an audit to ensure there is no overlap of funding sources or double-dipping"</i></p> <p>Additional explanatory text addressing Panel Recommendation 1c has been provided in Section 1.4.</p>
34	Table 7. Summary of DCP Projects	Update the number of projects, total cost, and average cost to accord with Council's proposed removal of 6 projects and amending the cost of 4 projects.	Support.

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		The number of projects will reduce from 199 to 193. Total cost will reduce from \$147,411,676 to \$144,000,676. Average cost will reduce from \$740,762 to \$746,117.	Re-numbered Table 9 has been updated to amend the number of projects and associated costs as per the Panel recommendation.
35	Section 5.2 List of Scheduled DCP Projects	Extend end date to 31 December 2051.	Support.  The DCP has been updated and extended to '31 December 2051'.
35-52	Table 8. Scheduled DCP Projects	Remove projects 330, 374, 439, 440, 463 and 875 from the table (as suggested in Council's Part A submission to Panel).  Update the capital cost of projects: <ul style="list-style-type: none"> <li>• 335 from \$4.1m to \$3.534m</li> <li>• 337 from \$500k to \$201k</li> <li>• 442 from \$500k to \$454k</li> <li>• 870 from \$250k to \$200k</li> </ul>	Support.  Re-numbered Table 10 has been updated to remove projects 330, 374, 439, 440, 463 and 875 from the DCP.  The costs for projects 335, 337, 442 and 870 have been updated.
53-58	Figures 5 to 10	Replace all figures showing the location of projects to accord with Council's proposed changes to remove projects 330, 374, 439, 440, 463, and 875.  Additionally, the updated figures will correct a number of administrative errors in existing figures 7-10 to correctly identify all projects. Many of these errors have occurred as a result of multiple projects sharing the same site(s). In the existing figures, only the 'top most' project is shown. The updated figures will show all projects.  The administrative errors to be corrected include:	Support.  Re-numbered Figures 6-11 have been updated to remove reference to projects 330, 374, 439, 440, 463 and 875 from the DCP.  The administrative errors (as listed) have also been corrected.

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		<ul style="list-style-type: none"> <li>• In Figure 6 – Project 6, 38, 643, 980 are missing. Project 393B is a CFDI project and should be shown in Figure 7 instead.</li> <li>• In Figure 7 – Project 393B is missing. Project 429A is shown in the wrong location and project 454 incorrectly shown (there is no such project).</li> <li>• In Figure 8 – Project 276 in 1F should be 276C, project 276B and project 397 are missing.</li> <li>• In Figure 9 – Project 397 is a PADI project and should be shown in Figure 8 instead.</li> <li>• In Figure 10 – Projects 20, 35, 157, 204, 329, 355, 455A, 455B, 642, 879 are missing. Additionally, project 841 is in the wrong location (should be in charge area 2B instead of 2A), and project 980 is a CFDI project and should appear in Figure 6 instead.</li> </ul> <p>The updated figures are shown in Attachment 3.</p>	
59	Section 6.2 DCP Levy Calculation Method	Extend end year to 2051.	Support.  The DCP has been updated and extended to '2051'.
63	Section 6.5 External Demand Allowance and Funding Gap	In final paragraph, revise the expected cost recovery percentage to 31.6% of all scheduled projects.	Support with minor changes  The DCP has been updated to include the revised expected cost recovery rate to 31.6%.  Reference to the last column in Appendix D has been deleted to reflect the extended time period of the DCP and changes to the recovery rate for each project.
64	Table 10a. DCP Levies in	Delete the extra 'DCP' in the Table's title.	Support.

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	Maribyrnong <del>DCP</del> Residential	Amend the DCP levies for charge areas as discussed during the Panel Hearing round table, and as indicated in revised DCPO2 schedule submitted to the Panel on 30 April 2021 by Council in its Part B submissions.	Re-numbered Table 12a has been updated to amend the Table's title and levies for charge areas as indicated in the DCPO2 submitted to Panel on 30 April 2021.
??	Table 10b DCP Levies in Maribyrnong Non- Residential	Amend the DCP levies for charge areas as discussed during the Panel Hearing Round Table, and as indicated in revised DCPO2 schedule submitted to the Panel on 30 April 2021 by Council in its Part B submissions.	Support.  Re-numbered Table 12b has been updated to amend levies for charge areas as indicated in the DCPO2 submitted to Panel on 30 April 2021.
	Section 6.7 Indexation of DCP Levies		An administrative correction has been made to the second sentence of this section to improve grammar as indicated below.  "They <del>are</del> <i>will be</i> adjusted annually on July each year for inflation, by applying the Consumer Price Index Melbourne (All Groups) as the adjustment index."
65-66	Section 6.8 Summary of DCP Costs and Collection	Extend end year to 2051.  Amend DCP collection amount at \$40.6m representing 27.5% of the cost of scheduled projects, to <b>\$45.5m</b> representing <b>31.6%</b> of the cost of scheduled projects.  Revise projected funding gap that Council will have to meet using other funding sources from \$101.3m to <b>\$98.5m</b> .	Support.  The DCP has been updated and extended to '2051'. Reference to associated costs have also been updated.
66	Table 11. Summary of DCP Costs and	Extend end year to 2051. Amend Table as shown in Attachment 4.	Support.

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	Collection: Maribyrnong DCP		Re-numbered Table 13 has been updated to extend the life of the DCP to '2051' and show the relevant revised costs.  Note: the footnote was also updated to extend the collection period to 30 years
67	Section 7.3 Payment of Development Contributions, Basis of Payment, paragraph 3, first dot point	Add text to clarify that the principle of existing use rights will be used when dealing with existing commercial floor space that are vacant for a short period of time.  <i>"Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use, unless those lots or buildings continue to have the benefit of existing use rights."</i>	Support.  The DCP has been updated to clarify the principle of existing use rights as per Panel Recommendation 1e.
68	Section 7.3 Payment of Development Contributions, under heading Payment of Development Infrastructure Levy	Amend text to provide certainty about when the DCP may be charged:  <del>"Payment of the Development Infrastructure Levy can will be sought levied by Council at the planning permit stage, subdivision stage or building permit stage of development, in accordance with the timing points indicated in this DCP whichever occurs first after the Approval Date of this DCP. This payment must be made before the date of issue of a building permit under the Building Act 1993.</del> If Council seeks payment at the: <ul style="list-style-type: none"> <li>• Planning permit for development stage, it must be made before the start of works.</li> <li>• Building permit stage, it must be made before the issue of a building permit under the Building Act 1993.</li> </ul>	Support with changes.  The DCP has been updated to provide certainty as to when the DCP may be charged.  The Panel provided alternative wording as part of Recommendations 1d and 2a. To ensure consistency between the Incorporated Document and DCPO2 the wording has been amended as follows:  <i>"The Development Infrastructure Levy will be levied by Council at the planning permit stage (for buildings and works), subdivision permit stage or building permit stage of the development process, in accordance with the timing points indicated in this DCP whichever</i>

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		<ul style="list-style-type: none"> <li>Subdivision permit (planner permit for subdivision) stage, it must be made before a statement of compliance is issued for the subdivision. “</li> </ul>	<p>occurs first <del>after the Approval Date of this DCP</del>. If Council seeks payment at the:</p> <ul style="list-style-type: none"> <li>Planning permit <del>for development</del> stage (for buildings and works), it must be <del>made paid</del> before the start of works.</li> <li>Building permit stage, it must be <del>made paid</del> before the issue of a building permit under the Building Act 1993.</li> <li>Subdivision permit (<del>planner permit for subdivision</del>) stage, it must be <del>made paid</del> before a statement of compliance is issued for the subdivision.”</li> </ul>
69	Section 7.4 Exemptions	Replace “Department of Health and Human Services” with its new name, the “Department of Families, Fairness and Housing”.	<p>Support.</p> <p>Section 7.4 Exemptions has been updated to replace the ‘Department of Health and Human Services’ with the ‘Department of Families, Fairness and Housing’. The change is also made to the DCPO2 and other locations whenever the ‘Department of Health and Human Services’ was mentioned.</p>
70	Section 7.8 DCP Review, paragraph 1	<p>Subject to Panel’s recommendation, to amend the DCP review timeframe from a period of 3 years to 5 years.</p> <p><i>“This DCP should be reviewed from time to time <del>and may need to</del> will be reviewed within 3 5 years of approval to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, unless otherwise agreed in writing with the Minister for Planning.”</i></p>	<p>Support with changes.</p> <p>The DCP has been updated to amend section 7.8 as per Panels Recommendation 1f, however, the reference to ‘unless otherwise agreed in writing with the Minister for Planning’ has been removed.</p> <p>The requirement to review the DCP is discretionary and an exemption to review would only require Ministerial consent if it was a mandatory obligation. To</p>

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			<p>ensure the DCP is robust, improve clarity and avoid confusion the text has been amended as follows:</p> <p><i>“This DCP should be reviewed <del>from time to time</del> every four to five years or more often if necessary. An initial review may <del>will</del> be required within <del>3</del>three years of approval, to take into account the policy objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions, <del>unless otherwise agreed in writing with the Minister for Planning.</del>”</i></p>
75	Appendix A: Policy and Strategy Information	<p><b>Maribyrnong Planning Scheme</b></p> <p>Add text to indicate that a PPF translation is currently underway and is not expected to impact on the Maribyrnong DCP.</p> <p><b>Housing Strategy</b></p> <p>Amend third paragraph to extend end year to 2051.</p> <p>Add note that the Housing Strategy is expected to be implemented into the Maribyrnong Planning Scheme through Amendment C154.</p> <p><b>Open Space Strategy 2014</b></p> <p>Add text to indicate that in 2020, Council conducted a 5 year review of the Open Space Strategy to identify what improvements have been completed, what actions are in progress, and what remains to be done. The review is</p>	<p>Support.</p> <p>The DCP has been updated to:</p> <ul style="list-style-type: none"> <li>• Reference the PPF translation</li> <li>• Extend the timeframe to 2051</li> <li>• Note the Housing strategy is expected to be implemented as part of C154</li> <li>• Include reference to Councils Open Space Strategy review in 2020.</li> <li>• Advise that the Joseph Road DCP has been implemented.</li> </ul>

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		<p>available as an Addendum Report to the Open Space Strategy and was endorsed in 2020.</p> <p><b>Joseph Road DCP</b></p> <p>Amend text to advise that the Joseph Road DCP has been implemented into the Maribyrnong Planning Scheme via DCPO1.</p> <p>Add text to indicate that the Joseph Road DCP provides for basic public realm, traffic and drainage infrastructure that is needed to support development in the precinct. It did not raise levies for other infrastructure that is expected to be required by residents and workers within the precinct, such as open space or community facilities.</p>	
86-100	Appendix D: DCP  Project Calculations	<p>Add a new column to indicate approximate delivery horizon – Short term (10 years), medium term (20 years), long term (30 years).</p> <p>For all projects:</p> <p>Update Demand Units, Cost Apportioned to MCA (Main Catchment Area) Cost per Demand Unit, and Estimated Collection After External Demand and Existing Development columns as needed, to take into account the extension of the end year to 2051 and the application of updated ID projections as discussed during the Panel Hearing Round Table.</p> <p>Remove projects 330, 374, 439, 440, 463 and 875. Update the capital cost of projects:</p> <ul style="list-style-type: none"> <li>• 335 from \$4.1m to <b>\$3.534m</b></li> </ul>	<p>Support with changes</p> <p>Council has updated the appendix to:</p> <ul style="list-style-type: none"> <li>• include a new column outlining the delivery horizon</li> <li>• update the demand units, and cost per demand unit</li> <li>• remove the estimated collection %</li> </ul> <p>Following the Panel hearing, Council has reviewed the DCP projects and identified that almost all projects are expected to be completed within 10 years. To provide a clearer indication of when a project is expected to be completed a revised delivery horizon has been used:</p> <ul style="list-style-type: none"> <li>• Short term 1-2 years</li> <li>• Medium term 3-8 years</li> </ul>

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		<ul style="list-style-type: none"><li>• 337 from \$500k to \$201k</li><li>• 442 from \$500k to \$454k</li><li>• 870 from \$250k to \$200k</li></ul>	<ul style="list-style-type: none"><li>• Long term 9-30 years</li></ul> <p>The change seeks to ensure that projects are completed in a timely manner.</p>
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\*Note: Blue text has been added and red text has been removed

In addition to the changes outlined above the Maribyrnong Development Contributions Plan 2021 has been updated to correct general formatting, renumbering, spelling and other errors. These changes are inconsequential and do not change the intent of the document.



# MARIBYRNONG

## Development Contributions Plan



Prepared for Maribyrnong City Council

JULY 2021

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**Front Cover Image Source: Maribyrnong City Council**

## 1.0 INTRODUCTION

### 1.1 Background

Maribyrnong City Council has land use, development and infrastructure strategies for the City. This includes housing and economic development strategies. The City is expected to significantly change over a planning horizon to 2051. Council has prepared growth projections to this horizon.

Between 2018 and 2051, the City is expected to increase dwellings from approximately 38,100 to 71,154 by 2051<sup>1</sup>. This growth is anticipated in and near activity centres, within urban renewal areas and across the City with infill development.

A similar level of change is expected for retail and commercial development. Industrial development is expected to contract in absolute terms, but new industrial investment is expected to continue.

Council has developed:

- Five year infrastructure plans for 2018/19 to 2022/23 with projects in the 2018/19 Annual Budget, 2019/20 Annual Budget and a Strategic Resource Plan for 2020/21 to 2022/23; and
- Ten year strategy for infrastructure beyond 2022/23, in a Long Term Financial Strategy for 2019/20 to 2029/29.

Collectively, these make up a ten year capital works plan for the City. Capital works includes new projects, upgrades to existing infrastructure and replacement of infrastructure at the end of its useful life. Only some of the planned infrastructure has been included in this municipal Development Contributions Plan (**DCP**).

Council has infrastructure plans for various portfolios including roads, paths, streetscapes, open space and community facilities. There are also various place-based plans which inform infrastructure works at these places.

Of the overall infrastructure list identified above, Council has selected a short-list of infrastructure works it is prepared to commit to deliver over the DCP timeframe. These infrastructure works are referred to as “**Scheduled DCP Infrastructure**” in this DCP. This preparedness to make a financial commitment to delivery of the Schedule DCP Infrastructure means that various other projects have not been included in this DCP but remain on Council’s capital works plan for delivery with other funds as and when other funds become available. These other projects are not funded by the DCP.

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<sup>1</sup> City of Maribyrnong and Forecast ID 2021, plus assumption of 6,500 dwellings at Defence Site Maribyrnong

The DCP applies to all of the municipality. The DCP apportions the cost of the Scheduled DCP Infrastructure across all development to 2051 (existing and forecast new development). New development will be required to pay a contribution towards Scheduled DCP Infrastructure, in proportion to the estimated share of use of that infrastructure.

### **1.2 Purpose**

The purpose of this DCP is to ensure that the cost of providing Scheduled DCP Infrastructure is shared between developers and the wider community on a fair and reasonable basis.

This DCP has been developed in accordance with relevant legislation, directions and guidelines to the DCP:

- Identifies the infrastructure and facilities needed within the City to meet contemporary standards and community expectations of service delivery;
- Selects the infrastructure works Maribyrnong City Council can commit to delivering, at the time of this DCPs preparation;
- Apportions the cost of the scheduled DCP infrastructure over deemed users of the infrastructure to the end of the planning horizon, being 2051 in this DCP;
- Determines the DCP levy (development contribution) rates that apply to different areas and development types;
- Explains the method of DCP preparation and levy calculation; and
- Documents DCP payment and administrative procedures.

### **1.3 Maribyrnong DCP Area**

The City's DCP charge areas are based on six planning precincts as shown in Figure 1. The planning precincts were drawn from Council's planning process for community infrastructure and are considered more suitable than suburb boundaries for infrastructure planning as they have a similar size and are more reflective of people's movement patterns. For example, the West Footscray suburb is segmented by the Sunbury train line which discourages residents from the north from utilising community facilities in the south of the suburb. In that regard, it was appropriate to divide West Footscray into two planning precincts (3 and 5).

The DCP's six planning precincts are further divided into 21 sub precincts as shown in Figure 2. These areas were sourced from planning precincts adopted by Maribyrnong City Council in its Development Contributions Position Statement and are informed by Maribyrnong Development Contribution Options (Mesh Planning, Final Report May 2018).

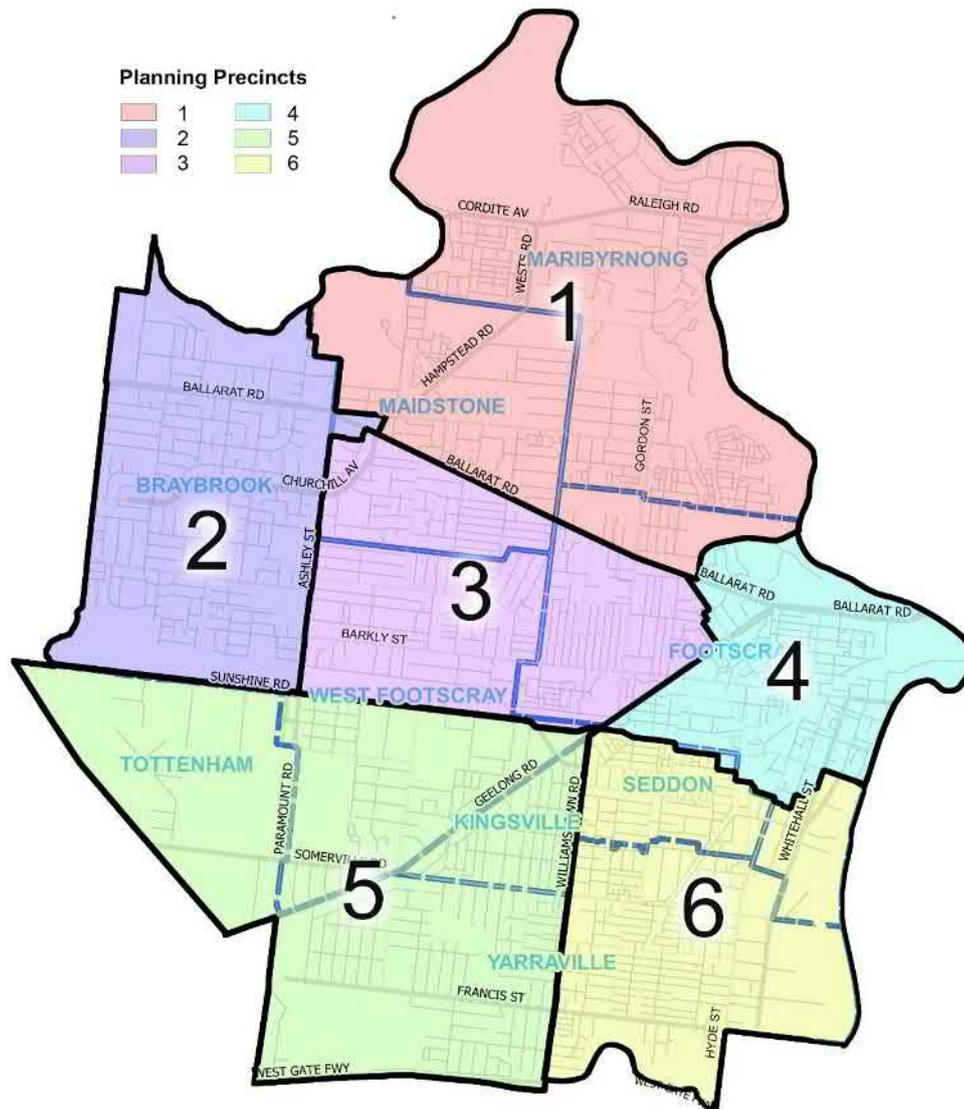
The sub precincts ensures all DCP infrastructure has appropriately sized catchments. More information about the mapping parameters used to establish the 21 areas is in Section 4.1 of this report.

This DCP applies to all land and new development in the City, unless specific exemptions apply.

Whilst all anticipated future development is included in DCP levy calculations, the DCP will not levy some development types and areas. Exemptions are listed in Section 7 of this report.

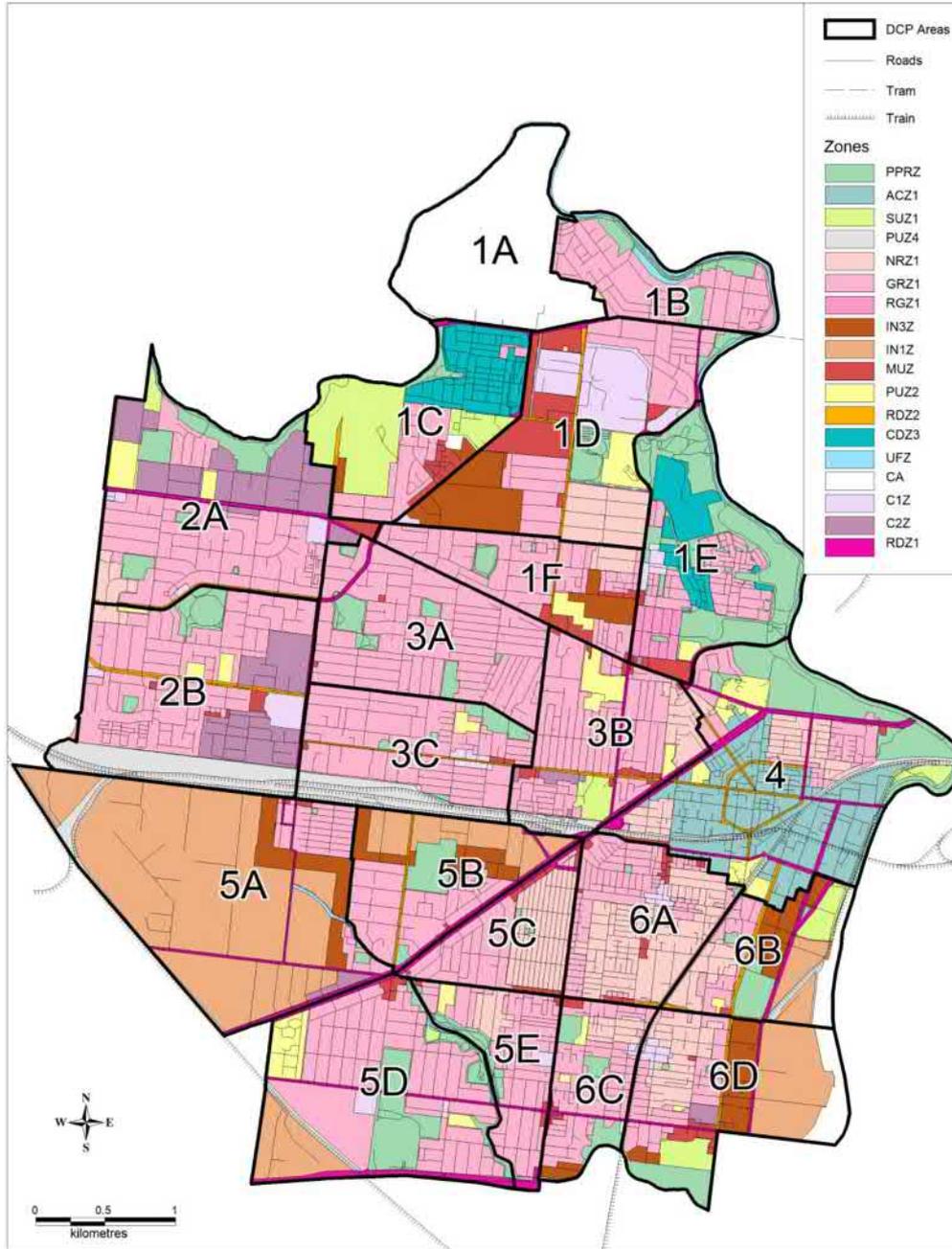
This DCP cannot be implemented for Commonwealth land, until it is transferred to other ownership and subject to the Victoria Planning Provisions.

**Figure 1: DCP Major Planning Precincts**



Source: Maribyrnong City Council

Figure 2: DCP Area and Sub Precincts



Source: Maribyrnong Planning Scheme, HillPDA

#### 1.4 Other Forms of Development Contribution

This DCP is one development contribution mechanism and can be used along-side other development contributions tools. These include:

- **Planning permit conditions** used to address matters specific to a development project. This can include conditions for off-site infrastructure where the infrastructure works are necessary to grant a permit. Conditions address specific infrastructure works for a development project and cannot be pre-planned and included in a DCP.
- **Legal agreements** used to enforce a planning permit condition and for executing an agreement between Council and a development proponent can provide for infrastructure provision. The negotiated outcome is often used during the Planning Scheme Amendment or Planning Permit process for a site.
- **Open space levy contributions** collected during the subdivision process for land and / or cash for open space provision. Council has adopted a policy position to use open space levies collected under clause 53.01 of the Planning Scheme for the provision and improvement of open space land. Separate open space infrastructure works are included in this DCP. Council has ensured that there is no overlap or 'double dipping' in relation to any scheduled projects. Open Space Projects can be funded through various sources including open space contributions, grant funding or DCPs. When investigating projects for inclusion in the DCP, officers undertook a pragmatic approach by including projects that:
  - had been committed to by Council,
  - had an assessed need to meet present and future demand,
  - had been identified in the capital works plan,
  - were at least \$100k in value.

In assessing the suitability of open space projects for inclusion, Council excluded projects where alternative funding sources (including open space contributions) were identified to fully fund the project. Where alternative funding sources contributed to part funding of a project, the remainder of the project was included for partial funding by the DCP. Council officers have audited the scheduled projects and ensured that no double dipping has taken place. Council will monitor and review projects as part of the auditing process to ensure there is no overlap of funding sources or double dipping.

- **Cash-in-lieu of parking provision schemes** used for pooling funds to deliver consolidated parking solutions, for circumstances where sites can not satisfy on-site parking conditions.
- **Special Rates and Charges** applied to a defined area for a period of time, in addition to the general rate, to pay for a project or program that benefits a defined area. This can include provision of infrastructure. Council does not currently use this tool.

### 1.5 Other DCP Overlay Schedules

Other DCP overlay schedules can be used with this municipal DCP because it is possible for multiple DCP overlays to operate over land. In Maribyrnong this is a possibility for some locations, including the Defence Site Maribyrnong (DSM). This large strategic redevelopment site is currently Commonwealth land. When this land is transitioned to other ownership, it will become subject to the Victoria Planning Provisions. In the future this land may be subject to multiple DCPs, including:

- This municipal DCP can be activated for the site. Levies have been calculated for DSM as Area 1A.
- A site-specific DCP could be prepared and included as a separate DCP Overlay Schedule. Infrastructure required for DSM's development may also be executed by a legal agreement.

### 1.6 Joseph Road Precinct DCP

The Joseph Road Precinct was the subject of the Joseph Road Public Realm Plan which was prepared by Council to identify the basic public realm infrastructure required for the provision of dwellings (and some mixed uses) that the Minister for Planning had permitted in the form of high rise intensive residential development in circumstances where basic infrastructure did not exist.

The precinct had multiple landowners with development permits that contained conditions that required the provision of immediate public realm infrastructure. To share the cost of mitigation works equally between landowners and coordinate the delivery of infrastructure projects, Council prepared a DCP for the precinct in 2018 through Amendment C145. The Joseph DCP is applied through DCPO1 to fund 15 localised projects that are needed to support its future population. It does not include any municipal wide projects and does not levy the CIL. Projects included in the Joseph Road DCP include public realm, streetscape, road, traffic, and drainage works.

The Joseph Road Precinct is located within Charge Area 4 of the Maribyrnong DCP. When the Maribyrnong DCP is approved, both DCPO1 and DCPO2 will apply concurrently to the Joseph Road Precinct as the Maribyrnong DCP provides for separate infrastructure that would be needed by future users of the precinct not funded by the Joseph Road DCP.

### 1.7 Renewal Areas and Legal Agreements

The Maribyrnong DCP provides for infrastructure that is municipal wide infrastructure or infrastructure that is deemed to have a nexus to at least one charge area. In the lifespan of the Maribyrnong DCP, there will inevitably be, from time to time, planning exercises that identify particular and specific infrastructure needs for a more specific area which have not been identified in this municipal wide DCP.

If a future contributions plan is prepared for a specific area it will only fund infrastructure projects which have a more direct nexus with the specific development and which are relatively specific to that area. The Joseph Road DCP which applies only to developments within the Joseph Road Precinct through DCPO1 is an example of this. Figure 3 in Section 3.1 shows the functions of each types of DCPs and how they operate in tandem with the municipal wide DCP.

This DCP gives exemption to sites where there is a valid agreement with Council which specifies:

- In-kind infrastructure provision; and
- No further contributions payable.

This exemption only applies when both are explicitly stated in a legal agreement.

Ongoing infrastructure planning will happen for various renewal area and strategic redevelopment sites in the City. This planning is expected to inform other DCP opportunities, legal agreements and sites which may be exempt from this DCP.

This DCP provides for infrastructure in public domains, where Council will be the Development Agency. These works are:

- Linked with annual budgets and prioritised;
- Administered through Council's tendering and contract management processes; and
- Public infrastructure for benefitting catchments which commonly extend beyond a single renewal area or strategic site.

For the infrastructure in this DCP, Council does not expect in-kind infrastructure provision.

## 2.0 POLICY CONTEXT

### 2.1 Overview

The need for the Scheduled DCP Infrastructure projects arise because of the anticipated level of development in the municipality in the period to 2051 as identified in Section 4 of this DCP. In the context of the anticipated population growth set out in section 1.1 of this DCP Council faces challenges in the provision of adequate infrastructure to service the needs of its residents and workers, As part of its strategic planning for the municipality, Council has undertaken numerous studies and carried out much research on the implications of the extent of development proposed in relation to infrastructure needs – both development infrastructure and community infrastructure. This identification of the various Scheduled DCP Infrastructure projects is founded on numerous policies and strategies found in Council's:

- Land use and development framework, as expressed in the Maribyrnong Planning Scheme and Council's adopted policies for housing and employment land; and
- Infrastructure planning and delivery framework, as shown in the capital works plan and budgeting processes.

Section 3 of this DCP provides more information about the infrastructure planning process and the project selection method for this DCP. Section 4 provides development projections. Below is an overview of Council's policies and strategies.

### 2.2 Policy and Strategy Context

The following state-level and other authority directions shaped planning and development in Maribyrnong:

- Plan Melbourne 2017 to 2050 (Victorian Government)
- Inner Melbourne Action Plan (IMAP Councils)
- Victoria's 30-Year Infrastructure Strategy 2016 (Infrastructure Victoria)
- West-Gate Tunnel Project (Victorian Government)

Overarching Council direction is provided by:

- Council Plan 2017/21
- Annual Council Action Plan 2018/19
- Annual Council Action Plan 2019/20
- Annual Budget 2018/19
- Annual Budget 2019/20 and Strategic Resource Plan 2020/21 to 2022/23
- Long Term Financial Strategy 2019/20 to 2028/29
- Maribyrnong 2040 Community Plan
- Public Health and Wellbeing Plan

Council documents that direct land use and development are:

- Maribyrnong Planning Scheme
- Housing Strategy
- Economic and Industrial Development Strategy
- Open Space Strategy
- Integrated Transport Strategy
- City Design Manual
- Asset Management Policy
- Asset Management Improvement Strategy

Other Council documents with more specific infrastructure direction are:

- Road Asset Management Plan
- Buildings Asset Management Plan
- Bicycle Strategy
- Early Years Infrastructure Plan
- Playground Improvement Plan (Play Maribyrnong)
- Public Toilet Plan
- Street Tree Planting Strategy
- Urban Forest Strategy
- Sports Pavilion Capital Improvement Plan
- Sportsground Capital Improvement Plan
- Sustainable Sportsgrounds Management Plan
- Public Lighting Policy
- Skate/BMX Facility Strategy

Direction for significant places and precincts in the City is provided by:

- Defence Site Maribyrnong – Maribyrnong Shared Vision (VicUrban)
- Footscray Structure Plan
- Highpoint Planning and Urban Design Framework
- Central West Structure Plan
- Northern Maribyrnong Integrated Transport Strategy
- River Valley Design Guidelines (Victorian Government)
- Joseph Road DCP

Direction for development contributions is in the following. More information is in Section 4:

- Development Contribution Position Statement 2018
- Council Resolution dated 11 December 2018 – Preparing a Municipal DCP

Other Council documents for places in the City include:

- Footscray River Edge Masterplan
- Footscray Wharf and Promenade Plan
- Braybrook North River Precinct Plan

- Stony Creek Future Directions Plan
- Review of Stony Creek Future Directions Plan
- Seddon Urban Design Framework
- West Footscray Urban Design Framework
- Draft Tottenham and West Footscray Framework Plan
- Gordon and Mephan Precinct Framework Plan
- Maidstone Hampstead Road East Framework Plan
- Paisley Precinct Public Realm Concept Plan
- Pedestrian Priority Treatments Plan
- Cowper Street Concept Plan
- Footscray Park Masterplan
- Quarry Park Masterplan
- Hansen Reserve Masterplan
- Pennell Reserve Masterplan
- Yarraville Gardens Precinct Masterplan
- McIvor Reserve Masterplan
- Cruickshank Park Masterplan
- Pipemakers Park and Environs Masterplan
- Coulson Gardens and Plantation Drive Landscape Plan
- Jacks Wood Reserve Landscape Plan
- Robert Barrett Reserve Landscape Plan
- Rogers Reserve Concept Plan
- Bassett Reserve Landscape Plan
- Sporting Reserve Facility Audits

See Appendix A for more information about the above documents.

### **2.3 DCP System in Victoria**

This DCP has been prepared in accordance with the Victorian Government's approved DCP system, which is defined by the following legislation and directions.

#### **Planning and Environment Act 1987**

The *Planning and Environment Act 1987, Part 3B* states the purpose of a Development Contributions Plan for 'levying contributions for the provisions of works, services and facilities'. The Act sets out the broad structure and requirements for a DCP.

According to the Act, projects are classified as either:

- Development infrastructure (DI); or
- Community infrastructure (CI).

Development infrastructure is defined as infrastructure required for basic community health, safety or wellbeing. This may involve roads, paths, drainage and basic community infrastructure items.

Community infrastructure includes construction of all other buildings or facilities used for community or social purposes. Some community facilities are defined by Ministerial Direction as Development Infrastructure for DCP purposes. This includes kindergartens, childcare centres and maternal and child health care facilities.

The Act enables Council to include a condition on a planning permit for:

- Paying DCP levies within a specified time or within a time specified by Council; and
- Entering into an agreement for payment of levies within a time specified by Council.

In circumstances where DCP levies are payable and a planning permit for development is not required, Council can require payment, or an agreement for payment, before the issuing of a building permit.

The Act states the Community Infrastructure Levy is capped (at \$1,190 per dwelling). For this DCP the:

- Community Infrastructure Levy must be paid before the issuing of a building permit, unless otherwise stated in a planning permit for development or an agreement with Council.

No cap applies to the Development Infrastructure Levy. For this DCP the:

- Development Infrastructure Levy must be paid before the issuing of a building permit, unless otherwise stated in a planning permit for development or an agreement with Council.

**Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 11 October 2016**

The Ministerial Direction has two parts. The first gives direction on the preparation and content of development contributions plan, with a focus on defining Development Infrastructure and Community Infrastructure. The second sets out the requirements for annual DCP reporting.

**Development Contributions Guidelines 2007 (State of Victoria)**

The document provides detailed guidance on the method to prepare a full cost apportionment DCP. The Guidelines provide principles, information and examples.

**Local Government Act 1989**

The Act outlines the role of local government in Clause 3C, where a Council must endeavour to achieve the best outcomes for the local community by providing equitable and accessible services that are efficiently and effectively managed.

**Building Act 1993**

The Act requires Building Surveyors to ensure any Planning Scheme requirement is met before issuing a building permit. This includes enforcing the payment of a Community Infrastructure Levy and / or a Development Infrastructure Levy to Council under a DCP.

**Past Practice**

This DCP has been prepared with regard to similar adopted DCPs over the past two decades. This includes consideration of Planning Panel recommendations and past peer reviews of the methodology used to prepare similar municipal DCPs.

## 3.0 STRATEGIC CONTEXT FOR THE DCP

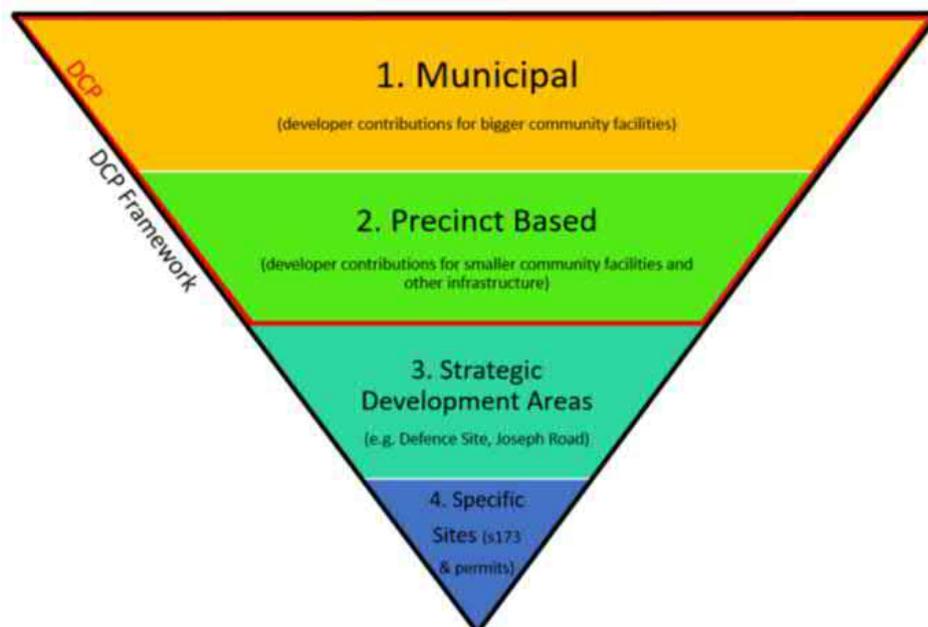
### 3.1 Development Contribution Position Statement 2018

In addition to the various policies and documents identified in Section 2 of this DCP, the Development Contributions Position Statement 2018 informs the preparation of this municipal DCP and the identification of the various Scheduled Infrastructure Projects which are funded to some degree by this DCP. It gives a context for the City's significant population growth and a four-tiered approach to development contributions namely:

- Community Infrastructure Levy for municipal infrastructure within charge areas in the City;
- Development Infrastructure Levy for municipal infrastructure within charge areas in the City;
- Development Contributions for precinct infrastructure for Strategic Redevelopment Sites ; and
- Site-specific requirements for developer works.

These four tiers are illustrated below. This DCP is enabling tiers 1 and 2 for the City.

Figure 3: Development Contribution Position Statement



Source: Mesh Planning for Maribyrnong City Council, 2018

On 11 December 2018 Council resolved to:

- Approve the Development Contributions Position Statement, to inform the ongoing preparation of a municipal DCP and for a final version to be included in the final DCP; and
- Reserve the right to consider the 2018/19 budget and future budgets for the municipal DCP and to implement a Development Contributions Framework.

### **3.2 Annual Corporate Infrastructure Planning**

Each year Council work teams identify ten year prioritised and sequenced capital works proposals.

Proposals are prepared by Council staff who are experts in their discipline. Guidance for proposals is also informed by priorities in Council policies, strategies and plans - which are often prepared with independent experts involved.

Project proposals then pass through an infrastructure planning process, to test the merits of each proposal for alignment with the Council Plan as well as Council policies, strategies and plans.

Arising from the above, a preliminary long-term capital works projects list is established for:

- New infrastructure;
- Upgrades to existing infrastructure;
- Replacing existing infrastructure; and
- Maintenance and repair of existing infrastructure (note: this category is not included in the list of DCP works).

A four-year project list then informs the preparation of a draft Annual Budget and Strategic Resource Plan. Public exhibition then occurs and public submissions are received. After Council considers all submissions, Council approves:

- An Annual Budget and Strategic Resource Plan, with a detailed four-year capital works projects list included; and
- A Long Term Financial Strategy, with a longer-term capital works project list included.

Only after capital works proposals went through the above process, were they considered for possible DCP inclusion.

The initial infrastructure list for DCP consideration had more than 1,000 projects. This list was reviewed against DCP eligibility criteria and included removal of:

- Maintenance or operational purposes; and
- Projects not used by (or benefitting) a broad cross-section of the community.

A draft list was prepared and further reviewed with portfolio experts involved. This process explored project details, relevant policy and plans, location identification and catchment mapping for each project. More information on this process is in Section 6 of this report.

### 3.3 Reference Documents for Infrastructure Projects

The Scheduled DCP Projects included in this DCP are set out in Section 5 of this DCP. The following list of reference documents gives supporting information for each of those projects.

**Table 1: List of Reference Documents for DCP Projects**

Reference Document	Short Description
Angliss Children's Centre, Outdoor Area Drawings 2019	Tender drawings showing the layout, scope and schedule for the outdoor works.
Angliss Reserve, Fencing Specification 2018	Tender specifications giving description, schedule and technical drawings for the fencing.
Angliss Reserve, Floodlighting Plan 2018	Plan showing the location of floodlights and layout for the sports field.
Angliss Reserve, Playground Plan 2019	Construction plans showing the layout and sections of the playground at the north-west corner of the reserve.
Argyle Street (32 Argyle to Essex), Roadworks Engineering Drawings 2018	Tender drawings showing the layout, sections and schedule for the roadworks.
Bassett Reserve, Landscape Plan 2018	Landscape plan showing the vegetation which will benefit from the irrigation works.
Buildings Asset Management Plan 2012	Strategy for managing buildings. Appendices give more information about asset life and works projects for buildings.
Burndap Park, Improvement Plan 2016	Landscape plan showing the location and description of works near the lake.
Burns Street (41 Burns to Thomson), Roadworks Engineering Drawings 2018	Tender drawings showing the layout, sections and schedule for the roadworks.
Cambridge Street (Mitchell to Desmond), Roadworks Engineering Drawings 2018	Tender drawings showing the layout, sections and schedule for the roadworks.
Church Street Children's Centre, Development Plans 2018	Construction drawings showing the site layout, ground floor, first floor and landscaping for the facility.
Churchill, Roadworks Engineering Drawings 2018	Tender drawings showing the layout, sections and schedule for the roadworks.

Reference Document	Short Description
Clarke Street Park, Draft Concept Design 2019	Concept plans showing the location and layout of the park at the intersection with Barkly Street.
Coulson Gardens and Plantation Drive, Landscape Plan 2015	Landscape plan showing the location and type of works in the reserve.
Cowper Street, Concept Plan 2019	Concept plan showing the layout of roadworks, vegetation and footpaths for the road and its surrounds.
Fontein Street (Cala to Bizana to Aliwal), Roadworks Engineering Drawings 2018	Tender drawings showing the layout, sections and schedule for the roadworks.
Footpaths, Program List 2018/19	Technical list showing works elements for footpaths in parks being upgraded in 2018/19
Footscray Hockey Centre, Design Plans 2018	Construction plans showing the ground floor and mezzanine level works to the building.
Footscray Park Maribyrnong River Trail, Upgrade Plan 2015	Tender drawings showing the layout, section and schedule of works for the shared path near the riverbank, along with other works for Footscray Park.
Footscray Park, Irrigation Plan 2019	Layout plan showing the location and type of irrigation works for the reserve.
Footscray Park, Masterplan 2011	Masterplan showing the location of spaces and infrastructure, with photographs showing constructed works. Sketches depict future works.
Footscray River Edge, Masterplan 2014	Masterplan showing the location of spaces and infrastructure along the river edge in Footscray. Newells Paddock has wetlands, landscaping and recreation spaces. Grimes Reserve is close to the river edge between Hopkins Street and Footscray Road and has lawns, landscaping and play spaces.
Footscray Structure Plan 2014	Strategy for guiding change in the Footscray Activity Centre with a vision, objectives and strategies for precincts. A theme for Movement and Transport highlights walking and cycling infrastructure for streetscapes, another for Community Infrastructure, Open Space, Recreation, Arts and Culture highlights public spaces and streetscapes.
Footscray Wharf & Promenade, Schematic Plan 2018	Schematic plan showing the location, layout and index of works for a public wharf and promenade concept for the river edge between Shepherd Bridge and Hopetoun Bridge.

Reference Document	Short Description
Hanmer Reserve, Irrigation Plan 2016	Irrigation plan showing the layout and types of irrigation infrastructure for the oval.
Hansen Reserve, Masterplan 2018	Masterplan giving a site analysis, vision, principles, locations and layout for works in the reserve. Photographs and artists impressions depict future works and a Priorities Plan gives a list of works for the spaces and facilities in the reserve.
Hansen Reserve, Pavilion Feasibility and Masterplan 2018	Report giving a feasibility study for the pavilion, with concept drawings and a floorplan.
Henry Turner North Reserve, Draft Pavilion Concept Plan 2018	Drawings showing the location and floorplan for the pavilion.
Henry Turner South Reserve, Pavilion Concept Design 2018	Design report showing the location of the pavilion, with a floorplan and elevation drawings.
Hex Street (Cala to Bizana to Aliwal), Roadworks Engineering Drawings 2018	Tender drawings showing the layout, sections and schedule for the roadworks.
Highpoint Planning and Urban Design Framework 2015	Strategy for guiding change in the Highpoint Activity Centre with a vision, objectives and guidelines for precincts. A theme for Built Form highlights streetscapes, another for Access and Movement highlights pedestrian and cycle routes for streetscapes. A further theme for Open Space and Community Infrastructure emphasises public open spaces and facilities.
Hopkins Street Bridge, Recreation Plaza Design Plan 2018	Construction drawing showing the layout and works for the recreation space. Notations give more detail.
Hotham Street (Kent to Pritchard), Roadworks Engineering Drawings 2018	Tender drawings showing the layout, sections and schedule for the roadworks.
Hyde Street Community Facility (former bluestone church), HVAC Report 2018	Report giving background information, analysis of options and recommended works for heating, cooling and air ventilation in the bluestone building used as a community facility.
Jacks Wood Reserve, Landscape Plans 2019	Tender drawings showing the location and layout of paths, landscaping and seats for the reserve.
Kinder Smith Reserve, Floodlighting Plan 2018	Plan showing the location of floodlights and layout for the sports field.

Reference Document	Short Description
Kingsville Kindergarten, Outdoor Area Concept Plan 2019	Landscape concept plan showing the layout, scope and photographs for the outdoor works.
Kingsville Tennis, Concept Plan (Floodlights & Fencing) 2018	Concept design plans showing the location of floodlights and fences for the outdoor tennis courts. Notations give more detail.
Kingsville Tennis, Pavilion Development Plans 2018	Site and floorplan showing the pavilion's location and layout of rooms.
Maribyrnong Annual Budget and Strategic Resource Plan 2018	2018/19 annual budget giving a capital works project list and supporting information.
Maribyrnong Annual Budget and Strategic Resource Plan 2019	2019/20 annual budget giving a capital works project list and supporting information. Also gives 20/21 to 22/23 budget plans for future capital works projects in a Strategic Resource Plan.
Maribyrnong Annual Council Action Plan 2019	List of actions to implement its 2017/21 Council Plan for 2019/20. The plan includes actions for works, with major projects highlighted.
Maribyrnong Bicycle Strategy 2014	Strategy for improving the City's bicycle network, with Specific Actions to improve the City's network with works projects. This Strategy's works program is informing the preparation of a new strategy.
Maribyrnong Draft Bicycle Strategy 2019	New strategy for improving the City's bicycle network, with actions in Layers to improve the City's network with a works program. Appendices give more detail.
Maribyrnong City Council Annual Report 2018/19	Annual Report giving information about major projects, including the community facility being built as part of Council's Footscray Town Hall redevelopment project.
Maribyrnong Council Plan 2017 to 2021	Four year Council Plan to manage the City's population growth and redevelopment. The plan has strategies for infrastructure and direction for budget priorities. Strategies include the need to plan and deliver Council's capital works program.
Maribyrnong Draft Public Toilet Plan 2019	Strategy for public toilets in parks and public places. An Implementation Plan gives a list of priority locations for works projects at the City's most popular parks and places.
Maribyrnong Early Years Infrastructure Plan Summary 2018	Strategy for early years infrastructure investment. This includes long-day childcare, sessional kindergarten, maternal and child health facilities. Recommendations for works to Council facilities are included.

Reference Document	Short Description
Maribyrnong Integrated Transport Strategy 2012	Strategy for improving the City's transport network, with a vision and themes for infrastructure initiatives. An Implementation Plan has works priorities for the network. The strategy has Municipal Wide Initiatives, which include local area traffic management and speed limit works programs.
Maribyrnong Long Term Financial Strategy	Ten year long-term strategy for managing budgets, also giving a project list for 23/24 to 28/29 capital works projects for DCP consideration
Maribyrnong Open Space Strategy 2014	Strategy for improving the City's public open space, with a catchment-size hierarchy to classify the network. Design and Management Guidelines provide for the design of open space works. Each suburb has implementation priorities for open space works.
Maribyrnong Playground Improvement Plan (Play Maribyrnong) 2016	Strategy for improving the City's public playgrounds and giving priority locations for works.
Maribyrnong River Trail, Lighting Map 2016	Plan showing priority sections of the river trail for installation of lights.
Maribyrnong Sporting Reserve Facility Audits 2018	Audit report for improving the City's sport and recreation reserves, with infrastructure such as cricket nets, sports fields and floodlights.
Maribyrnong Sports Pavilion Capital Improvement Program 2017	Strategy for improving the City's sports pavilions. An Implementation Program gives works priorities and there are design standards for rooms and spaces inside and near pavilions.
Maribyrnong Street Planting Strategy 2013	Strategy for planting the City's street trees. The strategy considers boulevards, gateways and neighbourhood in a long-term planting program. Priority streets and preferred tree species informs an annual works program.
Maribyrnong Sustainable Sportsgrounds Management Plan 2015	Strategy for managing increasing demand on the City's sports fields, with infrastructure such as irrigation, new surfaces, fencing and cricket wickets. Priority capital works are given for the City's sports fields.
Maribyrnong Urban Forest Strategy 2018	Strategy for planting the City's street trees. The strategy builds on the Maribyrnong Street Tree Planting Strategy 2013 for climate change, urban heat island effect, tree canopy and population growth implications. A map of social vulnerability, heat and areas of pedestrian activity reveals further locations for street tree planting.
Mclvor Reserve (Hanks), Baseball Floodlighting Plan 2018	Plan showing the location of floodlights and layout for the sports field.

Reference Document	Short Description
Mclvor Reserve, Draft Masterplan 2019	Masterplan showing the location and type of works for the reserve. An index list gives more detail.
Medway Link Trail, Layout Plan 2016	Plan showing the location, type of path and sections for the river trail near Medway Golf Course.
Pedestrian Priority Treatments Draft 2018	Concept plan showing the location and schedule for pedestrian works on streets in various Activity Centres.
Pennell Reserve, Draft Masterplan 2019	Masterplan showing the location and type of works for the reserve. An index list gives more detail.
Pennell Reserve, Pavilion Feasibility and Reserve Masterplan 2018	Report giving a feasibility study for the pavilion, with concept drawings and a floorplan.
Pilgrim Street (John to Margaret), Roadworks Engineering Drawings 2017	Construction drawings showing the layout, sections and schedule for the roadworks.
Quarry Park, Masterplan 2016	Masterplan showing the location and type of works for the reserve. An index list and staging diagram gives more detail. Systems diagrams show the purpose of the works and photographs give indicative tree species for planting.
Road Improvements, Program List 2019 to 2023	List of four year road works projects, giving scope and cost details for projects nominated for the DCP.
Robert Barrett Reserve, Landscape Plans 2019	Quotation Plans showing the location and type of landscape works in the reserve. Notations and section drawings for paths, seats and other works give more detail.
Robert Barrett Reserve, Playing Field Concept Plan 2017	Concept plan showing the layout of sports fields, cricket wicket and paths for the reserve.
Rogers Reserve, Concept Plan 2018	Concept plan showing the landscaping, playspace, seats and other works for the reserve.
Rupert Street (Neil to Alberta), Roadworks Engineering Drawings 2017	Construction drawings showing the layout, sections and schedule for the roadworks.
Safer Local Roads, Ordinary Council Meeting Report 2017	Report giving information, options and estimates for Local Area Traffic Management works and 40km per hour speed limit sign works program. Should be read with the Maribyrnong Integrated Transport Strategy 2012.

Reference Document	Short Description
Schild Street (Stephen to Hyde), Roadworks Engineering Drawings 2016	Tender drawings showing the layout, sections and schedule for the roadworks.
Scovell Reserve, Pavilion Design Plan 2017	Construction drawings showing the location, floorplan, elevations, sections and notations for the pavilion.
Scovell Reserve, Turf Wicket Plan 2018	Plan showing the layout of the reserve and location for turf wickets, with sections showing subsurface design.
Stony Creek, Future Directions Plan 2011	Plan showing the location and works for the open space corridor along Stony Creek. Photographs, other images and notations give more detail. The Plan's works program is informing the preparation of a new plan.
Stony Creek, Draft Future Directions Plan 2019	New Plan showing the location and works for the open space corridor along Stony Creek. Sketches, sections and other images show the design of infrastructure and notations give more detail.
Town Hall Redevelopment, Ordinary Council Meeting Report 2018	Council report describing the upgrade of the Town Hall Precinct in Footscray, the upgrade includes a new community facility.
Turner Crescent (South to Beachley) and Stewart Street (Turner to Pritchard), Roadworks Engineering Drawings 2018	Construction drawings showing the layout, sections and schedule for the roadworks.
William Street (Charles to Pilgrim), Roadworks Engineering Drawings 2016	Construction drawings showing the layout, sections and schedule for the roadworks.
Yarraville Gardens, Arbor Report 2019	Report giving analysis for three structures at the reserve, with upgrade works drawings in Appendix D.
Yarraville Gardens, Precinct Masterplan 2004	Masterplan showing the location and type of works for the reserve. An index list and notations provide detail.
Yarraville Tennis Courts, Floodlights Plan 2019	Plan showing the layout of the outdoor tennis courts and location of the new floodlights.

Source: Maribyrnong City Council, 2019

## 4.0 DEVELOPMENT CONDITIONS AND PROJECTIONS

### 4.1 Charge Areas

This DCP has 21 charge areas. Development data has been assembled for each of the charge areas. Mapping parameters were used to initially establish analysis areas. These parameters are shown below.

**Table 2: Mapping Parameters**

Mapping Parameter	
1.	<b>Utilise Council's six planning precincts as a base:</b> The planning precincts are used in various Council planning functions and reflect the recommended structure for a municipal DCP (for community infrastructure project) as per the Council Position Statement on Development Contributions.
2.	<b>Test the six precincts against infrastructure projects:</b> Following identification of a draft DCP project list, the suitability of the six precincts was tested against spatial nexus principles. It was determined that the six precincts were too big to adequately identify project catchments for all proposed DCP projects.
3.	<b>Disaggregate the six precincts into 21 Areas:</b> The 21 areas were identified following roads, paths, open space infrastructure and zones and benchmarked to other DCP area sizes. Suburbs do not provide suitable analysis areas for this DCP as they vary significantly in size and population and do not reflect demand patterns for infrastructure in the City.
4.	<b>Each DCP Area to have a Centre:</b> Each DCP Area is serviced by a larger Activity Centre or at least one Neighbourhood Activity Centre and / or multiple local centres. These are destinations for services and infrastructure in the precinct. They also provide access to transport options.
5.	<b>Footscray Activity Centre in its own analysis precinct:</b> Footscray is the City's primary economic and transport hub. Structure and infrastructure planning informed the analysis area for this Metropolitan Activity Centre.
6.	<b>Defence Site Maribyrnong (DSM) in its own analysis area:</b> This major redevelopment site is currently Commonwealth land. The Victorian Planning Authority is preparing a development vision for this area.

Source: Maribyrnong City Council, HillPDA

Development data has been included in this DCP irrespective of whether DCP levies can be applied to development or not, so as to ensure all anticipated users of infrastructure are included in levy calculations.

### 4.2 Land Use Definitions

This DCP uses four land use groups for the purpose of DCP operation: Residential, Retail, Commercial and Industrial. The four land use groups are commonly used in municipal DCPs, where distinct areas and precincts can have different land use and infrastructure demand characteristics. Refer to Appendix B for definitions of these land use development types.

#### **4.3 Unit of Measurement and Demand Unit**

The benchmark demand unit used in this DCP is one dwelling. Floor space for Retail, Commercial and Industrial development is converted into an equivalent Demand Unit by using the equivalence ratios set out in this DCP.

One square metre of Gross Floorspace (or Gross Floor Area) is the unit of measurement for non-residential development in this DCP. Refer to Appendix B for a definition of these units.

The development stocktake data used as the basis of the DCP uses Gross Floorspace data sourced from Council's property rates data base. This is the most comprehensive and accurate data source for measuring such development.

Furthermore, development proponents submit Gross Floorspace data as part of their applications, and as such this unit of measurement is readily available.

#### **4.4 2018 Development Conditions: All Land Uses**

A stocktake of development conditions for each lot in the City was provided from Council's 2018 property rates database. This provides property identification number, address, zoning, site area, floorspace and land use classification for 40,937 individual records. This is the best available stocktake data.

The data was allocated to each of the DCP Areas using a mapping package that was linked to the property database (i.e. MapInfo GIS). The Residential data was cross matched to Forecast ID data for precincts in the municipality at 2018.

#### **4.5 Residential Projections to 2051**

Council's Forecast ID projections provides the total residential estimate to 2051 for the municipality and for the six planning areas used in this DCP; that is, Areas 1 to 6.

The projections for the six planning areas were apportioned to sub-areas used in the DCP based on information contained within Council's Housing Framework Plan and land use zoning conditions. This information provides data on the anticipated location of residential development to 2051 and is shown in Table 3.

Council's Housing Framework Plan identifies three areas:

- Substantial Change;
- Incremental Change; and
- Limited Change.

**Table 3: Population Projections for Six Planning Precincts to 2051**

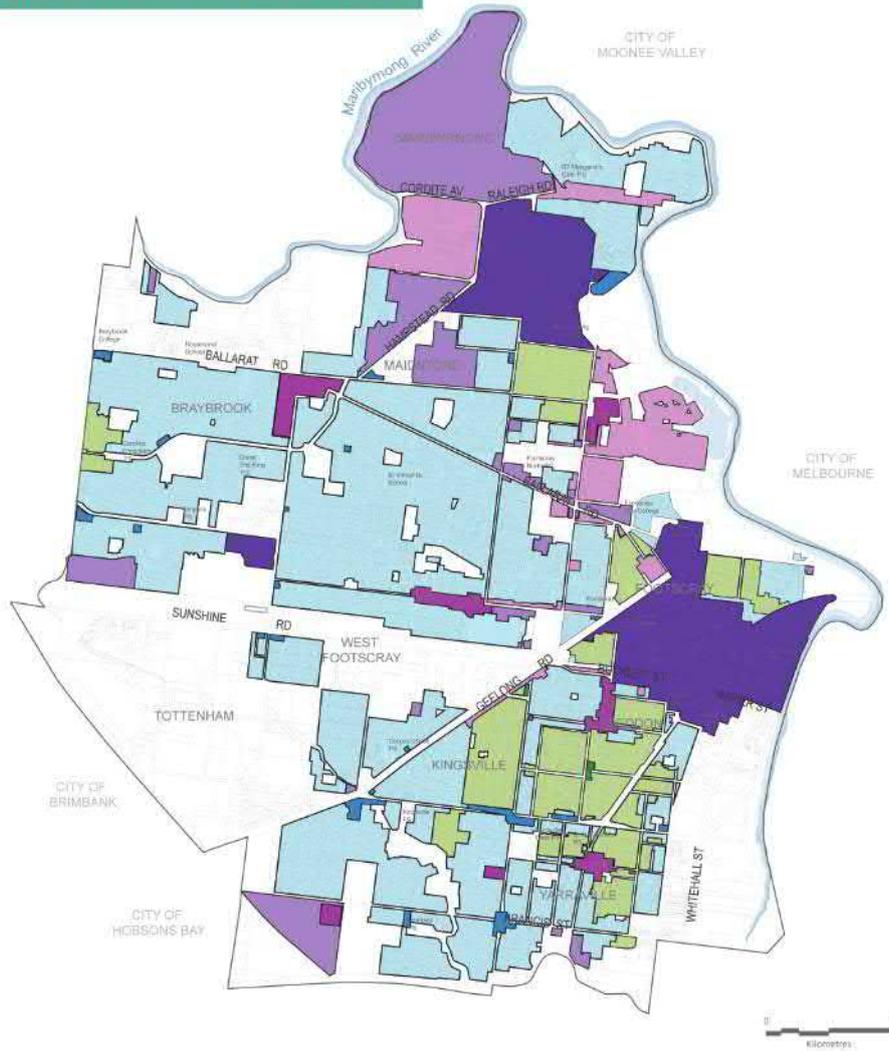
Precinct / Year	2021	2026	2031	2036	2041	2046	2051
Precinct 1	24,823	28,182	33,314	38,244	43,953	49,085	54,230
Precinct 2	10,980	11,782	12,847	13,950	14,879	15,403	15,977
Precinct 3	18,980	19,374	19,836	20,132	20,470	20,784	21,078
Precinct 4	10,903	15,821	19,912	22,321	24,656	27,009	29,248
Precinct 5	16,640	17,914	19,399	20,864	22,368	23,893	25,440
Precinct 6	15,128	16,001	16,929	17,373	17,787	18,212	18,664
<b>City of Maribyrnong</b>	<b>97,454</b>	<b>109,074</b>	<b>122,237</b>	<b>132,884</b>	<b>144,113</b>	<b>154,386</b>	<b>164,637</b>

Source: City of Maribyrnong and Forecast ID 2021

Using this framework plan, each sub-area was allocated to one of these three policy categories and projections were calibrated within the Forecast ID projection totals. The data was also checked against past trends from 2010, 2014, 2016 and 2018.

Figure 4: Extract: City of Maribyrnong Housing Framework Plan

MARIBYRNONG HOUSING STRATEGY: SETTLEMENT



City of Maribyrnong Housing Framework Plan 2018

LEGEND		
<b>Substantial Change Area</b>		
	Activity Centre	
	Strategic Redevelopment Site	
	Neighbourhood Activity Centre	
	Urban Corridor & Development area	
<b>Incremental Change Area</b>		
	Local Centre & Small Destination	
	Established Residential Area	
<b>Limited Change Area</b>		
	Local Centre & Small Destination	
	Heritage, Neighbourhood Character & Other Areas	

Source: Maribyrnong City Council, 2019

#### 4.6 Non-Residential Projections to 2051

Projections were established by using 2018 stocktake data for each DCP Area to 2051, and:

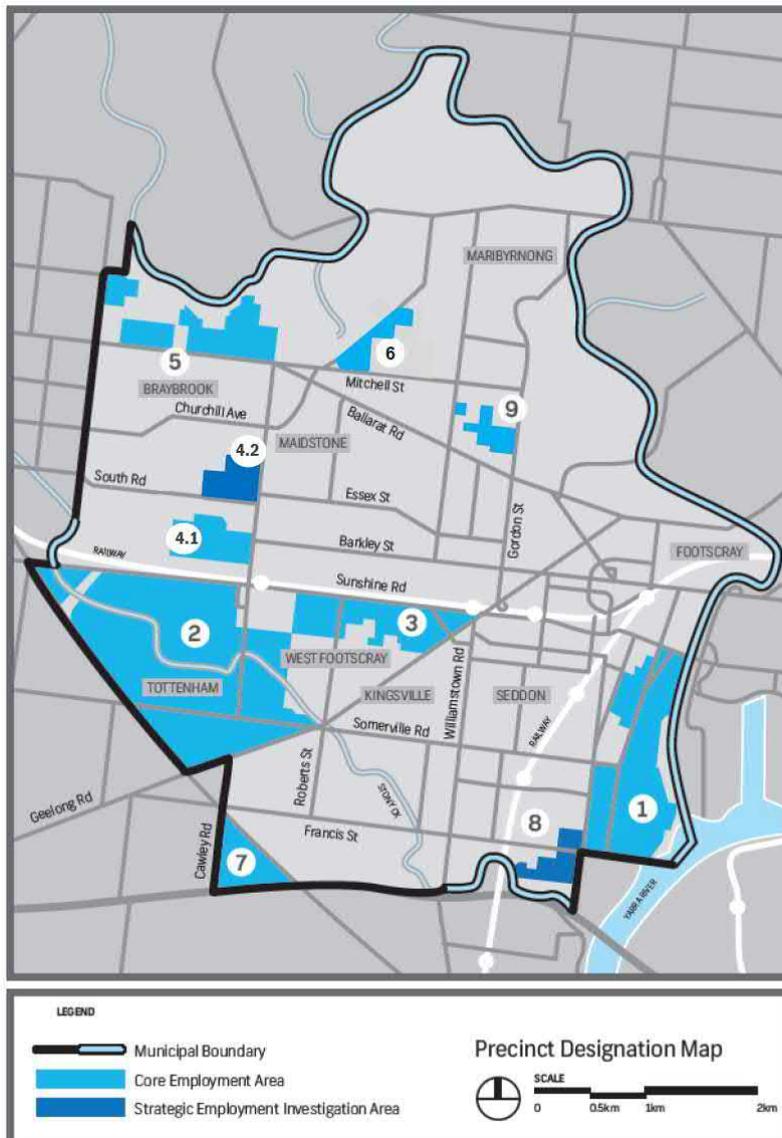
- Examining available land for non-residential development;
- Assessing actual development trends for the data points 2010, 2014, 2016 and 2018 by DCP Area using actual data contained in Council's property rates database; and
- Reviewing Council's economic and industrial development policies and strategies on anticipated employment and non-residential change and development.

The Maribyrnong Economic and Industrial Development Strategy (MEIDS) was used to calibrate the projections and consider policy directions. The document's Industry Related Employment Land Precinct Designation (IREL) identifies nine precincts. These were then used to identify sub-areas where industrial development is encouraged. In terms of Industry related employment land, the MEIDS observed:

- The City now and in the future will require similar amounts of IREL for traditional uses;
- Whilst demand for IREL in the medium term (five to ten years) may decline there will be an increase in the longer term. This implies IREL needs to be preserved now;
- The excess of IREL supply over demand is not excessive and a reasonable supply of unoccupied and vacant land is beneficial for the economic development and transition of the City. This is because new industry can more easily be attracted to suitable vacant premises, or can have new purpose-built premises constructed, and therefore become catalysts for change;
- There is a need to provide IREL for a wider range of employment generating activities given the changing profile of the population and increasing need for office uses in the future. IREL that is well suited for office development should be used such purposes; and
- Those sub-precincts considered not well suited to long term employment use will not materially reduce the amount of IREL required into the future and can be allowed to transition to a higher and better use without impacting employment outcomes.

Projections for non-residential land are set out below in Table 4.

Figure 5: Extract: Maribyrnong Economic and Industrial Development Strategy, Precinct Designation Map



**Precinct Designation**

- Precinct 1:** Yarraville Port
- Precinct 2:** Tottenham
- Precinct 3:** West Footscray
- Precinct 4:** Braybrook Ashley Street
- Precinct 5:** Braybrook Ballarat Road
- Precinct 6:** Maidstone Hampstead Road
- Precinct 7:** Yarraville Cawley
- Precinct 8:** Yarraville Mobil Terminal
- Precinct 9:** Gordon & Mephen Street & Rosamond Road

Source: Maribyrnong City Council, 2019

#### 4.7 Development Data

The City's development data is summarised below in Table 4. Table 7 and 8 then gives data for the DCP's 21 charge areas.

The City's projected residential growth to 2051 is significant. This growth is expected to occur in various locations including renewal sites, within and near activity centres and from general infill development across the City's residential areas.

Retail and commercial development is expected to increase by around 332,000 sqm and 290,000 sqm respectively to 2051.

Maribyrnong had significant supply of retail space per person in 2018 (at 6.1 sqm per person based on a population of 92,328). This is a high ratio and reflects the inner city and regional catchment nature of places like Highpoint and Footscray. Local population growth may support around 120,000 sqm of retail change and the rest will be driven by regional demand.

Commercial floorspace represented a ratio of approximately 1.1 to 1 of retail floorspace in 2018 and this ratio is expected to remain fairly constant in the future.

Industrial floorspace overall is expected to decline in the future. This does not mean there will be no new industrial development, rather the pace of new industrial development is expected to be slower than the rate of industrial withdrawals. Nevertheless, the stock of industrial floorspace is expected to remain significant to 2051.

**Table 4: Summary of Development Projections, Maribyrnong, 2018-2051**

Development Type	2018	2051	Change 2018-51	
Residential Dwellings	38,075	71,154	33,079	86.9%
Retail SQM GFA	559,709	891,385	331,676	59.3%
Commercial SQM GFA	624,868	914,689	289,821	46.4%
Industrial SQM GFA	1,921,813	1,892,066	-29,747	-1.5%

Source: Maribyrnong City Council; Forecast ID; HillPDA

**Table 5: Residential and Retail Development Projections, Maribyrnong Charge Areas, 2018-2051**

Area	Residential Dwellings			Retail SQM GFA		
	2018	2051	% Change	2018	2051	% Change
Area 1A	0	6,500	NA	0	13,000	NA
Area 1B	1,165	1,237	6.2%	1,214	1,957	61.2%
Area 1C	2,270	4,446	95.9%	1,529	2,465	61.2%
Area 1D	1,789	4,640	159.4%	232,934	375,459	61.2%
Area 1E	2,368	4,232	78.7%	4,037	6,507	61.2%
Area 1F	1,428	1,684	17.9%	4,905	7,906	61.2%
Area 2A	1,694	2,973	75.5%	64,423	111,363	72.9%
Area 2B	1,926	3,128	62.4%	24,424	42,220	72.9%
Area 3A	3,096	3,390	9.5%	3,069	4,246	38.4%
Area 3B	2,693	3,364	24.9%	13,562	18,764	38.4%
Area 3C	2,261	2,505	10.8%	10,429	14,429	38.4%
Area 4	4,694	14,057	199.5%	118,074	156,330	32.4%
Area 5A	478	600	25.5%	19,702	35,333	79.3%
Area 5B	1,086	1,894	74.4%	629	1,107	76.0%
Area 5C	1,608	2,239	39.2%	6,959	12,397	78.1%
Area 5D	1,891	4,006	111.8%	4,350	8,078	85.7%
Area 5E	1,216	2,103	72.9%	6,928	12,196	76.0%
Area 6A	2,909	3,784	30.1%	15,930	23,397	46.9%
Area 6B	651	974	49.6%	1,666	3,384	103.1%
Area 6C	1,383	1,794	29.7%	6,294	9,247	46.9%
Area 6D	1,469	1,605	9.3%	18,651	31,602	69.4%
<b>TOTAL</b>	<b>38,075</b>	<b>71,154</b>	<b>86.9%</b>	<b>559,709</b>	<b>891,385</b>	<b>59.3%</b>

Source: Maribyrnong City Council; Forecast ID: HillPDA  
Defence Site Maribyrnong assumptions: 6,500 dwellings, 13,000 sqm retail and 26,000 sqm commercial

**Table 6: Commercial and Industrial Development Projections, Maribyrnong Charge Areas, 2018-2051**

Area	Commercial SQM GFA			Industrial SQM GFA		
	2018	2051	% Change	2018	2051	% Change
Area 1A	2,500	26,000	940.0%	0	0	NA
Area 1B	5,762	9,023	56.6%	0	0	NA
Area 1C	11,243	17,606	56.6%	21,749	18,483	-15.0%
Area 1D	30,073	47,093	56.6%	149,986	156,800	4.5%
Area 1E	13,900	21,767	56.6%	30,200	2,431	-92.0%
Area 1F	13,156	20,602	56.6%	57,863	58,671	1.4%
Area 2A	36,179	60,758	67.9%	96,499	100,533	4.2%
Area 2B	26,087	43,810	67.9%	192,317	199,083	3.5%
Area 3A	6,491	8,725	34.4%	1,875	1,242	-33.8%

Area	Commercial SQM GFA			Industrial SQM GFA		
	2018	2051	% Change	2018	2051	% Change
Area 3B	107,388	144,345	34.4%	3,712	12	-99.7%
Area 3C	14,322	19,251	34.4%	170	113	-33.5%
Area 4	246,671	317,288	28.6%	32,138	217	-99.3%
Area 5A	4,701	8,507	81.0%	769,254	779,908	1.4%
Area 5B	9,278	16,234	75.0%	186,249	196,857	5.7%
Area 5C	6,264	10,960	75.0%	3,072	2,034	-33.8%
Area 5D	10,995	19,239	75.0%	71,481	71,525	0.1%
Area 5E	10,084	17,645	75.0%	10,232	3,275	-68.0%
Area 6A	9,534	14,462	51.7%	7,509	3,683	-51.0%
Area 6B	28,649	43,457	51.7%	116,747	119,580	2.4%
Area 6C	16,367	24,827	51.7%	10,487	181	-98.3%
Area 6D	15,224	23,093	51.7%	160,273	177,438	10.7%
<b>TOTAL</b>	<b>624,868</b>	<b>914,689</b>	<b>46.4%</b>	<b>1,921,813</b>	<b>1,892,066</b>	<b>-1.5%</b>

Source: Maribyrnong City Council; Forecast ID: HillPDA  
Defence Site Maribyrnong assumptions: 6,500 dwellings, 13,000 sqm retail and 26,000 sqm commercial

#### 4.8 Common Demand Unit and Equivalence Ratios

The DCP Guidelines 2007 state that where more than one land use is deemed to make use of an infrastructure category, it is necessary to convert the land use types into a common demand unit before development contribution calculations are made. This is done by using equivalence ratios.

The common demand unit selected for this DCP is one dwelling.

As shown in more detail in the next section of this report, this DCP uses five infrastructure project types:

- Community Facility Community Infrastructure Levy (CFCI);
- Community Facility Development Infrastructure Levy (CFDI);
- Open Space Development Infrastructure Levy (OSDI);
- Path Development Infrastructure Levy (PADI); and
- Road Development Infrastructure Levy (RDDI).

In this DCP, all of the land use types - Residential, Retail, Commercial and Industrial - are deemed to make use of path and road project categories. However, for community facility and open space projects, only residential development is deemed a user of the items, and as such, no ratios are required for those project types.

The adopted ratios are shown in Table 7 below. Appendix C gives more information on the adopted ratios.

For example, this shows that 19 sqm of retail space generates the same demand loading on the road system as does 1 dwelling. Therefore, if a development proposes 190 sqm of retail

space it would be assessed to have the same demand loading on the road system as 10 dwellings, that is 190 sqm / 19 = 10 equivalent dwellings for the purposes of road use.

**Table 7: Equivalence Ratios to Obtain 1 Demand Unit**

	Residential	Retail	Commercial	Industrial
	Dwelling Unit	Square Metres GHA	Square Metres GHA	Square Metres GHA
Community Facility CFCI	1	-	-	-
Community Facility CFDI	1	-	-	-
Open Space OSDI	1	-	-	-
Path PADI	1	75	50	500
Road RDDI	1	19	121	67

Source: HillPDA; DCP Guidelines 2007

#### 4.9 Total Demand Units

The next step is to determine total demand units for each category of infrastructure. The total demand unit figure is used to calculate the DCP levy (i.e. it is the number to apportion costs over). This is determined by dividing the development data by the equivalence ratios.

The total demand units at 2051 for each project category (for Maribyrnong as a whole) is summarised below and in Appendix D for each Scheduled DCP Project in this DCP. For:

- Community facility and open space project categories, the municipal total demand units is 71,154;
- Paths, the municipal total demand units is 105,117 (equivalent dwellings); and
- Roads, the municipal total demand units is 153,868 (equivalent dwellings).

Refer to Table 8 for the total demand units for each development type, a breakdown of demand units by charge area is located in Appendix D.

**Table 8: Summary of Total Demand Units, Maribyrnong**

Project Category	Residential	Retail	Commercial	Industrial	Total Demand Units
Community Facility CFCI	71,154	-	-	-	71,154
Community Facility CFDI	71,154	-	-	-	71,154
Open Space OSDI	71,154	-	-	-	71,154
Path PADI	71,154	11,885	18,294	3,784	105,117
Road RDDI	71,154	46,915	7,559	28,240	153,868

Source: HillPDA; DCP Guidelines 2007 Infrastructure Projects

## 5.0 INFRASTRUCTURE PROJECTS

### 5.1 Infrastructure Subject to DCP Funding

This DCP is used to levy new development for the planned infrastructure in the DCP. The DCP does not list all infrastructure Council will deliver to 2051, rather:

- A share of projects that meet DCP system requirements; and
- Projects that Maribyrnong City Council can commit to deliver over the DCP time period.

The DCP projects comply with the *Planning and Environment Act 1987*, the Victorian Government's *Development Contributions Guidelines 2007* and associated Ministerial Directions 2016.

The list of DCP projects is also consistent with the list in the NSW development contribution system's *Benchmark costs for local infrastructure contributions*, published by the NSW Independent Pricing and Regulatory Tribunal.

The projects have been reviewed and confirmed as capital works (not operational or maintenance costs) by Council portfolio experts including asset engineers and facility planners. The list of projects includes:

- New infrastructure;
- Upgrades to the standard of existing infrastructure; and
- Replacement of infrastructure, at the end of its economic life.

The infrastructure has been assessed by portfolio experts as being needed by a broad cross section of the community.

This DCP nominates 193 projects for delivery to 2051. The total works cost estimate is \$144m in June 2019 dollars and the average project cost is approximately \$746,117.

The DCP selection process has focused on 'large' projects as opposed to small cost items. In relation to open space projects involving improvement to public open space, the ministerial direction allows the development contribution plan to fund basic improvements to public open space. A variety of funding sources are available to fund provision of open space and improvements to open space. That includes levies imposed under clause 53.01 of the Maribyrnong Planning Scheme. Open space projects in this DCP have been identified and do not include land acquisition. Open space improvement projects have been the subject of an audit to ensure there is no overlap of funding sources or double-dipping.

**Table 9: Summary of DCP Projects**

Facility Type and Code	Number	Total Cost	Average Cost
Community Facility CFCI	15	\$20,527,000	\$1,368,467
Community Facility CFDI	12	\$13,540,000	\$1,128,333
Path PADI	21	\$40,172,136	\$1,912,959
Road RDDI	82	\$40,586,290	\$494,955
Open Space OSDI	63	\$29,175,251	\$463,099
<b>Total</b>	<b>193</b>	<b>\$144,000,676</b>	<b>\$746,117</b>

Source: Maribyrnong City Council, HillPDA

## 5.2 List of Scheduled DCP Projects

The Scheduled DCP Projects are listed in Table 10 and illustrated in Figures 6 to 11 below. Each Scheduled DCP Project is planned and committed. Maribyrnong City Council commits to delivering the Scheduled DCP Projects by 31 December 2051.

**Table 10: Scheduled DCP Projects**

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
6	CFCI	Kingsville Tennis Facility, West Footscray - new pavilion	New Construction	clubroom, kitchen, storage, toilets, amenity rooms, outdoor area, paths and landscaping	Community Infrastructure Levy	Kingsville Tennis, Pavilion Development Plans 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$1,216,000
11	CFDI	Church Street Early Years Facility, West Meadows - facility works	New Construction	foyer, office, staff, activity/learning spaces, storage, change, laundry, toilets, planning rooms, outdoor playspace, paths, carpark and landscaping	Development Infrastructure Levy	Church Street Children's Centre, Development Plans 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$3,650,000
14	OSDI	Footscray Park, Footscray - open space works	New Construction	path network, lighting and landscaping	Development Infrastructure Levy	Footscray Park, Masterplan 2011	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$700,000
20	OSDI	Angliss Reserve, Yarraville - open space works	New Construction	play equipment and landscaping at corner of Roberts Street and Drew Street	Development Infrastructure Levy	Angliss Reserve, Playground Plan 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$100,000
23	PADI	Maribyrnong River Trail – Medway Link	New construction	concrete path	Development Infrastructure Levy	Medway Link Trail, Layout Plan 2016	Maribyrnong Annual Budget and Strategic Resource Plan 2019.	\$600,000
24	OSDI	Quarry Park, Footscray - open space works	New Construction	path network, playground, picnic spaces, sports field, mountain bike trail, carpark and landscaping	Development Infrastructure Levy	Quarry Park, Masterplan 2016	Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$3,894,000
25	OSDI	Hopkins Street (under bridge), Footscray - new recreation space	New Construction	climbing wall, safety surfaces, seats, drinking fountain, bicycle path, bicycle rail and landscaping	Development Infrastructure Levy	Hopkins Street Bridge, Recreation Plaza Design Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$400,000
33	CFCI	Town Hall building, Footscray - new community facility	New Construction	foyer, kitchen, meeting rooms, community spaces, access ramps and equipment	Community Infrastructure Levy	Town Hall Redevelopment, Ordinary Council Meeting Report 2018	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$3,800,000

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
35	OSDI	Robert Barrett Reserve, Maribyrnong - sports field works	New Construction	turf soccer pitches, synthetic cricket wicket, chainmesh fence and path	Development Infrastructure Levy	Robert Barrett Reserve, Playing Field Concept Plan 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$400,000
38	CFCI	Footscray Hockey Facility - pavilion works	New Construction	change rooms, toilets, umpires' room, showers, cool room, canteen, kitchen, storage and meeting rooms	Community Infrastructure Levy	Footscray Hockey Centre, Design Plans 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$1,200,000
47	OSDI	Rogers Reserve, Maidstone - playground works	New Construction	play equipment, seats, tables, BBQ and landscaping	Development Infrastructure Levy	Rogers Reserve, Concept Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$200,000
74	CFDI	Kingsville Early Years Facility, Kingsville - outdoor area works	Upgrade of Asset	play equipment, decking, seats, landscaping and synthetic surface for play area	Development Infrastructure Levy	Kingsville Kindergarten, Outdoor Area Concept Plan 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$100,000
77	CFDI	Angliss Early Years Facility - outdoor area works	Upgrade of Asset	play equipment, decking, seats, landscaping and synthetic surface for play area	Development Infrastructure Levy	Angliss Children's Centre, Outdoor Area Drawings 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$100,000
121	CFCI	Kingsville Tennis Facility, West Footscray - floodlight works	Upgrade of Asset	floodlights for outdoor tennis courts	Community Infrastructure Levy	Kingsville Tennis, Concept Plan (Floodlights & Fencing) 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$150,000
122	CFCI	Mclvor Reserve (Hanks), Yarraville - floodlight works	Upgrade of Asset	floodlights for baseball field	Community Infrastructure Levy	Mclvor Reserve (Hanks), Baseball Floodlighting Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$150,000
130	OSDI	Burndap Reserve, Maribyrnong - open space works	Upgrade of Asset	landscaping	Development Infrastructure Levy	Burndap Park, Improvement Plan 2016	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$150,000
146	OSDI	Footscray Park, Footscray - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Footscray Park, Irrigation Plan 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$507,000
150	OSDI	Jacks Wood Reserve, Maribyrnong - open space works	Upgrade of Asset	paths, seats, shrubs and vegetation	Development Infrastructure Levy	Jacks Wood Reserve, Landscape Plans 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$121,000
157	OSDI	Robert Barrett Reserve, Maribyrnong - open space works	Upgrade of Asset	picnic shelter, table and seats, litter bin, paving and vegetation	Development Infrastructure Levy	Robert Barrett Reserve, Landscape Plans 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$157,300
160	OSDI	Rogers Reserve, Maidstone - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Rogers Reserve, Concept Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$193,100
165	OSDI	Yarraville Gardens, Yarraville - open space works	Upgrade of Asset	stone, timber and concrete arbor structures at park entrances	Development Infrastructure Levy	Yarraville Gardens, Arbor Report 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$250,000
169	OSDI	Kinder Smith Reserve, Braybrook - cricket net works	Upgrade of Asset	chainmesh cricket nets and synthetic wicket surface	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 44 to 47)	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$150,000
170	OSDI	Scovell Reserve, Maidstone - cricket wicket works	Upgrade of Asset	turf cricket wicket	Development Infrastructure Levy	Scovell Reserve, Turf Wicket Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$110,000
171	OSDI	Skinner Reserve (Braybrook Park), Braybrook - cricket net works	Upgrade of Asset	chainmesh cricket nets and synthetic wicket surface	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 92 to 96)	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$150,000

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
180	OSDI	Hanmer Reserve, Yarraville - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Hanmer Reserve, Irrigation Plan 2016	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$110,000
204	OSDI	Angliss Reserve, Yarraville - fence works	Upgrade of Asset	post/rail fence and bollards at reserve's boundary and chainmesh fence at playground	Development Infrastructure Levy	Angliss Reserve, Fencing Specification 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$115,000
276 A	PADI	Footscray Park and Pipemakers Park - footpath works program	Upgrade of Asset	paths for two regional parks	Development Infrastructure Levy	Maribyrnong Open Space Strategy 2014 (Section 7.5.3 Paths in open space). Footpaths, Program List 2018/19	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$397,457
276 B	PADI	Johnson Reserve and Yarraville Gardens - footpath works program	Upgrade of Asset	paths for two municipal parks	Development Infrastructure Levy	Maribyrnong Open Space Strategy 2014 (Section 7.5.3 Paths in open space). Footpaths, Program List 2018/19	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$304,082
276 C	PADI	Harmony Park, Ernie Shephard Reserve, Mappin Reserve and Beavers Reserve - footpath works program	Upgrade of Asset	paths for four local parks	Development Infrastructure Levy	Maribyrnong Open Space Strategy 2014 (Section 7.5.3 Paths in open space). Footpaths, Program List 2018/19	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$144,597
277	RDDI	Schild Street (Stephen to Hyde), Yarraville - road works	Upgrade of Asset	road pavement, drainage structures, kerbs, islands and footpath	Development Infrastructure Levy	Schild Street (Stephen to Hyde), Roadworks Engineering Drawings 2016	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$200,000
278	RDDI	Argyle Street (Barkly to Essex), West Footscray - road works	Upgrade of Asset	road pavement, drainage structures, kerbs, humps and footpath	Development Infrastructure Levy	Argyle Street (32 Argyle to Essex), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$752,471
279	RDDI	Burns Street (44 Burns to Thomson), Maidstone - road works	Upgrade of Asset	road pavement, drainage structures, kerbs, islands and roundabout	Development Infrastructure Levy	Burns Street (41 Burns to Thomson), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$234,471
282	RDDI	Rupert Street (Neil to Alberta), West Footscray - road works	Upgrade of Asset	road pavement, drainage structures, kerbs, humps, islands and roundabout	Development Infrastructure Levy	Rupert Street (Neil to Alberta), Roadworks Engineering Drawings 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$280,000
290	RDDI	William Street (Charles to Pilgrim), Seddon - road works	Upgrade of Asset	road pavement, drainage structures and kerbs	Development Infrastructure Levy	William Street (Charles to Pilgrim), Roadworks Engineering Drawings 2016	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$176,000
291	RDDI	Pilgrim Street (John to Margaret), Seddon - road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Pilgrim Street (John to Margaret), Roadworks Engineering Drawings 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$138,000
292	RDDI	Cambridge Street (Mitchell to Desmond), Maidstone - road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Cambridge Street (Mitchell to Desmond), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$560,471

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
293	RDDI	Hotham Street (Pritchard to Kent), Braybrook - road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Hotham Street (Kent to Pritchard), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$496,471
295	RDDI	Hex Street (Cala to Bizana), West Footscray - road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Hex Street (Cala to Bizana to Aliwal), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$389,471
296	RDDI	Fontein Street (Cala to Bizana), West Footscray - road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Fontein Street (Cala to Bizana to Aliwal), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$395,471
297	RDDI	Hex Street (Bizana to Aliwal), West Footscray, road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Hex Street (Cala to Bizana to Aliwal), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$386,471
298	RDDI	Fontein Street (Bizana to Aliwal), West Footscray - road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Fontein Street (Cala to Biza to Aliwal), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$394,471
299	RDDI	Stewart Street (Turner to Pritchard), Braybrook - road works	Upgrade of Asset	road pavement, drainage structures, kerbs, island and footpath	Development Infrastructure Levy	Turner Crescent (South to Beachley) and Stewart Street (Turner to Pritchard), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$388,471
301	RDDI	Turner Crescent (near Beachley), Braybrook - road works	Upgrade of Asset	road pavement, drainage structures, kerbs, island and footpath	Development Infrastructure Levy	Turner Crescent (South to Beachley) and Stewart Street (Turner to Pritchard), Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$224,471
303	RDDI	Churchill Place, Braybrook - road works	Upgrade of Asset	road pavement, drainage structures, kerbs and footpath	Development Infrastructure Levy	Churchill, Roadworks Engineering Drawings 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$115,471
314	CFCI	Maribyrnong Aquatic Centre, Maribyrnong - facility works	Upgrade of Asset	concourse and change rooms	Community Infrastructure Levy	Buildings Asset Management Plan 2012 (Appendix C, Buildings Renewal Program)	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$300,000
329	OSDI	Angliss Reserve, Yarraville - floodlight works	New Construction	floodlights for lacrosse pitches	Development Infrastructure Levy	Angliss Reserve, Floodlighting Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$240,000
335	RDDI	Cowper Street (Harris to Lyons), Footscray - road works	New Construction	road pavement, drainage structures, kerbs, islands, footpath, parking bays and landscaping	Development Infrastructure Levy	Cowper Street, Concept Plan 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$3,534,000
337	OSDI	Cruickshank Park, Yarraville - open space works	New Construction	paths, seats and landscaping	Development Infrastructure Levy	Stony Creek, Future Directions Plan 2011 (Section 3 - Francis Street to Drew Street Pedestrian Bridge). Stony Creek, Future Directions Plan 2019 (Section 6 - Drew Street Bridge to Francis Street)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$201,000

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
338	PADI	Footscray Activity Centre, central Footscray - pedestrian priority works	New Construction	raised threshold treatments	Development Infrastructure Levy	Pedestrian Priority Treatments 2018 (Footscray and Buckley)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$160,000
339	PADI	Footscray Activity Centre, Barkly Street - streetscape works	New Construction	paths, lights and landscaping	Development Infrastructure Levy	Footscray Structure Plan 2014 (Precincts, page 36 to 62)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$100,000
343	PADI	Footscray Activity Centre, Bunbury Street - streetscape works	New Construction	seats, lights and landscaping	Development Infrastructure Levy	Footscray Structure Plan 2014 (Precincts, page 36 to 62)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$2,443,000
344	PADI	Footscray Activity Centre, Buckley Street - pedestrian priority works	New Construction	raised threshold treatments	Development Infrastructure Levy	Pedestrian Priority Treatments 2018 (Buckley Street)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$609,000
345	PADI	Footscray Activity Centre, central Footscray - pedestrian priority works	New Construction	raised threshold treatments	Development Infrastructure Levy	Pedestrian Priority Treatments 2018 (Footscray and Buckley)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$420,000
352	OSDI	Grimes Reserve, Footscray - open space works	New Construction	play equipment, paths and landscaping	Development Infrastructure Levy	Footscray River Edge, Masterplan 2014	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$600,000
354	CFCI	Hansen Reserve, West Footscray - pavilion works	New Construction	multi-purpose, kitchen, change, store, toilets, umpire rooms and outdoor area	Community Infrastructure Levy	Hansen Reserve, Pavilion Feasibility and Masterplan 2018 (Section 7.2 Pavilion Preliminary Concept Plan, page 29 and 30. Appendix 1, Facility Design Components Brief)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$4,190,000
355	OSDI	Hansen Reserve, West Footscray - open space works	New Construction	path network, play equipment, multi-purpose outdoor court, seats, tables, shelter and landscaping	Development Infrastructure Levy	Hansen Reserve, Masterplan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$1,300,000
356	OSDI	Harris Reserve, Seddon - playground works	New Construction	play equipment, shade sail and landscaping	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$100,000
357	CFCI	Henry Turner North Reserve, Footscray - pavilion works	New Construction	change rooms and amenities for female friendly needs	Community Infrastructure Levy	Henry Turner North Reserve, Pavilion Concept Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$154,000
359	CFCI	Henry Turner South Reserve, Footscray - new pavilion	New Construction	multi-purpose, kitchen, change, store, toilets, umpire rooms, outdoor area, paths and landscaping	Community Infrastructure Levy	Henry Turner South Reserve, Pavilion Concept Design 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$884,000
361	OSDI	Kinder Smith Reserve, Braybrook - floodlight works	New Construction	floodlights for sports field	Development Infrastructure Levy	Kinder Smith Reserve, Floodlighting Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$124,000

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368	OSDI	Mappin Reserve, Seddon - playground works	New Construction	play equipment, seats, table, BBQ and landscaping	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$100,000
375	CFDI	Norfolk Street Early Years Facility, Yarraville - facility works	New Construction	rooms and spaces for upgraded kinder and long-day care	Development Infrastructure Levy	Maribyrnong Early Years Infrastructure Plan Summary 2018 (Recommendation 12, pages 14).	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$1,950,000
376	OSDI	Pennell Reserve, Braybrook - open space works	New Construction	path network, play equipment, seats, tables, BBQ, multi-purpose courts and landscaping	Development Infrastructure Levy	Pennell Reserve, Masterplan 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$908,000
377	CFCI	Pennell Reserve, Braybrook - pavilion works	New Construction	multi-purpose, kitchen, change, store, toilets, umpire rooms and outdoor area	Community Infrastructure Levy	Pennell Reserve, Pavilion Feasibility and Reserve Masterplan 2018 (Section 7.2 Pavilion Preliminary Concept Plan, page 26 and 27)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$2,600,000
385	CFCI	Scovell Reserve, Maidstone - new pavilion	New Construction	multi-purpose, kitchen, change, store, toilets, amenity rooms, outdoor area, paths and landscaping	Community Infrastructure Levy	Scovell Reserve, Pavilion Design Plan 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2018	\$2,850,000
388	PADI	Stony Creek (near Cala Street), West Footscray - new bridge	New Construction	pedestrian bridge across creek	Development Infrastructure Levy	Stony Creek, Future Directions Plan 2011 (Section 4 - Roberts Street to Paramount Road). Stony Creek, Future Directions Plan 2019 (Section 3 - Paramount Road to Cala Street)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$320,000
390	PADI	Stony Creek (Waratah to Roberts), West Footscray - new path	New Construction	path along creek alignment	Development Infrastructure Levy	Stony Creek, Future Directions Plan 2011 (Section 4 - Roberts Street to Paramount Road). Stony Creek, Future Directions Plan 2019 (Section 4 - Cala Street to Princes Highway)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$275,000
393 A	CFDI	Maribyrnong River Early Year Facility, Maribyrnong - early years facilities, playground works program	New Construction	play equipment, seats and landscaping	Development Infrastructure Levy	Maribyrnong Early Years Infrastructure Plan Summary 2018 (Recommendations 7 and 8, page 13)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$90,000
393 B	CFDI	Brenbeal Early Years Facility, West Footscray - early years facilities, playground works program	New Construction	play equipment, seats and landscaping	Development Infrastructure Levy	Maribyrnong Early Years Infrastructure Plan Summary 2018 (Recommendations 7 and 8, page 13)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$300,000

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
393 C	CFDI	North Maidstone Early Years Facility, Maidstone - early years facilities, playground works program	New Construction	play equipment, seats and landscaping	Development Infrastructure Levy	Maribyrnong Early Years Infrastructure Plan Summary 2018 (Recommendations 7 and 8, page 13)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$200,000
393 E	CFDI	Clare Court Early Years Facility, Yarraville - early years facilities, playground works program	New Construction	play equipment, seats and landscaping	Development Infrastructure Levy	Maribyrnong Early Years Infrastructure Plan Summary 2018 (Recommendations 7 and 8, page 13)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$350,000
394	OSDI	Maribyrnong River, Footscray - river edge works	New Construction	wharf, jetty, seats and benches, BBQ, bike hoops, drinking fountains, paths, bins, shelters, bollards, bike hoops, steps, paving and landscaping	Development Infrastructure Levy	Footscray Wharf & Promenade, Schematic Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$6,000,000
397	PADI	Bicycle and Pedestrian - municipal network works program	New Construction	off and on-road paths, traffic calming devices and cycling facilities	Development Infrastructure Levy	Maribyrnong Bicycle Strategy 2014 (Chapter 5 Specific Actions, pages 55 to 84). Maribyrnong Bicycle Strategy 2019 (Layers 1, 2 and 3, pages 18 to 32)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$11,000,000
398	PADI	Maribyrnong River Trail, Burndap Lake - path works	New Construction	concrete path near lake	Development Infrastructure Levy	Maribyrnong Bicycle Strategy 2014 (Chapter 5 Specific Actions, pages 55 to 84). Maribyrnong Bicycle Strategy 2019 (Layers 1, 2 and 3, pages 18 to 32)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$425,000
399	PADI	Maribyrnong River Trail, Footscray Park - path works	New Construction	concrete path near river	Development Infrastructure Levy	Footscray Park Maribyrnong River Trail, Upgrade Plan 2015	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$365,000
401	PADI	Maribyrnong River Trail - lighting works	New Construction	lights for sections of trail	Development Infrastructure Levy	Maribyrnong River Trail, Lighting Map 2016	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$750,000
417 A	RDDI	Braybrook (North) - local area traffic management works program	New Construction	speed humps, raised platforms, splitter islands and raised pedestrian crossings	Development Infrastructure Levy	Maribyrnong Integrated Transport Strategy 2012 (Geographical Areas, Municipal Wide Initiates, page 117)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$620,000
417 B	RDDI	West Footscray (North West)/Maidstone (South) - local area traffic management works program	New Construction	speed humps, raised platforms, splitter islands and raised pedestrian crossings	Development Infrastructure Levy	Maribyrnong Integrated Transport Strategy 2012 (Geographical Areas, Municipal Wide Initiates, page 117)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$600,000

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417 C	RDDI	Kingsville/West Footscray (South) - local area traffic management works program	New Construction	speed humps, raised platforms, splitter islands and raised pedestrian crossings	Development Infrastructure Levy	Maribyrnong Integrated Transport Strategy 2012 (Geographical Areas, Municipal Wide Initiates, page 117)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$500,000
417 D	RDDI	West Footscray (East)/Footscray North West - local area traffic management works program	New Construction	speed humps, raised platforms, splitter islands and raised pedestrian crossings	Development Infrastructure Levy	Maribyrnong Integrated Transport Strategy 2012 (Geographical Areas, Municipal Wide Initiates, page 117)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$650,000
417 E	RDDI	Braybrook (South) - local area traffic management works program	New Construction	speed humps, raised platforms, splitter islands and raised pedestrian crossings	Development Infrastructure Levy	Maribyrnong Integrated Transport Strategy 2012 (Geographical Areas, Municipal Wide Initiates, page 117)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$650,000
417 F	RDDI	Maidstone(North)/ Maribyrnong (South West) - local area traffic management works program	New Construction	speed humps, raised platforms, splitter islands and raised pedestrian crossings	Development Infrastructure Levy	Maribyrnong Integrated Transport Strategy 2012 (Geographical Areas, Municipal Wide Initiates, page 117)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$650,000
417 G	RDDI	Tottenham/Yarraville (West) - local area traffic management works program	New Construction	speed humps, raised platforms, splitter islands and raised pedestrian crossings	Development Infrastructure Levy	Maribyrnong Integrated Transport Strategy 2012 (Geographical Areas, Municipal Wide Initiates, page 117)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$650,000
429 A	CFDI	Cranwell Reserve and Grimes Reserve - public toilet works program	New Construction	public toilets for two regional parks	Development Infrastructure Levy	Maribyrnong Draft Public Toilet Plan 2019 (Section 3.2 Priority Locations, page 9)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$650,000

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429 B	CFDI	Robert Barrett Reserve, Braybrook Park, Dobson Reserve, Johnson Reserve, Hansen Reserve, Yarraville Gardens, Cruickshank Park and Quarry Park - public toilet works program	New Construction	public toilets for eight municipal parks	Development Infrastructure Levy	Maribyrnong Draft Public Toilet Plan 2019 (Section 3.2 Priority Locations, page 9)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$2,800,000
429 C	CFDI	Seddon Activity Centre – public toilet works program	New Construction	public toilets for two local parks	Development Infrastructure Levy	Maribyrnong Draft Public Toilet Plan 2019 (Section 3.2 Priority Locations, page 9)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$350,000
430 A	RDDI	Yarraville/Seddon - road safety works program	New Construction	40km per hour signs for local streets	Development Infrastructure Levy	Safer Local Roads, Ordinary Council Meeting Report 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$400,000
430 B	RDDI	Footscray - road safety works program	New Construction	40km per hour signs for local streets	Development Infrastructure Levy	Safer Local Roads, Ordinary Council Meeting Report 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$400,000
430 C	RDDI	Kingsville/Yarraville - road safety works program	New Construction	40km per hour signs for local streets	Development Infrastructure Levy	Safer Local Roads, Ordinary Council Meeting Report 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$200,000
430 D	RDDI	Braybrook/West Footscray - road safety works program	New Construction	40km per hour signs for local streets	Development Infrastructure Levy	Safer Local Roads, Ordinary Council Meeting Report 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$400,000
430 E	RDDI	Tottenham/West Footscray - road safety works program	New Construction	40km per hour signs for local streets	Development Infrastructure Levy	Safer Local Roads, Ordinary Council Meeting Report 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$200,000
430 F	RDDI	Maribyrnong - road safety works program	New Construction	40km per hour signs for local streets	Development Infrastructure Levy	Safer Local Roads, Ordinary Council Meeting Report 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$200,000
430 G	RDDI	Maidstone - road safety works program	New Construction	40km per hour signs for local streets	Development Infrastructure Levy	Safer Local Roads, Ordinary Council Meeting Report 2017	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$200,000

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434	PADI	Street Tree Planting & Urban Forest Strategy - municipal tree planting program	New Construction	new street trees	Development Infrastructure Levy	Maribyrnong Street Planting Strategy 2013 (Section 8 Street & Species Lists, pages 25 to 44). Maribyrnong Urban Forest Strategy 2018 (Actions 1.1, 1.2, 1.5, 5.1, 7.3, pages 14 to 16. Appendix B, page 31)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Annual Budget and Strategic Resource Plan 2018. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$8,724,000
438	PADI	West Footscray Activity Centre, Clarke and Barkly intersection - new open space	New Construction	seats, synthetic grass and landscaping for new urban space	Development Infrastructure Levy	Clarke Street Park, Draft Concept Design 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$150,000
442	PADI	Yarraville Activity Centre, Yarraville - pedestrian priority works	New Construction	raised threshold treatments	Development Infrastructure Levy	Pedestrian Priority Treatments 2018 (Yarraville)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$454,000
445	CFCI	Hyde Street Community Facility, Footscray - facility works	New Construction	heating, ventilation and air conditioning system	Community Infrastructure Levy	8A Hyde Street Community Facility (former bluestone church), HVAC Report 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$103,000
447	CFDI	Brenbeal Early Years Facility, Footscray - facility works	New Construction	rooms and spaces for upgraded kinder and long-day care	Development Infrastructure Levy	Maribyrnong Early Years Infrastructure Plan Summary 2018 (Recommendations , pages 12 to 15)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$3,000,000
449	CFCI	Kinder Smith Reserve, Braybrook - pavilion works	New Construction	rooms and spaces for upgraded sporting use	Community Infrastructure Levy	Maribyrnong Sports Pavilion Capital Improvement Program 2017 (Section 7 Ten Year Capital Improvement Program, page 12)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$2,710,000
455 A	OSDI	Yarraville Gardens, Charlotte Street Reserve/Cruickshank Park and Robert Barrett Reserve - playgrounds works program	New Construction	play equipment for three municipal parks	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$300,000
455 B	OSDI	Rolling Mill Reserve and Beavers Reserve - playgrounds works program	New Construction	play equipment for two local parks	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019. Maribyrnong Long Term Financial Strategy 2019 to 2029	\$200,000
456	OSDI	Burdap Reserve, Maribyrnong - playground works	New Construction	play equipment, seats, tables and landscaping	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$250,000
457	OSDI	Jensen Reserve, Footscray - playground works	New Construction	skate elements for play space	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$600,000
458	OSDI	Maddern Square, Footscray - open space works	New Construction	paving, landscaping and lighting for urban plaza	Development Infrastructure Levy	Footscray Structure Plan 2014 (Precinct 1, page 37 to 39)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$600,000

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459	OSDI	Mclvor Reserve, Yarraville - open space works	New Construction	play equipment, multi-use court and landscaping	Development Infrastructure Levy	Mclvor Reserve, Masterplan 2019	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$750,000
460	OSDI	Coulson Gardens, Maribyrnong - open space works	New Construction	paths and landscaping	Development Infrastructure Levy	Coulson Gardens and Plantation Drive, Landscape Plan 2015	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$250,000
462	OSDI	Gaudion Reserve, West Footscray - open space works	New Construction	landscaping and play equipment	Development Infrastructure Levy	Maribyrnong Open Space Strategy 2014 (Section 6.8.5c, Action 6.8E-1, page 228)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$100,000
464	OSDI	Skinner Reserve (Braybrook Park), Braybrook - open space works	New Construction	reshaping and landscaping	Development Infrastructure Levy	Maribyrnong Open Space Strategy 2014 (Section 6.3.6c, Action 6.2D-1, page 129)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$2,000,000
465	OSDI	Newell's Paddock - open space works	New Construction	wetland, drainage structures, path, fence and landscaping	Development Infrastructure Levy	Footscray River Edge, Masterplan 2014	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$325,000
468	PADI	Footscray Activity Centre, Donald Street (Barkly to Moore) - streetscape works	New Construction	bicycle lane	Development Infrastructure Levy	Maribyrnong Bicycle Strategy 2014 (Chapter 5 Specific Actions, pages 55 to 84). Maribyrnong Bicycle Strategy 2019 (Layers 1, 2 and 3, pages 18 to 32)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$760,000
470 A	PADI	Footscray Activity Centre - activity centres streetscape works program	New Construction	paths, lights and landscaping for streets in the Footscray Activity Centre	Development Infrastructure Levy	Footscray Structure Plan 2014 (Precincts, page 36 to 62)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$6,575,000
470 B	PADI	Highpoint Activity Centre - activity centres streetscape works program	New Construction	paths, lights and landscaping for streets in the Highpoint Activity Centre	Development Infrastructure Levy	Highpoint Planning and Urban Design Framework 2015 (Chapter 8 Precincts, page 40 to 53)	Maribyrnong Long Term Financial Strategy 2019 to 2029	\$5,196,000
484	RDDI	Alick Street (Somerville to Frederick), Tottenham - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$125,034
485	RDDI	Alma Street (Palmerston to Ashley), West Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$114,625
488	RDDI	Thomson Street (Gamon to Greig), Seddon - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$221,504

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490	RDDI	Austin West Crescent (Roberts to Gent) - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$374,234
496	RDDI	Hillary Street (Scotland to Rutland), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$175,000
497	RDDI	Hillary Street (South to Scotland), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$130,000
499	RDDI	Market Place (Ballarat to Market), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$103,935
503	RDDI	Winston Street (Churchill to Ashley), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$291,795
504	RDDI	Yewers Street (Whitehall to Moreland), Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$222,250
505	RDDI	Bunbury Street (Moreland to Maribyrnong), Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$211,239
506	RDDI	Clarendon Street (Ashley to Churchill), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$478,545
508	RDDI	Lily Street (Alexander to Margaret), Seddon - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$164,300

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511	RDDI	Shackell Street (Coronation to Wales), Kingsville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$121,205
512	RDDI	Sydenham Street (Williamstown to Margaret), Seddon - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$498,701
515	RDDI	Chirside Street (Geelong to Shackell), Kingsville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$105,993
516	RDDI	Empress Avenue (Chatfield to Shackell), Kingsville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$122,078
517	RDDI	The Esplanade (Chicago to Barb), Maribyrnong - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$130,825
519	RDDI	Seddon Street (Bayview to Hamilton), Seddon - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$283,764
520	RDDI	Campbell Street (Francis to Kent), Yarraville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$205,846
521	RDDI	Jerrold Street (Gordon to Commercial), Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$838,690
522	RDDI	Dickens Street (Williamstown to Powell), Yarraville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$695,126

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
527	RDDI	Essex Street (Gordon to Eleanor), Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$165,596
528	RDDI	Como Parade (Duffy to Hillside), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$174,028
529	RDDI	Monash Street (Prince to Gordon), Maribyrnong - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$664,097
537	RDDI	Barrett Street (Holland to Janson), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$188,235
538	RDDI	Gwelo Street (Aliwal to Bizana), West Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$271,071
541	RDDI	Leander Street (Essex to Barkly), West Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$469,557
542	RDDI	Dudley Street (Leigh to Essex), Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$617,943
543	RDDI	Dudley Street (Essex to Barkly), Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$599,315
544	RDDI	Hawkhurst Street (Francis to Wembley), Yarraville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$1,921,297

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
546	RDDI	Newell Street (Nicholson to Moore), Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$1,387,092
554	RDDI	Churchill Avenue (Rennison to Melon), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$833,118
555	RDDI	Churchill Avenue (Melon to Vine), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$925,249
556	RDDI	Churchill Avenue (Vine to Hargreaves), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$1,330,521
562	RDDI	Kellaway Street (Gordon to Rowe), Maribyrnong - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$485,558
563	RDDI	Kellaway Street (Rowe to Rosamond), Maribyrnong, road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$488,134
564	RDDI	Lorner Street (Beverley to Hughes), Yarraville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$224,559
569	RDDI	Neylon Street (Gent to Roberts), Yarraville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$507,339
570	RDDI	Knox Street (Hyde to Stephen), Yarraville - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$640,500

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
573	RDDI	Radio Street (Omar to Renown), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$339,620
574	RDDI	Renown Street (Mitchell to Radio), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$404,232
575	RDDI	Dunedin Street (Omar to Renown), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$323,149
581	RDDI	Carlisle Street (Thomson to Studley), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$504,244
582	RDDI	Elizabeth Street (Crothers to Melon), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$282,927
583	RDDI	Myalla Street (Darnley to Duke), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$1,515,730
584	RDDI	Omar Street (Mitchell to Radio), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$411,739
585	RDDI	Pridham Street (Rosamond to Rowe), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$531,586
586	RDDI	Pridham Street (Rowe to Gordon), Maidstone - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$487,994

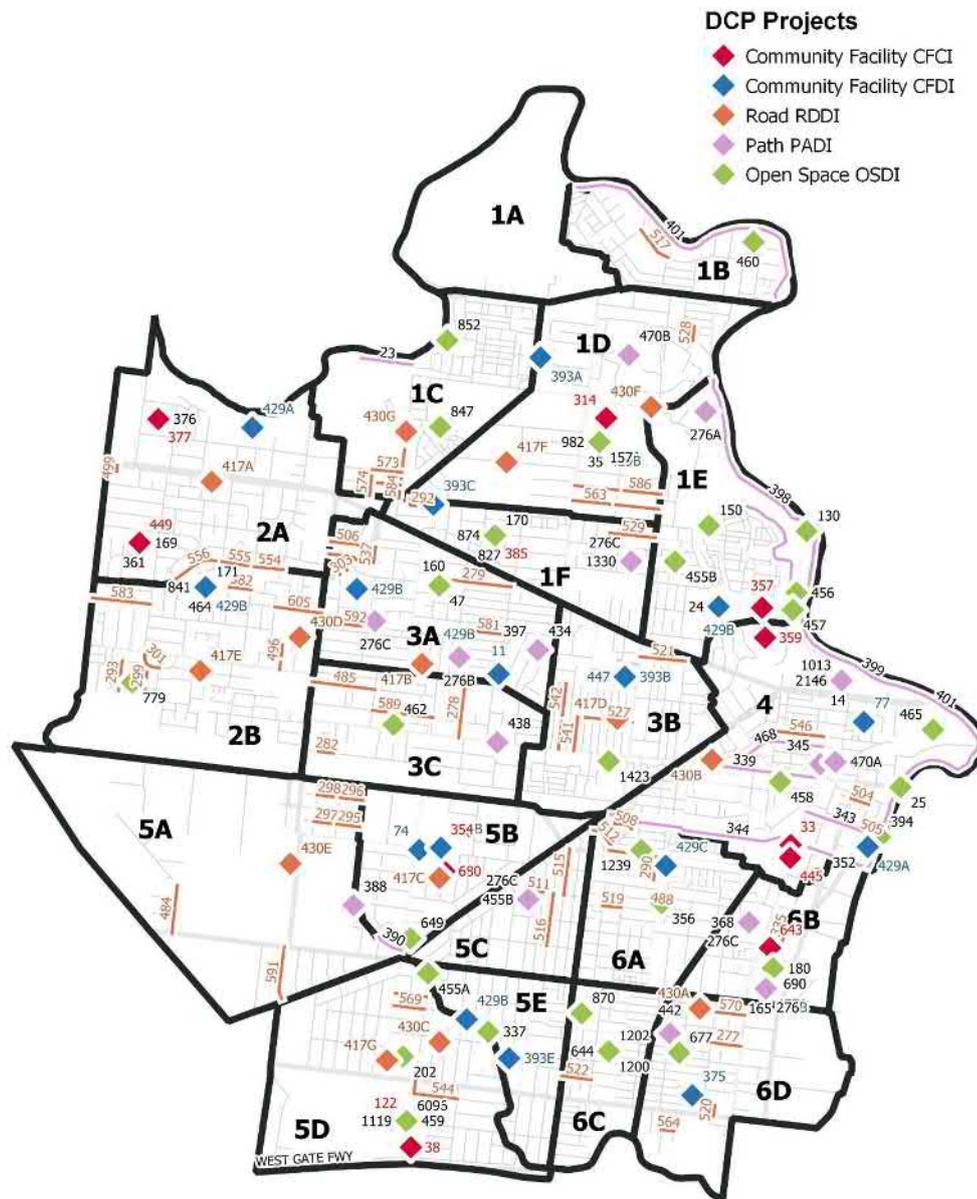
DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
589	RDDI	Stanhope Street (Palmerston to Elphinstone), West Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$1,560,748
591	RDDI	Tottenham Parade (Geelong to Somerville), Tottenham - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$611,733
592	RDDI	Suffolk Street (Ashley to Brunswick), West Footscray - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$554,312
605	RDDI	Hampden Street (Crothers to Ashley), Braybrook - road works	Replace Asset	road pavement and supporting works	Development Infrastructure Levy	Maribyrnong Annual Council Action Plan 2019 (Action 3.6.1, page 8). Road Improvements, Program List 2019 to 2023	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$564,200
609	OSDI	Mclvor Reserve (Hanks), Yarraville - sports field works	Upgrade of Asset	batting cage for baseball field	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 60 to 63)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$170,000
629	OSDI	Kingsville Tennis Facility, West Footscray - tennis courts works	Upgrade of Asset	resurface two courts	Development Infrastructure Levy	Hansen Reserve, Masterplan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$165,000
642	OSDI	Angliss Reserve, Yarraville - sports field works	Upgrade of Asset	construction of upgraded sports fields	Development Infrastructure Levy	Maribyrnong Sporting Reserve Facility Audits 2018 (pages 3 to 6)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$595,000
643	CFCI	Yarraville Tennis Facility, Yarraville - floodlight works	Upgrade of Asset	floodlights	Community Infrastructure Levy	Yarraville Tennis Courts, Floodlights Plan 2019	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$120,000
644	OSDI	Alex Beaton Reserve, Yarraville - lighting works	Upgrade of Asset	lights for paths	Development Infrastructure Levy	Maribyrnong Council Plan 2017 to 2021 (Strategy 3.1, page 19).	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$120,000
649	OSDI	Basset Reserve, West Footscray - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Bassett Reserve, Landscape Plan 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$200,000
677	OSDI	Fels Reserve, Yarraville - playground works	Upgrade of Asset	play equipment, seats, table and BBQ	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$115,000
690	OSDI	Hanmer Reserve, Yarraville - path works	Upgrade of Asset	paths	Development Infrastructure Levy	Yarraville Gardens, Precinct Masterplan 2004	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$128,000
779	OSDI	Pritchard Reserve, Braybrook - playground works	Upgrade of Asset	play equipment	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$175,000

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
827	OSDI	Scovell Reserve, Maidstone - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Maribyrnong Sustainable Sportsgrounds Management Plan 2015 (Table 3 Priority Actions Capital Works Plan, page 14 and 15)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$183,000
841	OSDI	Skinner Reserve (Braybrook Park), Braybrook - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Maribyrnong Sustainable Sportsgrounds Management Plan 2015 (Table 3 Priority Actions Capital Works Plan, page 14 and 15)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$233,000
847	OSDI	Ulmara Park, Maidstone - playground works	Upgrade of Asset	play equipment	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C, Action Plan - Inventory)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$133,000
852	OSDI	Village Green, Maribyrnong - playground works	Upgrade of Asset	play equipment	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C, Action Plan - Inventory)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$150,000
870	OSDI	Yarraville Oval, Yarraville - floodlight works	Upgrade of Asset	floodlights	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 97 to 100)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$200,000
874	OSDI	Scovell Reserve, Maidstone - cricket net works	Upgrade of Asset	chainmesh cricket nets with synthetic wicket surface	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 84 to 87)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$200,000
879	OSDI	Angliss Reserve, Yarraville - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves and new turf for sports field	Development Infrastructure Levy	Maribyrnong Sustainable Sportsgrounds Management Plan 2015 (Table 3 Priority Actions Capital Works Plan, page 14 and 15)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$580,867
975	OSDI	Hansen Reserve, West Footscray - floodlights works	Upgrade of Asset	floodlights	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 27 to 31)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$550,000
978	OSDI	Hansen Reserve, West Footscray - cricket net works	Upgrade of Asset	chainmesh cricket nets with synthetic wicket surface	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 27 to 31)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$200,000
979	OSDI	Angliss Reserve, Yarraville - cricket net works	Upgrade of Asset	chainmesh cricket nets with synthetic wicket surface	Development Infrastructure Levy	Maribyrnong Sporting Reserve Facility Audits 2018 (pages 3 to 6)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$200,000
980	CFCI	Kingsville Tennis Facility, West Footscray - fence works	Upgrade of Asset	chainmesh fence for outdoor courts	Community Infrastructure Levy	Kingsville Tennis, Concept Plan (Floodlights & Fencing) 2018	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$100,000
982	OSDI	Robert Barrett Reserve, Maribyrnong - cricket net works	Upgrade of Asset	chainmesh cricket nets with synthetic wicket surface	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (page 76 to 79)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$120,000
1013	OSDI	Footscray Park, Footscray - sports field works	Upgrade of Asset	resurface sports field	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 15 to 18)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$330,690

DCP No.	Project Type	Project Name	New, upgrade or replacement	Works Items	DCP Classification	REF DOC NAME (NEED/SCOPE)	REF DOC NAME (FUNDING)	Capital Cost 2019 Dollars (Excludes OpEx)
1119	OSDI	Mclvor Reserve, Yarraville - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Maribyrnong Sustainable Sportsgrounds Management Plan 2015 (Table 3 Priority Actions Capital Works Plan, page 14 and 15)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$131,294
1196	OSDI	Mclvor Reserve, Yarraville - sports field works	Upgrade of Asset	resurface sports field	Development Infrastructure Levy	Maribyrnong Sports Reserve Facility Audits 2018 (pages 68 to 71)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$850,000
1200	OSDI	Alex Beaton Reserve, Yarraville - irrigation works	Upgrade of Asset	irrigation sprinklers, pipes and valves	Development Infrastructure Levy	Maribyrnong Open Space Strategy 2014 (Section 7.2.1, Sustainable water use in open space, page 247 and 248)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$250,000
1202	OSDI	Alex Beaton Reserve, Yarraville - playground works	Upgrade of Asset	seats and shade trees	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$150,000
1239	OSDI	Bristow Reserve, Seddon - playground works	Upgrade of Asset	play equipment	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$120,000
1330	OSDI	Harmony Park, Maribyrnong - playground works	Upgrade of Asset	play equipment	Development Infrastructure Levy	Maribyrnong Playground Improvement Plan 2016 (Appendix C)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$120,000
1423	OSDI	Spurling Reserve, Footscray - playground works	Upgrade of Asset	play equipment	Development Infrastructure Levy	Maribyrnong Open Space Strategy 2014 (Section 6.3.5c, page 153)	Maribyrnong Annual Budget and Strategic Resource Plan 2019	\$150,000

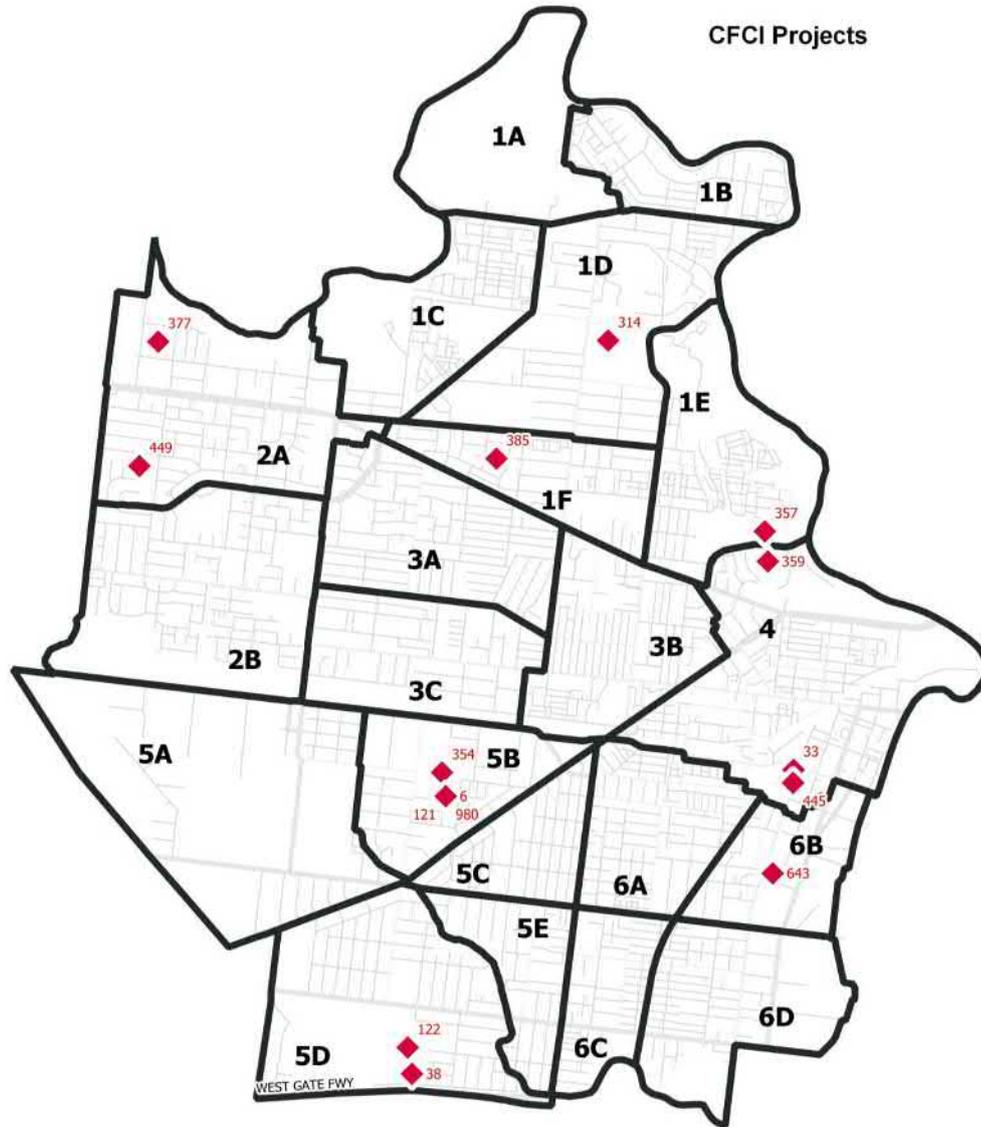
Source: Maribyrnong City Council, HillPDA

Figure 6: All Scheduled DCP Projects



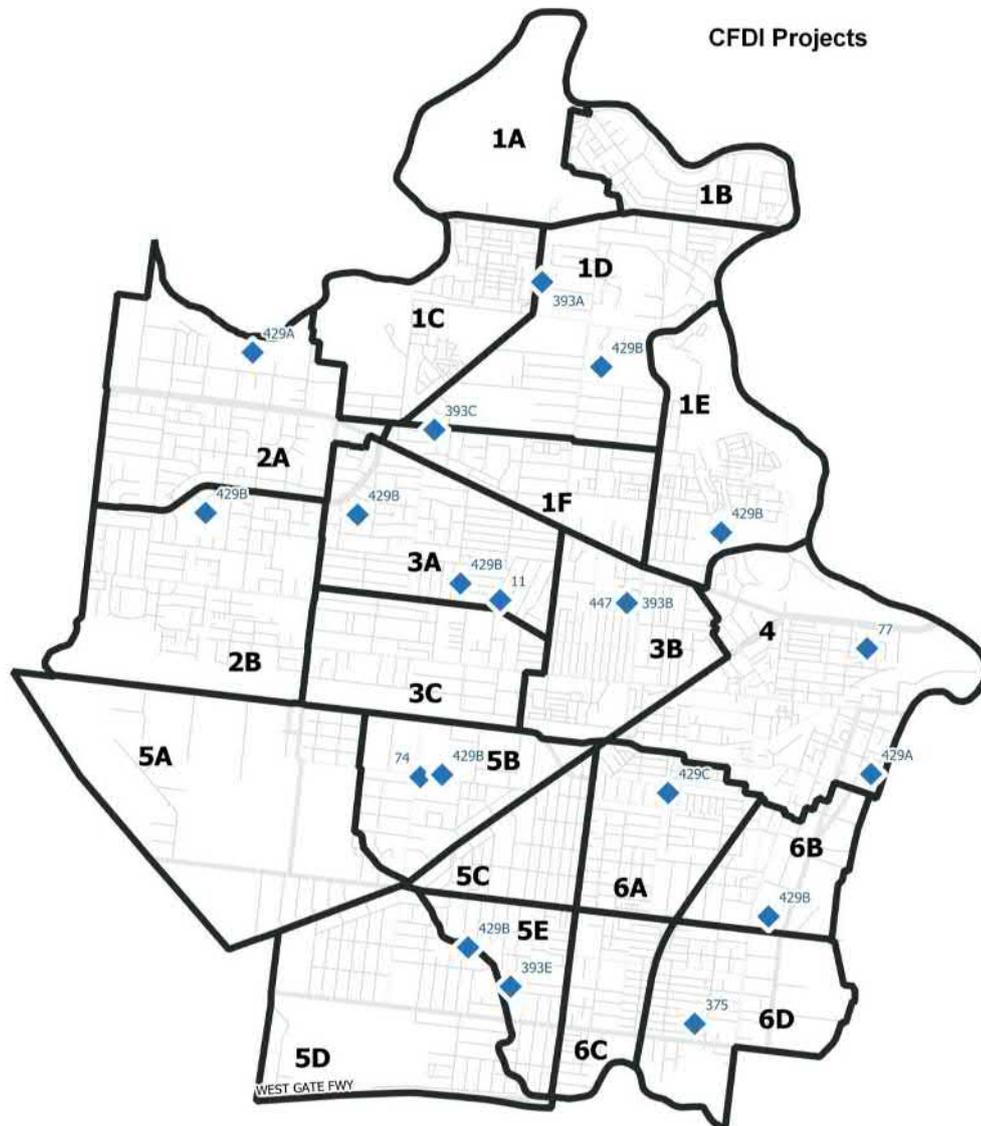
Source: Maribyrnong City Council, HillPDA

Figure 7: Community Facility CFCI Projects



Source: Maribyrnong City Council, HillPDA

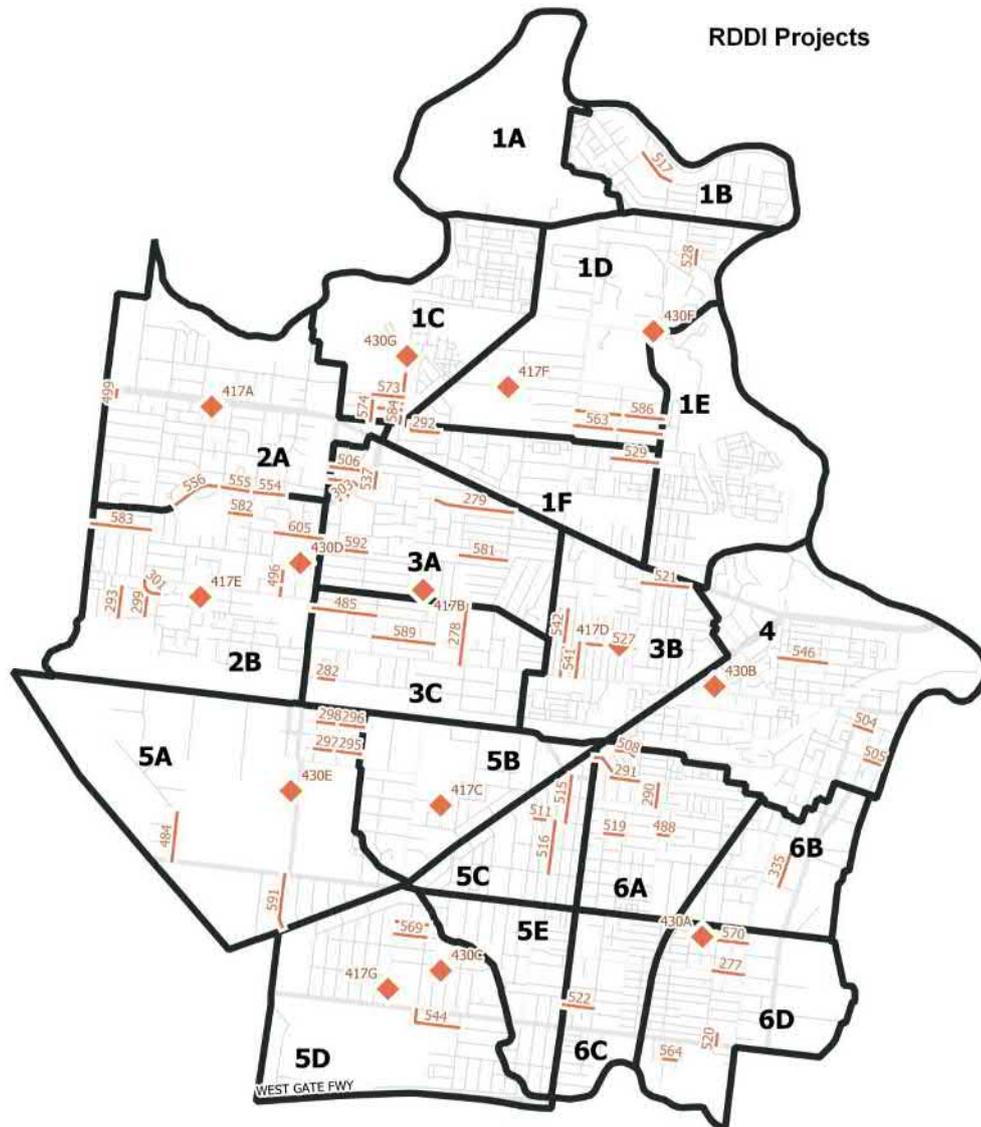
Figure 8: Community Facility CFDI Projects



Source: Maribyrnong City Council, HillPDA

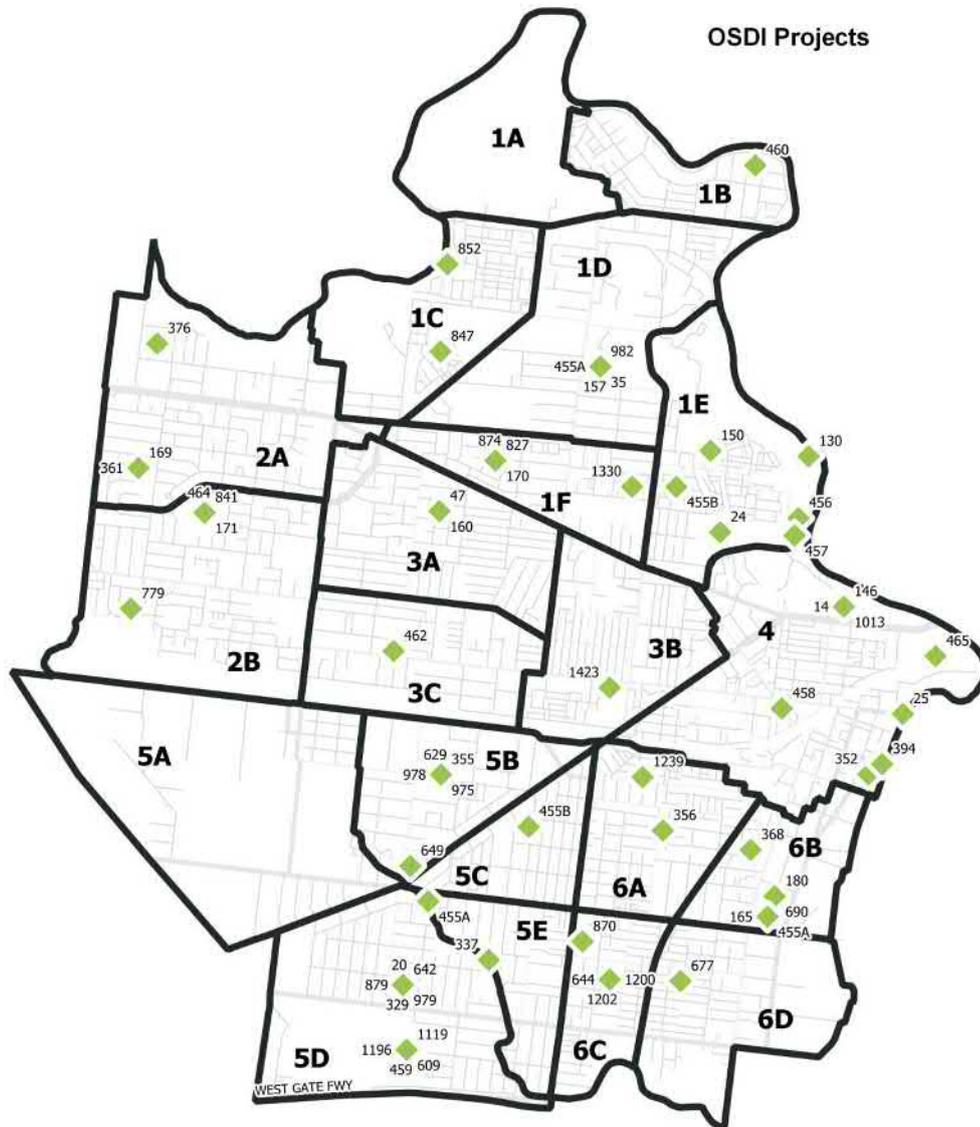


Figure 10: Road RDDI Projects



Source: Maribyrnong City Council, HillPDA

Figure 11: Open Space OSDI Projects



Source: Maribyrnong City Council, HillPDA

## 6.0 DCP LEVIES

### 6.1 Infrastructure Funding Principles

This DCPs overarching objective is to ensure there is a reasonable nexus between development and infrastructure.

Nexus is defined as occupants of, or visitors to, a development site being likely users of specified infrastructure, as defined by the Victorian Government in its DCP Guidelines 2007, published on the Department of Environment, Land, Water and Planning's website as at September 2019.

In this DCP, it is assumed that the Scheduled DCP Projects are provided primarily for the use and benefit of the Maribyrnong DCP Area.

This cost of Scheduled DCP Projects is allocated as follows:

- Existing development within the DCP Area - the share of cost attributed to existing development is paid by Council because this share is associated with existing infrastructure use;
- External demand allowance - the share of cost attributed to external demand is paid by Council; and
- New Development within the DCP Area - will pay a levy in accordance with its estimated share of use of infrastructure via the planning and / or building permit process.

### 6.2 DCP Levy Calculation Method

The approach adopted in this DCP follows the Victorian Government's DCP Guidelines 2007 step-by-step, and as used in other DCPs that have been approved since 2003.

The method is as follows:

- List the Scheduled DCP Projects and costs included in the DCP;
- Identify the location of, and main catchment area for, each Scheduled DCP Project;
- Quantify development in the main catchment area to the end of the DCP horizon (31 December 2051);
- Express the development into a common demand unit format using equivalence ratios where more than one land use is deemed a user of infrastructure;
- Calculate the infrastructure levy payable for each Scheduled DCP Project by dividing the cost of the Scheduled DCP Project by the total number of demand units in the main catchment area for that Scheduled DCP Project (minus any external demand allowance); and

- Sum the levies that apply to each DCP Area by land use and by Development Infrastructure Levy and Community Infrastructure Levy.

### **6.3 Nexus and Apportionment Process**

The standard land development to infrastructure nexus principles are applied in this DCP, whereby (subject to being in a catchment):

- Residential development is deemed to use all of the infrastructure categories in this DCP; and
- Non-residential development is deemed to use two of the infrastructure categories in this DCP: Path PADI and Road RDDI.

The catchment for each Scheduled DCP Project is shown in the table in Appendix E: Scheduled DCP Project Levy Calculations.

Appendix E provides technical information on the method of apportionment and levy calculation and includes data on:

- Main Catchment Area (MCA);
- Demand Units;
- External Demand or Use Allowance; and
- Levy per Demand Unit by Project.

### **6.4 Main Catchment Area (MCA)**

Each Scheduled DCP Project has either one or more areas as comprising the main catchment area. This is described in Appendix E. For some projects the main catchment is a single sub-precinct while other projects have a broader catchment from a few sub-precincts to the whole municipality. The identification of the main catchment area for Scheduled DCP infrastructure involved:

- Assessing catchment information in relevant policies and strategies;
- Capturing catchment information from infrastructure-category experts;
- Applying Catchment Definition Guidance to check preliminary mapping; and
- Reviewing and refining for further infrastructure-category expert feedback.

This process required a best estimate judgement for the purpose of DCP cost apportionment. A best estimate is made having regard to past practice in approved DCPs, consultation findings and available information.

Relevant policy and strategy information is summarised earlier in this document. Refer to the documents for additional information.

The following Catchment Definition Guidance was informed by methods applied by other Councils for definition of MCAs for similar infrastructure.

**Table 11: Catchment Definition Guidance**

Catchment Size	Criteria Name	Description
<p>Smallest (one area)</p> <p>Largest (all areas)</p>	<b>Local</b>	<p>Projects that service one local area or Activity Centre and are contained in the area.</p> <p>Examples: local road, infrastructure in designated local parks (defined by Open Space Strategy).</p>
	<b>Local (at boundaries)</b>	<p>Projects that service a local area or Activity Centre but are not fully contained in the area. These projects cross-over, connect with or run-along a boundary. The project's catchment includes the abutting area(s).</p> <p>Example: local road or local park at a boundary.</p>
	<b>Sub-Regional</b>	<p>Projects that are designed to service a sub-area of the municipality and therefore multiple but not all DCP Areas.</p> <p>Example: Infrastructure in designated neighbourhood parks (defined by Open Space Strategy), Early Years Facility.</p>
	<b>Municipal Network</b>	<p>Projects that are aggregated into a consolidated network that are designed to service and benefit the whole City.</p> <p>Examples: urban forest street tree network, bike path network, public toilet network and road safety works.</p>
	<b>Municipal Catchment</b>	<p>Projects that are designed to service all areas in the municipality. These projects include large facilities or major works</p> <p>Examples: Major infrastructure in designated regional or municipal parks (defined by Open Space Strategy), Maribyrnong Aquatic Centre.</p>

Source: Maribyrnong City Council, HillPDA

## 6.5 External Demand Allowance and Funding Gap

To estimate a reasonable share of use in a DCP, the DCP Guidelines 2007 state that consideration of infrastructure use from outside the nominated catchment area of a project should be considered, and where necessary factored into DCP calculations.

The Scheduled DCP Projects are primarily designed to service properties within the main catchment areas specified in Appendix E.

Whilst there will be some incidental use of Scheduled DCP Projects, and some properties may draw visitors from a wide area (such as the use of streets in central Footscray for example), it is by and large the properties within the main catchment area that are the primary demand generators of the project.

In other words, it is the properties within the nominated catchment that are deemed to be the primary demand generators of infrastructure, via occupants and visitors to those properties. Where occupants or visitors live is a secondary issue and not central to the catchment identification and apportionment process.

A nominal flat-rate external demand figure of 5% has been adopted for this DCP, to acknowledge that there will be some albeit small aspect of external demand.

Application of a 5% external demand allowance is consistent with practice adopted in recent DCPs. Some recent DCPs (e.g. Moreland) make no allowance for external demand at all. The Victorian Planning Authority has also tended to make no external demand allowance in its DCPs unless addressing a major road or highway that clearly services multiple areas. This approach has been supported in recent approved DCPs.

This allowance generates a funding gap for Council (between the cost of infrastructure and anticipated DCP levy income). This is in addition to a funding gap generated by existing development.

Overall, the DCP is expected to recover 31.6% of the cost of all of the Scheduled DCP Projects over the life of the DCP (see Table 13).

## 6.6 DCP Levies

The DCP levies are shown in Tables 12a and 12b. Table 12a shows the levies for residential dwellings in each sub-area. Each sub area has a Development Infrastructure Levy and Community Infrastructure Levy specified. Table 12b shows the Development Infrastructure Levy for Retail, Commercial and Industrial development. The Community Infrastructure Levy does not apply to non-residential development.

Tables 12a and 12b show the levies that would apply to Area 1A (Defence Site Maribyrnong), when this area ceases to be Commonwealth land. Until then, no levies apply to Area 1A as Commonwealth land is exempt from the planning scheme.

Tables 12a and 12b also show levies for all land uses by sub-area, even if a land use is not expected to be developed in a sub-area. For example, no industrial development is expected in some sub-areas, but an industrial levy is shown in the relevant table as a contingency should such development occur in these sub-areas.

**Table 12a: DCP Levies in Maribyrnong (Residential)(30 June 2019\$)**

AREA	RESIDENTIAL LEVIES PAYABLE		
	Development Infrastructure Levy	Community Infrastructure Levy	Total Infrastructure Levy
	\$ per dwelling	\$ per dwelling	\$ per dwelling
Area 1A	518	253	771
Area 1B	696	253	949
Area 1C	1,137	253	1,390
Area 1D	968	253	1,221
Area 1E	1,377	253	1,630
Area 1F	1,155	253	1,408
Area 2A	919	253	1,172
Area 2B	1,309	253	1,562
Area 3A	1,768	253	2,021
Area 3B	2,054	253	2,307
Area 3C	1,717	253	1,970
Area 4	1,145	258	1,403
Area 5A	937	381	1,319
Area 5B	854	381	1,236
Area 5C	917	381	1,299
Area 5D	1,235	381	1,616
Area 5E	735	381	1,116
Area 6A	1,491	258	1,749
Area 6B	1,265	258	1,523
Area 6C	1,579	258	1,837
Area 6D	1,262	258	1,520

Source: HillPDA

**Table 12b: DCP Levies in Maribyrnong (Non-Residential)(30 June 2019\$)**

AREA	NON-RESIDENTIAL LEVIES PAYABLE		
	Retail	Commercial	Industrial
	Development Infrastructure Levy	Development Infrastructure Levy	Development Infrastructure Levy
	\$ per square metre (SQM) of floorspace	\$ per square metre (SQM) of floorspace	\$ per square metre (SQM) of floorspace
Area 1A	1.67	2.50	0.25
Area 1B	7.69	4.96	1.81
Area 1C	19.24	11.08	4.65
Area 1D	13.10	10.12	2.91
Area 1E	13.58	10.19	3.05
Area 1F	9.56	5.49	2.31
Area 2A	18.96	6.73	5.00
Area 2B	37.43	9.63	10.24
Area 3A	37.35	9.87	10.19
Area 3B	29.86	11.45	7.79
Area 3C	36.79	10.58	9.76
Area 4	15.45	12.14	3.41
Area 5A	13.38	6.52	3.36
Area 5B	9.01	5.83	2.12
Area 5C	14.28	6.89	3.59
Area 5D	31.89	9.42	8.60
Area 5E	5.58	5.29	1.14
Area 6A	22.94	10.44	5.80
Area 6B	8.10	5.26	1.90
Area 6C	22.54	8.76	5.87
Area 6D	18.98	8.20	4.86

Source: HillPDA

SQM = Square Metres of Gross Floorspace

## 6.7 Indexation of DCP Levies

The levies set out in Tables 12a and 12b are current as at 30 June 2019. They will be adjusted annually on July 1 each year for inflation, by applying the Consumer Price Index Melbourne (All Groups) as the adjustment index. This index is published by the Australian Bureau of Statistics. An up to date Table 12a and Table 12b indexed to the current year will be held by Council and published annually on its website.

## 6.8 Summary of DCP Costs and Collection

Table 13 provides a summary of anticipated future DCP collection, compared to the total infrastructure cost commitment.

Based on the development data used for this DCP, it is estimated that about \$45.5m may be collected by the DCP to 2051. This represents a 31.6% of the estimated cost of the Scheduled DCP Projects.

A funding gap of approximately \$98.5m is generated by existing development and an allowance for external demand. Council will use other funding sources to meet this funding gap.

**Table 13: Summary of DCP Costs and Collection: Maribyrnong DCP**

Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development*
Community Facility CFCI	\$20,527,000	2018-2051	\$7,842,670	38.2%
Community Facility CFDI	\$13,540,000	2018-2051	\$3,291,253	24.3%
Path PADI	\$40,172,136	2018-2051	\$13,800,312	34.4%
Road RDDI	\$40,586,290	2018-2051	\$9,769,576	24.1%
Open Space DI	\$29,175,251	2018-2051	\$10,837,320	37.1%
<b>Total</b>	<b>\$144,000,676</b>		<b>\$45,541,131</b>	<b>31.6%</b>

\*Assumes 30 year collection period

Source: HillPDA

## 7.0 ADMINISTRATIVE MATTERS

### 7.1 Collecting Agency and Development Agency

Maribyrnong City Council is Collecting Agency and Development Agency for this DCP and all of its projects.

### 7.2 Liability for Development Contributions

This DCP applies to all new development (unless exemptions apply) within the 20 areas, shown as 1B to 6D in Figure 2 of this document. Area 1A is Commonwealth land (Defence Site Maribyrnong) and is presently excluded from the Victoria Planning Provisions.

Development is defined as being either Residential, Retail, Commercial or Industrial for the purpose of this DCP. Guidance on definitions is shown in Appendix B of this document.

For land uses not included within the definition, the development contribution for 'Commercial' will be used, unless the Collecting Agency agrees to vary that rate based on a submission by a permit applicant that can, to the satisfaction of the Collecting Agency, justify the application of an alternative rate.

### 7.3 Payment of Development Contributions

#### Method of Payment

Payment of development contributions is to be made via an approved Council payment method.

#### Basis for Payment

Each net additional demand unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling unit or building or an extension to an existing non-residential building.

Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable. Such acceptance shall be secured in a legally binding agreement.

A demand unit credit applies for existing, previously approved:

- Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings (unless those lots or buildings continue to have the benefit of existing use rights) or existing buildings which are not fit for use.
- Dwellings. This credit does not apply to vacant residential lot.

### Examples

- If an existing dwelling on a lot is demolished and three new dwellings constructed, a levy would be payable for two (net additional) dwellings. A 'Demand Unit Credit' applies to the dwelling that was on the lot even though it is demolished.
- If a shopping centre has 5,000 sqm of floorspace and it proposes to add another 3,000 sqm, the levy would be payable for the additional 3,000 sqm. A 'Demand Unit Credit' applies to the existing 5,000 sqm.
- If a shopping centre was operating and had 10,000 sqm and was demolished and replaced with a new 20,000 sqm centre, the levy would be payable on the net additional 10,000 sqm. A 'Demand Unit Credit' would apply for the 10,000 sqm previously used and occupied floor space.
- A former 20,000 sqm factory is demolished (at which point the land is deemed vacant) and a new 15,000 sqm warehouse is then constructed on the site. The levy would be payable on the 15,000 sqm of new warehouse floor space. No Demand Unit Credit would apply for the demolished floorspace.

### Payment of the Development Infrastructure Levy

The Development Infrastructure Levy will be levied by Council at the planning permit stage (for buildings and works), subdivision permit stage or building permit stage of the development process, in accordance with the timing points indicated in this DCP whichever occurs first. If Council seeks payment at the:

- Planning permit stage (for buildings and works), it must be paid before the start of works.
- Building permit stage, it must be paid before the issue of a building permit under the Building Act 1993
- Subdivision permit stage, it must be paid before a statement of compliance is issued for the subdivision.

### Payment of the Community Infrastructure Levy

Payment of the Community Infrastructure Levy must be made before the date of issue of the building permit under the *Building Act 1993*.

### Transition and Permits

Transition provisions do not apply to this DCP when it comes into effect on the Approval Date.

### **Agreement to Vary Payment Terms**

The Collecting Agency may, at its discretion, agree to defer levy payment to a later date, subject to the applicant entering into an agreement under section 173 of the *Planning and Environment Act 1987* to pay the levy before a specified time or event.

### **7.4 Exemptions**

No land or development is exempt from this DCP unless exempt by legislation, ministerial direction or legal agreement with Council or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* of 11 October 2016.
- Land developed for housing by or for the Department of Families, Fairness and Housing, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* of 11 October 2016. This exemption does not apply to private dwellings enabled by the Department of Families, Fairness and Housing or registered housing associations.
- Existing dwellings replaced in a development, this exemption does not apply to net additional dwellings.
- Alterations and additions to an existing dwelling which do not create an additional dwelling.
- Alterations and additions to an existing non-residential building which increases the floor area by no more than:
  - › Retail: 50 sqm
  - › Commercial: 100 sqm
  - › Industrial: 200 sqm.
- Community Infrastructure constructed by Maribyrnong City Council.
- Childcare centres.
- Servicing infrastructure constructed by a utility authority.
- Land with an existing agreement executed under section 173 of the *Planning and Environment Act 1987*, or a Deed of Agreement with Council which:
  - › Provides for specified works and / or land in lieu of a DCP cash payment; and
  - › Explicitly excludes further DCP contributions to be made.
- Written advice from Council that an existing demand unit credit or previously paid contribution means no further contribution is payable under this DCP.

### **7.5 Funds Administration**

Funds collected through this DCP will be held in a specific interest-bearing reserve account in accordance with the provisions of the *Local Government Act 1989*. All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

### **7.6 Funding the Gap**

The funds received from DCP contributions will fund part of the cost of delivering infrastructure projects identified in this DCP.

Council will source funds to cover the balance of the costs required to construct the items of infrastructure through other mechanisms, such as Council rates.

### **7.7 Annual Reporting**

Council will provide for regular monitoring and reporting of this DCP in accordance with *Ministerial Direction on the Reporting Requirements for Development Contributions Plans* of 11 October 2016.

Appendix E shows the current template reporting tables, for the following directions:

“A report must be prepared each financial year and given to the Minister for Planning within 3 months after the end of the financial year reported on.

If the collecting agency or development agency is a municipal council, the report must be included in the report of operations contained in the council’s annual report prepared under the *Local Government Act 1989*.

A collecting agency must report on: a) any infrastructure levy paid to it under Part 3B of the Act in a financial year in accordance with Table 1 in the Annexure; b) any land, works, services or facilities accepted by it in a financial year in accordance with Table 2 in the Annexure.

If a development contributions plan is approved on or after 1 June 2016, a collecting agency must report on the total amount of infrastructure levies paid to it, the total amount of land, works, services or facilities accepted by it, and the total amount of infrastructure levies expended by it under Part 3B of the Act in accordance with Table 3 in the Annexure.

A development agency must report on: a) its use of any land, works, services or facilities accepted as works-in-kind under section 46P of the Act; and b) the expenditure of any infrastructure levy paid to it under Part 3B of the Act; in accordance with Table 4 in the Annexure.”

### **7.8 DCP Review**

This DCP should be reviewed every four to five years or more often if necessary. An initial review may be required within three years of approval, to take into account the policy

objectives, boundaries and actions outlined in the Priority Precinct work undertaken by the Department of Jobs, Precincts and Regions..

#### **7.9 DCP Projects Deemed Not Required**

Council commits to delivering the DCP projects by 31 December 2051. It is likely that projects will be progressively delivered over the DCP period.

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- Used for the provision of other infrastructure as approved by the Minister responsible for the *Planning and Environment Act 1987*; or
- Refunded to owners of land subject to these DCP levies.

#### **7.10 Other Development Contributions**

This DCP relates to only Scheduled DCP Projects. Developments may be required to make other development contributions via other means, including but not limited to planning permit conditions, open space levies and potentially other development contribution plans.

## APPENDIX A: POLICY AND STRATEGY INFORMATION

### Plan Melbourne 2017 to 2050

The metropolitan planning strategy identifies areas of state and local significance. The Victorian Planning Authority in partnership with local government leads planning for state significance areas. Local government manages areas of local significance.

This Victorian Government policy requires councils to plan for forecast growth, close to services and amenities. This promotes continued change for activity centres, near railway stations, along transport corridors and for strategic redevelopment areas. In Maribyrnong:

- Western Distributor is a state significant road project.
- Footscray is a Metropolitan Activity Centre.
- Maribyrnong-Highpoint and Braybrook-Central West are Major Activity Centres.

### Inner Melbourne Action Plan

The Plan is a collaborative relationship between the Cities of Melbourne, Port Phillip, Stonnington, Yarra and Maribyrnong. The Councils adopted their initial Plan in 2006 and a new Plan in 2016. The new Plan includes goals includes infrastructure aspirations for inner Melbourne's cycling network, sport and recreation facilities and improving the urban forest in neighbourhoods.

### Victoria's 30-Year Infrastructure Strategy 2016

The Strategy gives recommendations for significant infrastructure projects across the State and promotes good access to jobs, education and services. The Victorian Government's 2017 response included:

- In principle support to responding to the aged condition of Footscray Hospitals (3.2.4).
- In principle support to improving the SmartBus network in the western suburbs (1.3.3).
- Supporting the West Gate Tunnel project as the link between CityLink and Western Ring Road (11.5.8).

In 2019 Infrastructure Victoria released *Growing Victoria's Potential* as a precursor to releasing an updated 30-year Infrastructure Strategy in 2020. It responds to the opportunities and challenges of Victoria's record population growth and reinforces the location of infrastructure relative to housing, jobs and other services.

### West Gate Tunnel Project

The Western Distributor infrastructure project, mentioned in Plan Melbourne, provides for a West Gate Tunnel under Yarraville and an elevated road in the port precinct to connect the West Gate Freeway with the Port of Melbourne, CityLink and central Melbourne.

Springing from the Victorian Government's investment in the West Gate Tunnel project, Council is investing in the Footscray Wharf and Promenade to revitalise the Footscray river edge between Hopkins Street and Shepherds Bridge to better connect the Maribyrnong community to the Maribyrnong River.

### **Council Plan 2017/21**

Council's four-year Plan sets priorities and direction. It guides service provision, facilities and infrastructure for a changing community. A review happens each year to create an annual action plan. Important initiatives are in the Plan and linked to annual budgets, strategic resource plans and long-term financial strategies.

This Plan acknowledges the City's population will significantly grow and has objectives for strong leadership; healthy and inclusive communities; quality places and spaces; growth and prosperity; mobile and connected city, and to be clean and green.

The Plan has strategies to inform community and development infrastructure provision. These are to:

- Deliver sport and recreation programs and capital works that increase capacity, accessibility and wellbeing (2.1).
- Embed social and community needs within all major infrastructure projects impacting Maribyrnong (2.2).
- Facilitate early years, children, youth and family-focused services for a rapidly growing community (2.4).
- Plan and deliver a diverse range of open space in natural and urban environments (3.1).
- Facilitate the renewal and development of contemporary community infrastructure that are multi-purpose and multi-generational (3.2).
- Develop a City Infrastructure Plan aligned to community need and Council's finances (3.3).
- Plan and deliver Council's capital works program (3.6).
- Plan for diverse, high quality and affordable housing in appropriate locations that responds to community growth and needs (4.1).
- Provide high-quality public spaces that respond to local character, encourage economic vitality and, are safe at all times (4.4).
- Create a connected, pedestrian and bicycle friendly city (5.1).
- Provide locally responsive and safe parking throughout the city (5.5).
- Develop the city as a 'smart city' using technology initiatives to manage the city's resources and services in more effective ways (5.7).
- Deliver an urban forest strategy and a sustainable urban tree population (6.1).
- Incorporate Ecologically Sustainable Design and measures in Council buildings (6.7).

The Council Plan gives overarching strategic direction for infrastructure projects in this DCP.

### **Annual Council Action Plans 2018/19 and 2019/20**

The 2018/19 Plan gives actions to implement the Council Plan. This includes major initiative 4.1.2 to:

Investigate and prepare a draft Development Contribution Plan for the City and present to Council in Quarter 4.

This investigation was reported to Council on 11 December 2018, when Council resolved to prepare this Municipal DCP and reserve the right to consider the 18/19 budget and future budgets for the Municipal DCP.

The 2019/20 Plan gives actions to implement the Council Plan. This includes major initiative 4.1.3, to:

Implement the draft Development Contribution Plan for the City.

This DCP is implementing these initiatives.

### **Annual Budgets 2018/19 and 2019/20 and Strategic Resource Plan 2020/21 to 2022/23**

The 2018/19 budget includes capital works projects considered for this DCP. The entire 2018/19 capital works program is in Chapter 4 of the Plan. The 2019/20 budget has a 2019/20 works program and a 2020/21 to 2022/23 City Infrastructure Plan (CIP) in appendices with a works program for each of these three year – part of a Strategic Resource Plan (SRP).

Council adopted its 2018/19 budget on the 26 June 2018 and 2019/20 budget on the 25 June 2019. These budgets and the SRP give Council's commitment to deliver various infrastructure projects in this DCP.

### **Long Term Financial Strategy 2019/20 to 2028/29**

The Strategy gives strategic direction for long-term decision-making and resource allocation for ten years.

The Long Term Financial Strategy (LTFS) anticipates introduction of this DCP into the Maribyrnong Planning Scheme, to generate development contributions associated with dwelling and / or floor space growth across the City.

The LTFS describes this DCP also as a vehicle for its post 2022/23, longer-term community and development infrastructure commitments - for delivery within a 20 year horizon. The list of longer-term projects is in the Strategy. Council adopted its LTFS on the 25 June 2019.

The LTFS gives Council's commitment to deliver various infrastructure projects in this DCP.

### **Maribyrnong 2040 Community Plan**

The community wrote this Plan for the community. It has five themes for enabling active citizenship, living well, shaping the natural and built environment, working and learning, and linking people and places. The Plan acknowledges:

Maribyrnong is set to become one of the most densely populated municipalities in Melbourne, with planning underway for a number of high-density residential developments.

The changing face of the city, from heavy industrial to smaller style employment, poses challenges including maintaining an industrial base for local jobs, transitioning land use to open up employment activities and buffering neighbouring industrial and residential areas.

The Plan informs Council's future strategic directions and gives weight to infrastructure works that support the Plan's themes. This includes, green open spaces, better childcare and kinder facilities, well-light pedestrian areas, better cycle paths, more street tree and safer roads.

### **Public Health and Wellbeing Plan**

The Plan identifies health and wellbeing priorities for the City and informs programs and capital works. Council's health and wellbeing commitment is given in the Council Plan and includes infrastructure for healthy and active lifestyles, early years, community safety, open space, other community infrastructure, walking and cycling as well as tree planting.

### **Maribyrnong Planning Scheme**

The Scheme includes the Planning Policy Framework (PPF) and the Local Planning Policy Framework (LPPF). Within the LPPF, Maribyrnong's Municipal Strategic Statement (MSS) gives the municipality's vision and key strategic directions.

Clause 19.03-1S, Development and Infrastructure Contributions Plans, of the PPF indicates:

#### **Objective**

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

#### **Strategies**

Prepare Development Contributions Plans and Infrastructure Contribution Plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure

Collect development contributions on the basis of an approved Development and Infrastructure Contributions Plan.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Clause 21.10, Community and Development Infrastructure, of the MSS highlights the City's changing and growing population will affect the planning and provision of facilities and development infrastructure. Clause 21.10 also highlights developers will need to contribute towards infrastructure which keeps pace the growth and gives Policy Guidance to:

Support the introduction of Development Contribution Plan Overlays (DCPO).

This DCP enables the *Objectives, Strategies* and *Policy Guidance* in the Maribyrnong Planning Scheme.

The PPF translation is currently being prepared and is not expected to impact on the Maribyrnong DCP.

### **Housing Strategy 2018**

The Strategy guides planning and housing development up to 2031. It considers recent development, demographic trends, Council's planning framework, and recent Victorian Government policy changes.

The Strategy has a vision for housing growth, which is consistent with *Plan Melbourne 2017-2050*, and themes for settlement, supply and design. The Strategy's Framework Plan gives areas for substantial, incremental and limited change across the City.

The Housing Strategy is expected to be implemented into the Maribyrnong Planning Scheme through ongoing Amendment C154.

This DCP applies the City's housing growth projections to inform levies payable in different parts of the City up to 2051.

### **Economic and Industrial Development Strategy 2016**

The Strategy is a framework for investment and jobs growth and was updated in 2016. It gives context, issues, opportunities, strategies and actions for the City's economic vision. The Strategy's objectives provide for economic health, investment decisions, local employment, land for economic development and protecting core industrial land, aligning industrial land use with regional and state policy, guiding sensitive land uses near industry and exploring major redevelopment opportunities.

This DCP considers those parts of the City where land for economic development is earmarked for future floor space growth.

### **Open Space Strategy 2014**

This Strategy guides the provision, planning, design and management of public land reserved for recreation and nature conservation purposes. This includes parks, gardens and other reserves that make up Maribyrnong open space network. It also classifies reserves within a hierarchy of servicing catchments and has action for new and upgraded infrastructure in reserves. This hierarchy has informed the definition of catchments for DCP projects in designated open space. The Strategy also has guidance for the design of open space works.

In 2020, Council conducted a 5 year review of the Open Space Strategy to identify what improvements have been completed, what actions are in progress, and what remains to be done. The review is available as an Addendum Report to the Open Space Strategy and was adopted in 2020.

#### **Integrated Transport Strategy 2012**

The Strategy considers the transport, parking, access and mobility elements for the City and gives priority actions for land use and development, walking, cycling, public transport, managing congestion, parking, freight, major projects and behaviour change. It also acknowledges the need to create safer local roads.

On 17 October 2017 Council gave further direction for safer local roads by acknowledging 40km per hour speed limits for the local road network. Council also established a long-term staged approach for a city-wide Local Area Traffic Management (LATM) works program.

#### **City Design Manual 2017**

The Manual directs the design, installation and upgrade of street furniture, open space and other urban infrastructure in Maribyrnong. It has an infrastructure standard drawings and design requirements for streetscape works in the Footscray Activity Centre, other Centres and for the City as well as open space works in reserves.

The Manual informs the preparation of projects for funding approval, tender briefs and construction specifications for works. The Manual is a valuable resource to appreciate infrastructure outcomes for activity centre streetscapes and open space reserves.

#### **Asset Management Policy 2014**

The Policy is for those Council's assets with a useful life of more than one year. It covers land, buildings, plant and equipment, roads, drains and IT assets. The Policy has planning principles for preparing a capital works program aligned with a long-term financial strategy.

#### **Asset Management Improvement Strategy 2015**

The Strategy gives a list of asset management improvement tasks and reinforces the Asset Management Policy's goal to plan for the useful life of assets. It has a program actions to deliver asset management plans for key asset categories. This includes roads and buildings.

#### **Road Asset Management Plan 2016**

The Plan responds to Council's responsibilities for infrastructure in road reserves. It includes a register of public roads and ancillary areas and provides for road and footpath works programs to meet increasing demand arising from population growth and development in the City. The Plan informs the preparation of an annual roads improvement program. This program is integrated into Council's annual works program

#### **Buildings Asset Management Plan 2012**

The Plan responds to Council's responsibilities for buildings and provides for capital works for whole of life costs. This includes capital works for building upgrades to cater for future demand.

The Plan describes the Maribyrnong Aquatic Centre (MAC), with significant plant and equipment to support the facility's sport and recreation function. Until a specific plan is developed for the MAC, this Plan gives direction to the MAC's periodic refit of rooms and spaces, as well as replacement of plant and equipment.

#### **Bicycle Strategy 2014**

The Strategy has a vision for cycling and informs an upgraded infrastructure network for more people to ride more often, to make Maribyrnong more liveable. Strategic planning for an updated Strategy is well progress. Bicycle infrastructure projects for the City's network have been included in this DCP.

Council's infrastructure planning has led to an annual funding commitment for long-term bicycle network upgrades to support population growth and economic development.

#### **Early Years Infrastructure Plan 2018**

The Plan considers population growth and investing in early years infrastructure for long day childcare, sessional kindergarten, and maternal and child health facilities.

The Plan covers 16 Council owned early years facilities and has an Executive Summary with locations and recommendations for new or upgraded facilities. These recommendations have informed Council's adopted budgets, strategic resource plan and the long-term financial strategy.

#### **Playground Improvement Plan 2016**

The Plan provides for improving public playgrounds across the City to service the needs of a changing and growing community. Analysis of existing playgrounds informs opportunities for new and upgrades to existing play spaces.

#### **Public Toilet Plan 2019**

The Plan provides for the most popular parks and public places in the City to have appropriate and accessible public toilets. It supports toilets in those spaces where there are extended stays and has a focus on regional and municipal open spaces and activity centres.

The Plan describes existing facilities and gives an implementation plan with criteria for prioritising places for improved toilets. Council's infrastructure planning has used the Plan to establish a long-term, annual funding program for one new or upgraded public toilet each year for ten years.

### **Street Tree Planting Strategy 2013**

The Strategy gives a framework for coordinating the City's street tree planting and acknowledges trees as the most visible element of the City's green infrastructure. The City's street trees are a key element to the identity and character of boulevards and neighbourhoods. Further tree planting will add to the City's resilience and support population growth and rising urban density.

The Strategy has a ten year planting program for selected streets and preferred species. This is a city-wide program which is coupled with the *Urban Forest Strategy 2018* for ongoing tree planting beyond the timeline for this Strategy.

### **Urban Forest Strategy 2018**

The Strategy builds on the *Street Tree Planting Strategy 2013* with a vision and objectives for tree planting and a tree canopy to create an urban forest across the City.

The Strategy acknowledges the urban heat island effect and climate change as issues which can be better managed if a healthy, diverse and resilient urban forest is part of the City's future. The Strategy also notes those parts of the City where there is more social vulnerability to urban heating. Future tree planting will priorities these locations.

### **Sports Pavilion Capital Improvement Plan 2017**

The Plan is for the City's sports pavilions, where there is increasing demand by sports clubs and community groups for improved facilities. After assessing each pavilion, the Plan gives a list of priority infrastructure projects. These projects are informed by population growth and increasing participation trend, particularly for women's sport. The Plan gives a ten year works program and appendices give more detail for evaluating pavilions and recommended design standards.

The Plan also informs the preparation of concept and design plans for specific pavilions. The timing of this planning and subsequent works is informed by Council's annual budget, SRP and LTFS.

### **Sustainable Sportsgrounds Management Plan 2015**

The Plan is a sportsground condition audit which looked at fencing, drainage, irrigation, cricket wickets and playing surfaces. The Plan gives a ten year infrastructure works plans and appendices give more detail about the audit.

The Plan also informs the preparation of concept and design plans for specific sportsgrounds. The timing of this planning and subsequent works is informed by Council's annual budget, SRP and LTFS.

### **Sportsground Capital Improvement Plan 2017**

The Plan is for the City's grass playing fields. These playing fields support sport, social and informal physical activity and community events. These fields, like all other assets, have a

finite life and need to be upgraded to continue their function. Population growth and increasing sports participation increases the need to do capital infrastructure works to sports fields.

The Plan gives a ten year works program and appendices give more detail for evaluating sporting fields and the suite of infrastructure projects each field may need to ensure its ongoing function for a changing community.

The Plan is also supported by the 2015 audit of sportsgrounds and informs the preparation of concept and design plans for specific sports fields. The timing of this planning and subsequent works is informed by Council's annual budget, SRP and LTFS.

#### **Public Lighting Policy 2018**

The Policy gives direction for Council's requirements to design and select public lighting. This includes upgrades and new lights for open space, shared pathways, shopping strips and commercial areas and for street lights.

#### **Skate / BMX Facility Strategy 2013**

The Strategy facilitated a review of skate and youth spaces across the City and makes recommendations for new and upgraded facilities. The Strategy responds to population growth projections and gives ten year priorities for works at existing or for new skate / youth spaces.

#### **Defence Site Maribyrnong, Statement of Policy Intent 2018**

The Victorian Government are planning for the future of a 127.8ha parcel of Commonwealth Land at 2 Cordite Avenue, Maribyrnong. The Department of Defence has started an open market sale process. Council has acknowledged in its Housing Strategy that this site represents a major strategic redevelopment opportunity.

As at September 2019, the Victorian Government (through the Victorian Planning Authority) is reviewing the planning for Defence Site Maribyrnong. That process may change development yield planning for the site.

This DCP has made an assumption regarding development yield on the Site in the absence of a final review position being released by the Victorian Government at the time of DCP preparation.

#### **Footscray Structure Plan 2014**

The Plan guides change in the Footscray Activity Centre with a vision, objectives and strategies. The plan guides land use in eight precincts, services and infrastructure to support change and growth.

The Plan gives ongoing effect to the Footscray City Edge Masterplan 2012, to improve the Activity Centre's public realm with improved streetscapes and public spaces.

### **Highpoint Planning and Urban Design Framework 2015**

The Plan sets the priorities, patterns and required elements to realise Highpoint's transformation from a mainly retail and industrial-led area to a vibrant mixed-use centre. The Plan also directs change for new residents, local parks, and paths for walking and cycling, with Rosamond Road as a lively main street at the heart of the centre.

### **Central West Structure Plan 2008**

The Plan informs the Centre's future and has actions to improve the viability, accessibility, image and user-friendliness of the Centre. It gives direction to public realm infrastructure works in the Centre.

### **Northern Maribyrnong Integrated Transport Strategy 2012**

The Strategy establishes the transport infrastructure requirements that spring from Highpoint's ongoing population growth and development. It gives various transport recommendations for short, medium and longer term infrastructure upgrades.

### **River Valley Design Guidelines 2010**

These guidelines were prepared by the Victorian Government as an overarching planning framework to protect open space a guide development along the river, as well as expand and link existing parklands, walking paths and cycling trails. It gives priorities for government departments, authorities and local councils to improve the Maribyrnong River corridor for public infrastructure and sensitive property development.

### **Joseph Road DCP**

The Joseph Road Precinct is a 15-hectare site in Footscray. Council has prepared a Public Realm Plan and a DCP for the precinct. The DCP was implemented into the Maribyrnong Planning Scheme via DCPO1 in 2019. The DCP provides for basic public realm, traffic and drainage infrastructure that is needed to support development in the precinct. It did not raise levies for other infrastructure that is expected to be required by residents and workers within the precinct, such as open space or community facilities. The Joseph Road DCP is an example of a tier 3 contribution plan in Council's DC Framework.

### **Other Plans for Places**

Council has various plans to create new and upgrade existing infrastructure at waterway corridors, river-edge and river precincts. This planning responds to population growth and community expectations. Relevant plans include:

- Footscray River Edge Masterplan
- Footscray Wharf and Promenade Plan
- Braybrook North River Precinct Plan
- Stony Creek Future Directions Plan
- Review of Stony Creek Future Directions Plan.

Council has various plans to create new and upgrade existing infrastructure for other activity centres, neighbourhoods and precincts. This planning responds to population growth and community expectations. Relevant plans include:

- West Footscray Neighbourhood Plan
- Seddon Urban Design Framework
- West Footscray Urban Design Framework
- Draft Tottenham and West Footscray Framework Plan
- Gordon and Mephan Precinct Framework Plan
- Maidstone Hampstead Road East Framework Plan
- Paisley Precinct Public Realm Concept Plan
- Pedestrian Priority Treatments Plan
- Cowper Street Concept Plan.

Council has various plans to create new and upgrade existing infrastructure at sporting, recreation and open space reserves. This planning responds to population growth and community expectations. Relevant plans include:

- Footscray Park Masterplan
- Quarry Park Masterplan
- Hansen Reserve Masterplan
- Pennell Reserve Masterplan
- Yarraville Gardens Precinct Masterplan
- McIvor Reserve Masterplan
- Cruickshank Park Masterplan
- Pipemakers Park and Environs Masterplan
- Coulson Gardens and Plantation Drive Landscape Plan
- Jacks Wood Reserve Landscape Plan
- Robert Barrett Reserve Landscape Plan
- Rogers Reserve Concept Plan
- Bassett Reserve Landscape Plan
- Sporting Reserve Facility Audits.

## APPENDIX B: LAND USE DEFINITIONS

### Dwelling Unit

A dwelling unit includes a dwelling as defined by Section 46H of the *Planning and Environment Act 1987* as follows:

*"dwelling" means a building that is used, or is intended, adapted or designed for use, as a separate residence, (including kitchen, bathroom and sanitary facilities) for an occupier who has a right to the exclusive use of it but does not include*

*(a) a building that is attached to a shop, office, warehouse or factory and is used, or is intended, adapted or designed for use, as a residence for an occupier or caretaker of the shop, office, warehouse or factory; or*

*(b) any part of a motel, residential club or residential hotel or residential part of licensed premises under the Liquor Control Reform Act 1998.*

### Gross Floor Area

Gross floor Area (or Gross Floorspace) means:

The total floor area of a building, measured from the outside of external walls or the centre of party walls, and includes all roofed areas.

### Residential

Residential development includes any unit or dwelling within the following land use definitions for:

- Dependent person's unit (within Accommodation Group)
- Dwelling (within Accommodation Group)
- Caretaker's house (within Accommodation Group)
- Boarding house (within Accommodation Group)
- Residential building (within Accommodation Group)
- Nurses' home (within Accommodation Group)
- Residential village (within Accommodation Group)
- Retirement village (within Accommodation Group)
- Display home (within Land Use Terms That Are Not Nested)
- Home based business (within Land Use Terms That Are Not Nested).

### Retail

Retail development includes development for each of the land use categories that are within the nesting diagram at clause 73.04 of the Maribyrnong Planning Scheme for:

- Retail Premises Group (all land uses)
- Retail Premises Group (Sub-Group of Shop) (all land uses).

### Commercial

Commercial development includes development for the various land use categories within the nesting diagram at clause 73.04 of the Maribyrnong Planning Scheme for:

- Camping and caravan park (within Accommodation Group)
- Corrective institution (within Accommodation Group)
- Bed and breakfast (within Accommodation Group)
- Group accommodation (within Accommodation Group)
- Host farm (within Accommodation Group)
- Backpackers' lodge (within Accommodation Group)
- Hostel (within Accommodation Group)
- Residential aged care facility (within Accommodation Group)
- Nursing home (within Accommodation Group)
- Residential college (within Accommodation Group)
- Residential hotel (within Accommodation Group)
- Motel (within Accommodation Group)
- Office Group (all definitions within)
- Place of Assembly Group (all definitions within)
- Education Centre Group (all definitions within)
- Leisure and Recreation Group (all definitions within)
- Child Care Centre Group (all definitions within)
- Marina (within Recreational Boat Facility Group)
- Land Use Terms That Are Not Nested (all definitions within apart from Display home and Home based business).

### **Industrial**

Industrial development includes development for the various land use categories within the nesting diagram at clause 73.04 of the Maribyrnong Planning Scheme for:

- Industry Group (all definitions within)
- Transport Terminal Group (all definitions within)
- Warehouse Group (all definitions within)
- Renewable Energy Group (all definitions within)
- Agriculture Group (all definitions within)
- Earth and Energy Resources Group (all definitions within)
- Utility Installation Group (all definitions within)
- Recreational Boat Facility Group (all definitions within apart from Marina).

### **Works Not Levied**

Works and development that do not deliver Gross Floorspace are not exempt. For example, infrastructure assets like power poles, sub-stations, telecommunications facility, retaining basin, energy facility and other installations are not subject to DCP levies.

## APPENDIX C: EQUIVALENCE RATIOS

The following sources of information were used for the equivalence ratios in this DCP.

### Common Demand Unit

- The common Demand Unit selected for this DCP is one dwelling.

### Community Facilities and Open Space

- No ratios are used for community facility and open space projects because only residential development is deemed a user of such facilities, and as such, only dwelling units are used in the cost apportionment process. This is consistent with the direction provided by the DCP Guidelines (2007, p45).

### Paths

- The ratios adopted for path use in this DCP is measured by residents in dwellings and workers in non-residential floorspace. These people are deemed to user paths in their area. The adopted ratios are as follows.
  - One dwelling has on average 2.5 residents.
  - Retail: 30 sqm of floorspace per one retail worker; therefore 75 sqm of retail floorspace achieves 2.5 workers.
  - Office: 20 sqm of floorspace per one office worker; therefore 50 sqm of office floorspace achieves 2.5 workers.
  - Industry: 200 sqm of floorspace per one industrial worker; therefore 500 sqm of industrial floorspace achieves 2.5 workers.

### Roads

- The ratios adopted for road use in this DCP correspond with the standard equivalence ratios specified in the DCP Guidelines (2007, p45):
  - Residential 1 dwelling.
  - Retail premises 19 sqm floorspace.
  - Office / service industry 121 sqm floorspace.
  - Industry (other than service industry) 67 sqm floorspace.

## APPENDIX D: TOTAL DEMAND UNITS BY AREA AND PROJECT TYPE

Table 14: Total Demand Units in 2051

Area No.	Community Facility CFCI	Community Facility CFDI	Open Space OSDI	Path PADI	Road RDDI
Area 1A	6,500	6,500	6,500	7,193	7,399
Area 1B	1,237	1,237	1,237	1,444	1,415
Area 1C	4,446	4,446	4,446	4,868	4,997
Area 1D	4,640	4,640	4,640	10,902	27,130
Area 1E	4,232	4,232	4,232	4,759	4,791
Area 1F	1,684	1,684	1,684	2,319	3,146
Area 2A	2,973	2,973	2,973	5,874	10,837
Area 2B	3,128	3,128	3,128	4,965	8,684
Area 3A	3,390	3,390	3,390	3,624	3,704
Area 3B	3,364	3,364	3,364	6,501	5,545
Area 3C	2,505	2,505	2,505	3,083	3,425
Area 4	14,057	14,057	14,057	22,488	24,910
Area 5A	600	600	600	2,801	14,170
Area 5B	1,894	1,894	1,894	2,627	5,025
Area 5C	2,239	2,239	2,239	2,628	3,012
Area 5D	4,006	4,006	4,006	4,642	5,658
Area 5E	2,103	2,103	2,103	2,625	2,940
Area 6A	3,784	3,784	3,784	4,393	5,190
Area 6B	974	974	974	2,127	3,296
Area 6C	1,794	1,794	1,794	2,414	2,489
Area 6D	1,605	1,605	1,605	2,843	6,107
<b>Total</b>	<b>71,155</b>	<b>71,155</b>	<b>71,155</b>	<b>105,118</b>	<b>153,869</b>

**Table 15: Total Demand Units in 2018**

Area No.	Community Facility CFCI	Community Facility CFDI	Open Space OSDI	Path PADI	Road RDDI
Area 1A	0	0	0	50	21
Area 1B	1,165	1,165	1,165	1,296	1,277
Area 1C	2,270	2,270	2,270	2,559	2,768
Area 1D	1,789	1,789	1,789	5,796	16,536
Area 1E	2,368	2,368	2,368	2,760	3,146
Area 1F	1,428	1,428	1,428	1,872	2,659
Area 2A	1,694	1,694	1,694	3,470	6,824
Area 2B	1,926	1,926	1,926	3,158	6,297
Area 3A	3,096	3,096	3,096	3,270	3,339
Area 3B	2,693	2,693	2,693	5,029	4,350
Area 3C	2,261	2,261	2,261	2,687	2,931
Area 4	4,694	4,694	4,694	11,266	13,427
Area 5A	478	478	478	2,373	13,035
Area 5B	1,086	1,086	1,086	1,652	3,976
Area 5C	1,608	1,608	1,608	1,832	2,072
Area 5D	1,891	1,891	1,891	2,312	3,278
Area 5E	1,216	1,216	1,216	1,531	1,817
Area 6A	2,909	2,909	2,909	3,327	3,938
Area 6B	651	651	651	1,480	2,718
Area 6C	1,383	1,383	1,383	1,815	2,006
Area 6D	1,469	1,469	1,469	2,343	4,969
<b>Total</b>	<b>38,075</b>	<b>38,075</b>	<b>38,075</b>	<b>61,879</b>	<b>101,381</b>

## APPENDIX E: DCP PROJECT LEVY CALCULATIONS

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
6	Kingsville Tennis Facility, West Footscray - new pavilion	CFCI	S	\$1,216,000	Area 5A Area 5B Area 5C Area 5D Area 5E	10,841	5.0%	95.0%	\$1,155,200	\$107
11	Church Street Early Years Facility, West Meadows - facility works	CFDI	S	\$3,650,000	Area 3A Area 3B Area 3C	9,259	5.0%	95.0%	\$3,467,500	\$375
14	Footscray Park, Footscray - open space works	OSDI	S	\$700,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$665,000	\$9
20	Angliss Reserve, Yarraville - open space works	OSDI	S	\$100,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$95,000	\$1
23	Maribyrnong River Trail – Medway Link	PADI	S	\$600,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	105,117	5.0%	95.0%	\$570,000	\$5
24	Quarry Park, Footscray - open space works	OSDI	S	\$3,894,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$3,699,300	\$52
25	Hopkins Street (under bridge), Footscray - new recreation space	OSDI	S	\$400,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$380,000	\$5
33	Town Hall building, Footscray - new community facility	CFCI	M	\$3,800,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$3,610,000	\$51
35	Robert Barrett Reserve, Maribyrnong - sports field works	OSDI	S	\$400,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$380,000	\$5
38	Footscray Hockey Facility - pavilion works	CFCI	S	\$1,200,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$1,140,000	\$16
47	Rogers Reserve, Maidstone - playground works	OSDI	S	\$200,000	Area 3A	3,390	5.0%	95.0%	\$190,000	\$56
74	Kingsville Early Years Facility, Kingsville - outdoor area works	CFDI	S	\$100,000	Area 5A Area 5B Area 5C	4,733	5.0%	95.0%	\$95,000	\$20

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
77	Angliss Early Years Facility - outdoor area works	CFDI	S	\$100,000	Area 4	14,057	5.0%	95.0%	\$95,000	\$7
121	Kingsville Tennis Facility, West Footscray - floodlight works	CFCI	S	\$150,000	Area 5A Area 5B Area 5C Area 5D Area 5E	10,841	5.0%	95.0%	\$142,500	\$13
122	Mclvor Reserve (Hanks), Yarraville - floodlight works	CFCI	S	\$150,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$142,500	\$2
130	Burdap Reserve, Maribyrnong - open space works	OSDI	S	\$150,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$142,500	\$2
146	Footscray Park, Footscray - irrigation works	OSDI	S	\$507,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$481,650	\$7
150	Jacks Wood Reserve, Maribyrnong - open space works	OSDI	S	\$121,000	Area 1E	4,232	5.0%	95.0%	\$114,950	\$27
157	Robert Barrett Reserve, Maribyrnong - open space works	OSDI	S	\$157,300	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$149,435	\$2
160	Rogers Reserve, Maidstone - irrigation works	OSDI	S	\$193,100	Area 3A	3,390	5.0%	95.0%	\$183,445	\$54
165	Yarraville Gardens, Yarraville - open space works	OSDI	S	\$250,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$237,500	\$3
169	Kinder Smith Reserve, Braybrook - cricket net works	OSDI	S	\$150,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$142,500	\$2
170	Scovell Reserve, Maidstone - cricket wicket works	OSDI	S	\$110,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$104,500	\$1
171	Skinner Reserve (Braybrook Park), Braybrook - cricket net works	OSDI	S	\$150,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$142,500	\$2
180	Hanmer Reserve, Yarraville - irrigation works	OSDI	S	\$110,000	Area 6B	974	5.0%	95.0%	\$104,500	\$107

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
204	Angliss Reserve, Yarraville - fence works	OSDI	S	\$115,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$109,250	\$2
277	Schild Street (Stephen to Hyde), Yarraville - road works	RDDI	S	\$200,000	Area 6D	6,107	5.0%	95.0%	\$190,000	\$31
278	Argyle Street (Barkly to Essex), West Footscray - road works	RDDI	S	\$752,471	Area 3A Area 3C	7,129	5.0%	95.0%	\$714,847	\$100
279	Burns Street (44 Burns to Thomson), Maidstone - road works	RDDI	S	\$234,471	Area 3A	3,704	5.0%	95.0%	\$222,747	\$60
282	Rupert Street (Neil to Alberta), West Footscray - road works	RDDI	S	\$280,000	Area 3C	3,425	5.0%	95.0%	\$266,000	\$78
290	William Street (Charles to Pilgrim), Seddon - road works	RDDI	S	\$176,000	Area 6A	5,190	5.0%	95.0%	\$167,200	\$32
291	Pilgrim Street (John to Margaret), Seddon - road works	RDDI	S	\$138,000	Area 6A	5,190	5.0%	95.0%	\$131,100	\$25
292	Cambridge Street (Mitchell to Desmond), Maidstone - road works	RDDI	S	\$560,471	Area 1F Area 1D	30,277	5.0%	95.0%	\$532,447	\$18
293	Hotham Street (Pritchard to Kent), Braybrook - road works	RDDI	S	\$496,471	Area 2B	8,684	5.0%	95.0%	\$471,647	\$54
295	Hex Street (Cala to Bizana), West Footscray - road works	RDDI	S	\$389,471	Area 5A Area 5B	19,195	5.0%	95.0%	\$369,997	\$19
296	Fontein Street (Cala to Bizana), West Footscray - road works	RDDI	S	\$395,471	Area 5A Area 5B	19,195	5.0%	95.0%	\$375,697	\$20
297	Hex Street (Bizana to Aliwal), West Footscray, road works	RDDI	S	\$386,471	Area 5A Area 5B	19,195	5.0%	95.0%	\$367,147	\$19
298	Fontein Street (Bizana to Aliwal), West Footscray - road works	RDDI	S	\$394,471	Area 5A Area 5B	19,195	5.0%	95.0%	\$374,747	\$20
299	Stewart Street (Turner to Pritchard), Braybrook - road works	RDDI	S	\$388,471	Area 2B	8,684	5.0%	95.0%	\$369,047	\$42
301	Turner Crescent (near Beachley), Braybrook - road works	RDDI	S	\$224,471	Area 2B	8,684	5.0%	95.0%	\$213,247	\$25
303	Churchill Place, Braybrook - road works	RDDI	S	\$115,471	Area 3A	3,704	5.0%	95.0%	\$109,697	\$30

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
314	Maribyrnong Aquatic Centre, Maribyrnong - facility works	CFCI	S	\$300,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$285,000	\$4
329	Angliss Reserve, Yarraville - floodlight works	OSDI	S	\$240,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$228,000	\$3
335	Cowper Street (Harris to Lyons), Footscray - road works	RDDI	S	\$3,534,000	Area 4 Area 6A Area 6B Area 6C Area 6D	41,992	5.0%	95.0%	\$3,357,300	\$80
337	Cruickshank Park, Yarraville - open space works	OSDI	M	\$201,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$190,950	\$3
338	Footscray Activity Centre, central Footscray - pedestrian priority works	PADI	S	\$160,000	Area 4	22,488	5.0%	95.0%	\$152,000	\$7
339	Footscray Activity Centre, Barkly Street - streetscape works	PADI	S	\$100,000	Area 4	22,488	5.0%	95.0%	\$95,000	\$4
343	Footscray Activity Centre, Bunbury Street - streetscape works	PADI	M	\$2,443,000	Area 4	22,488	5.0%	95.0%	\$2,320,850	\$103
344	Footscray Activity Centre, Buckley Street - pedestrian priority works	PADI	M	\$609,000	Area 4	22,488	5.0%	95.0%	\$578,550	\$26
345	Footscray Activity Centre, central Footscray - pedestrian priority works	PADI	S	\$420,000	Area 4	22,488	5.0%	95.0%	\$399,000	\$18
352	Grimes Reserve, Footscray - open space works	OSDI	M	\$600,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$570,000	\$8
354	Hansen Reserve, West Footscray - pavilion works	CFCI	M	\$4,190,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$3,980,500	\$56
355	Hansen Reserve, West Footscray - open space works	OSDI	M	\$1,300,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$1,235,000	\$17
356	Harris Reserve, Seddon - playground works	OSDI	S	\$100,000	Area 6A	3,784	5.0%	95.0%	\$95,000	\$25
357	Henry Turner North Reserve, Footscray - pavilion works	CFCI	S	\$154,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B	71,154	5.0%	95.0%	\$146,300	\$2

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
					Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D					
359	Henry Turner South Reserve, Footscray - new pavilion	CFCI	S	\$884,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$839,800	\$12
361	Kinder Smith Reserve, Braybrook - floodlight works	OSDI	S	\$124,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$117,800	\$2
368	Mappin Reserve, Seddon - playground works	OSDI	S	\$100,000	Area 6B	974	5.0%	95.0%	\$95,000	\$98
375	Norfolk Street Early Years Facility, Yarraville - facility works	CFDI	M	\$1,950,000	Area 6A Area 6B Area 6C Area 6D	8,157	5.0%	95.0%	\$1,852,500	\$227
376	Pennell Reserve, Braybrook - open space works	OSDI	M	\$908,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$862,600	\$12
377	Pennell Reserve, Braybrook - pavilion works	CFCI	M	\$2,600,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$2,470,000	\$35
385	Scovell Reserve, Maidstone - new pavilion	CFCI	S	\$2,850,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$2,707,500	\$38
388	Stony Creek (near Cala Street), West Footscray - new bridge	PADI	S	\$320,000	Area 5A Area 5B Area 5C Area 5D Area 5E	15,321	5.0%	95.0%	\$304,000	\$20
390	Stony Creek (Waratah to Roberts), West Footscray - new path	PADI	S	\$275,000	Area 5A Area 5B Area 5C Area 5D Area 5E	15,321	5.0%	95.0%	\$261,250	\$17
394	Maribyrnong River, Footscray - river edge works	OSDI	S	\$6,000,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$5,700,000	\$80
397	Bicycle and Pedestrian - municipal network works program	PADI	L	\$11,000,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	105,117	5.0%	95.0%	\$10,450,000	\$99
398	Maribyrnong River Trail, Burndap Lake - path works	PADI	S	\$425,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	105,117	5.0%	95.0%	\$403,750	\$4

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399	Maribyrnong River Trail, Footscray Park - path works	PADI	S	\$365,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	105,117	5.0%	95.0%	\$346,750	\$3
401	Maribyrnong River Trail - lighting works	PADI	M	\$750,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	105,117	5.0%	95.0%	\$712,500	\$7
434	Street Tree Planting & Urban Forest Strategy - municipal tree planting program	PADI	L	\$8,724,000	Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	97,924	5.0%	95.0%	\$8,287,800	\$85
438	West Footscray Activity Centre, Clarke and Barkly intersection - new open space	PADI	S	\$150,000	Area 3C	3,082	5.0%	95.0%	\$142,500	\$46
442	Yarraville Activity Centre, Yarraville - pedestrian priority works	PADI	M	\$454,000	Area 6C Area 6D	5,257	5.0%	95.0%	\$431,300	\$82
445	Hyde Street Community Facility, Footscray - facility works	CFCI	S	\$103,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$97,850	\$1
447	Brenbeal Early Years Facility, Footscray - facility works	CFDI	M	\$3,000,000	Area 3B Area 1F Area 1E	9,280	5.0%	95.0%	\$2,850,000	\$307
449	Kinder Smith Reserve, Braybrook - pavilion works	CFCI	M	\$2,710,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$2,574,500	\$36
456	Burdap Reserve, Maribyrnong - playground works	OSDI	M	\$250,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$237,500	\$3
457	Jensen Reserve, Footscray - playground works	OSDI	M	\$600,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$570,000	\$8
458	Maddern Square, Footscray - open space works	OSDI	M	\$600,000	Area 4	14,057	5.0%	95.0%	\$570,000	\$41
459	McIvor Reserve, Yarraville - open space works	OSDI	M	\$750,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$712,500	\$10
460	Coulson Gardens, Maribyrnong - open space works	OSDI	M	\$250,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B	71,154	5.0%	95.0%	\$237,500	\$3

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					Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D					
462	Gaudion Reserve, West Footscray - open space works	OSDI	M	\$100,000	Area 3C	2,505	5.0%	95.0%	\$95,000	\$38
464	Skinner Reserve (Braybrook Park), Braybrook - open space works	OSDI	M	\$2,000,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$1,900,000	\$27
465	Newell's Paddock - open space works	OSDI	M	\$325,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$308,750	\$4
468	Footscray Activity Centre, Donald Street (Barkly to Moore) - streetscape works	PADI	M	\$760,000	Area 4	22,488	5.0%	95.0%	\$722,000	\$32
484	Alick Street (Somerville to Frederick), Tottenham - road works	RDDI	S	\$125,034	Area 5A	14,170	5.0%	95.0%	\$118,783	\$8
485	Alma Street (Palmerston to Ashley), West Footscray - road works	RDDI	S	\$114,625	Area 2B Area 3C	12,109	5.0%	95.0%	\$108,894	\$9
488	Thomson Street (Gamon to Greig), Seddon - road works	RDDI	S	\$221,504	Area 6A	5,190	5.0%	95.0%	\$210,429	\$41
490	Austin West Crescent (Roberts to Gent) - road works	RDDI	S	\$374,234	Area 5D	5,658	5.0%	95.0%	\$355,522	\$63
496	Hillary Street (Scotland to Rutland), Braybrook - road works	RDDI	S	\$175,000	Area 2B	8,684	5.0%	95.0%	\$166,250	\$19
497	Hillary Street (South to Scotland), Braybrook - road works	RDDI	S	\$130,000	Area 2B	8,684	5.0%	95.0%	\$123,500	\$14
499	Market Place (Ballarat to Market), Braybrook - road works	RDDI	S	\$103,935	Area 2A	10,837	5.0%	95.0%	\$98,738	\$9
503	Winston Street (Churchill to Ashley), Maidstone - road works	RDDI	S	\$291,795	Area 3A Area 2A	14,541	5.0%	95.0%	\$277,206	\$19
504	Yewers Street (Whitehall to Moreland), Footscray - road works	RDDI	S	\$222,250	Area 04	27,131	5.0%	95.0%	\$211,138	\$8
505	Bunbury Street (Moreland to Maribyrnong),	RDDI	S	\$211,239	Area 04	27,131	5.0%	95.0%	\$200,677	\$7

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	Footscray - road works									
506	Clarendon Street (Ashley to Churchill), Maidstone - road works	RDDI	S	\$478,545	Area 3A Area 2A	14,541	5.0%	95.0%	\$454,617	\$31
508	Lily Street (Alexander to Margaret), Seddon - road works	RDDI	S	\$164,300	Area 6A	5,190	5.0%	95.0%	\$156,085	\$30
511	Shackell Street (Coronation to Wales), Kingsville - road works	RDDI	S	\$121,205	Area 5C	3,012	5.0%	95.0%	\$115,145	\$38
512	Sydenham Street (Williamstown to Margaret), Seddon - road works	RDDI	S	\$498,701	Area 5C Area 6A	8,202	5.0%	95.0%	\$473,766	\$58
515	Chirnside Street (Geelong to Shackell), Kingsville - road works	RDDI	S	\$105,993	Area 5C	3,012	5.0%	95.0%	\$100,693	\$33
516	Empress Avenue (Chatfield to Shackell), Kingsville - road works	RDDI	S	\$122,078	Area 5C	3,012	5.0%	95.0%	\$115,974	\$39
517	The Esplanade (Chicago to Barb), Maribyrnong - road works	RDDI	S	\$130,825	Area 1B	1,415	5.0%	95.0%	\$124,284	\$88
519	Seddon Street (Bayview to Hamilton), Seddon - road works	RDDI	S	\$283,764	Area 6A	5,190	5.0%	95.0%	\$269,576	\$52
520	Campbell Street (Francis to Kent), Yarraville - road works	RDDI	S	\$205,846	Area 6D	6,107	5.0%	95.0%	\$195,553	\$32
521	Jerrold Street (Gordon to Commercial), Footscray - road works	RDDI	S	\$838,690	Area 3B	5,545	5.0%	95.0%	\$796,755	\$144
522	Dickens Street (Williamstown to Powell), Yarraville - road works	RDDI	S	\$695,126	Area 6C	2,489	5.0%	95.0%	\$660,369	\$265
527	Essex Street (Gordon to Eleanor), Footscray - road works	RDDI	S	\$165,596	Area 3B	5,545	5.0%	95.0%	\$157,316	\$28
528	Como Parade (Duffy to Hillside), Maidstone - road works	RDDI	S	\$174,028	Area 1D	27,131	5.0%	95.0%	\$165,327	\$6
529	Monash Street (Prince to Gordon), Maribyrnong - road works	RDDI	S	\$664,097	Area 1E Area 1F	7,937	5.0%	95.0%	\$630,892	\$79
537	Barrett Street (Holland to Janson), Maidstone - road works	RDDI	S	\$188,235	Area 3A	3,704	5.0%	95.0%	\$178,823	\$48

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538	Gwelo Street (Aliwal to Bizana), West Footscray - road works	RDDI	S	\$271,071	Area 5A	14,170	5.0%	95.0%	\$257,517	\$18
541	Leander Street (Essex to Barkly), West Footscray - road works	RDDI	S	\$469,557	Area 3B	5,545	5.0%	95.0%	\$446,080	\$80
542	Dudley Street (Leigh to Essex), Footscray - road works	RDDI	S	\$617,943	Area 3B	5,545	5.0%	95.0%	\$587,045	\$106
543	Dudley Street (Essex to Barkly), Footscray - road works	RDDI	S	\$599,315	Area 3B	5,545	5.0%	95.0%	\$569,350	\$103
544	Hawkhurst Street (Francis to Wembley), Yarraville - road works	RDDI	S	\$1,921,297	Area 5D	5,658	5.0%	95.0%	\$1,825,232	\$323
546	Newell Street (Nicholson to Moore), Footscray - road works	RDDI	S	\$1,387,092	Area 4	24,910	5.0%	95.0%	\$1,317,737	\$53
554	Churchill Avenue (Rennison to Melon), Braybrook - road works	RDDI	S	\$833,118	Area 2A Area 2B Area 3A	23,225	5.0%	95.0%	\$791,462	\$34
555	Churchill Avenue (Melon to Vine), Braybrook - road works	RDDI	S	\$925,249	Area 2A Area 2B Area 3A	23,225	5.0%	95.0%	\$878,987	\$38
556	Churchill Avenue (Vine to Hargreaves), Braybrook - road works	RDDI	S	\$1,330,521	Area 2A Area 2B Area 3A	23,225	5.0%	95.0%	\$1,263,995	\$54
562	Kellaway Street (Gordon to Rowe), Maribyrnong - road works	RDDI	S	\$485,558	Area 1D Area 1E	31,921	5.0%	95.0%	\$461,280	\$14
563	Kellaway Street (Rowe to Rosamond), Maribyrnong, road works	RDDI	S	\$488,134	Area 1D Area 1E	31,921	5.0%	95.0%	\$463,728	\$15
564	Lormer Street (Beverley to Hughes), Yarraville - road works	RDDI	S	\$224,559	Area 6D	6,107	5.0%	95.0%	\$213,331	\$35
569	Neylon Street (Gent to Roberts), Yarraville - road works	RDDI	S	\$507,339	Area 5D	5,658	5.0%	95.0%	\$481,972	\$85
570	Knox Street (Hyde to Stephen), Yarraville - road works	RDDI	S	\$640,500	Area 6D	6,107	5.0%	95.0%	\$608,475	\$100
573	Radio Street (Omar to Renown), Maidstone - road works	RDDI	M	\$339,620	Area 1C	4,997	5.0%	95.0%	\$322,639	\$65
574	Renown Street (Mitchell to Radio), Maidstone - road works	RDDI	M	\$404,232	Area 2A Area 1C	15,833	5.0%	95.0%	\$384,021	\$24
575	Dunedin Street (Omar to Renown),	RDDI	M	\$323,149	Area 1C	4,997	5.0%	95.0%	\$306,991	\$61

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	Maidstone - road works									
581	Carlyle Street (Thomson to Studley), Maidstone - road works	RDDI	M	\$504,244	Area 3A	3,704	5.0%	95.0%	\$479,032	\$129
582	Elizabeth Street (Crothers to Melon), Braybrook - road works	RDDI	M	\$282,927	Area 2B	8,684	5.0%	95.0%	\$268,780	\$31
583	Myalla Street (Darnley to Duke), Braybrook - road works	RDDI	M	\$1,515,730	Area 2B	8,684	5.0%	95.0%	\$1,439,943	\$166
584	Omar Street (Mitchell to Radio), Maidstone - road works	RDDI	M	\$411,739	Area 1C	4,997	5.0%	95.0%	\$391,152	\$78
585	Pridham Street (Rosamond to Rowe), Maidstone - road works	RDDI	M	\$531,586	Area 1D Area 1E	31,921	5.0%	95.0%	\$505,006	\$16
586	Pridham Street (Rowe to Gordon), Maidstone - road works	RDDI	M	\$487,994	Area 1D Area 1E	31,921	5.0%	95.0%	\$463,594	\$15
589	Stanhope Street (Palmerston to Elphinstone), West Footscray - road works	RDDI	M	\$1,560,748	Area 3C	3,425	5.0%	95.0%	\$1,482,711	\$433
591	Tottenham Parade (Geelong to Somerville), Tottenham - road works	RDDI	M	\$611,733	Area 5A Area 5D	19,828	5.0%	95.0%	\$581,147	\$29
592	Suffolk Street (Ashley to Brunswick), West Footscray - road works	RDDI	M	\$554,312	Area 3A Area 2B	12,388	5.0%	95.0%	\$526,597	\$43
605	Hampden Street (Crothers to Ashley), Braybrook - road works	RDDI	M	\$564,200	Area 2B Area 3A	12,388	5.0%	95.0%	\$535,990	\$43
609	Mclvor Reserve (Hanks), Yarraville - sports field works	OSDI	S	\$170,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$161,500	\$2
629	Kingsville Tennis Facility, West Footscray - tennis courts works	OSDI	S	\$165,000	Area 5A Area 5B Area 5C Area 5D Area 5E	10,841	5.0%	95.0%	\$156,750	\$14
642	Angliss Reserve, Yarraville - sports field works	OSDI	S	\$595,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$565,250	\$8
643	Yarraville Tennis Facility, Yarraville - floodlight works	CFCI	S	\$120,000	Area 4 Area 6A Area 6B Area 6C Area 6D	22,214	5.0%	95.0%	\$114,000	\$5
644	Alex Beaton Reserve, Yarraville - lighting works	OSDI	S	\$120,000	Area 6C	1,794	5.0%	95.0%	\$114,000	\$64

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649	Basset Reserve, West Footscray - irrigation works	OSDI	S	\$200,000	Area 5A Area 5B	2,494	5.0%	95.0%	\$190,000	\$76
677	Fels Reserve, Yarraville - playground works	OSDI	S	\$115,000	Area 6D	1,605	5.0%	95.0%	\$109,250	\$68
690	Hanmer Reserve, Yarraville - path works	OSDI	S	\$128,000	Area 6B	974	5.0%	95.0%	\$121,600	\$125
779	Pritchard Reserve, Braybrook - playground works	OSDI	S	\$175,000	Area 2B	3,128	5.0%	95.0%	\$166,250	\$53
827	Scovell Reserve, Maidstone - irrigation works	OSDI	S	\$183,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$173,850	\$2
841	Skinner Reserve (Braybrook Park), Braybrook - irrigation works	OSDI	S	\$233,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$221,350	\$3
847	Ulmara Park, Maidstone - playground works	OSDI	S	\$133,000	Area 1C	4,446	5.0%	95.0%	\$126,350	\$28
852	Village Green, Maribyrnong - playground works	OSDI	S	\$150,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$142,500	\$2
870	Yarraville Oval, Yarraville - floodlight works	OSDI	S	\$200,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$190,000	\$3
874	Scovell Reserve, Maidstone - cricket net works	OSDI	S	\$200,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$190,000	\$3
879	Angliss Reserve, Yarraville - irrigation works	OSDI	S	\$580,867	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$551,824	\$8
975	Hansen Reserve, West Footscray - floodlights works	OSDI	S	\$550,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$522,500	\$7
978	Hansen Reserve, West Footscray - cricket net works	OSDI	S	\$200,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$190,000	\$3
979	Angliss Reserve, Yarraville - cricket net works	OSDI	S	\$200,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$190,000	\$3

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
980	Kingsville Tennis Facility, West Footscray - fence works	CFCI	S	\$100,000	Area 5A Area 5B Area 5C Area 5D Area 5E	10,841	5.0%	95.0%	\$95,000	\$9
982	Robert Barrett Reserve, Maribyrnong – cricket net works	OSDI	S	\$120,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$114,000	\$2
1013	Footscray Park, Footscray - sports field works	OSDI	S	\$330,690	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$314,155	\$4
1119	Mclvor Reserve, Yarraville - irrigation works	OSDI	S	\$131,294	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$124,729	\$2
1196	Mclvor Reserve, Yarraville - sports field works	OSDI	S	\$850,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$807,500	\$11
1200	Alex Beaton Reserve, Yarraville - irrigation works	OSDI	M	\$250,000	Area 6C	1,794	5.0%	95.0%	\$237,500	\$132
1202	Alex Beaton Reserve, Yarraville - playground works	OSDI	M	\$150,000	Area 6C	1,794	5.0%	95.0%	\$142,500	\$79
1239	Bristow Reserve, Seddon - playground works	OSDI	M	\$120,000	Area 6A	3,784	5.0%	95.0%	\$114,000	\$30
1330	Harmony Park, Maribyrnong - playground works	OSDI	M	\$120,000	Area 1F	1,684	5.0%	95.0%	\$114,000	\$68
1423	Spurling Reserve, Footscray - playground works	OSDI	M	\$150,000	Area 3B	3,364	5.0%	95.0%	\$142,500	\$42
276A	Footscray Park and Pipemakers Park - footpath works program	PADI	S	\$397,457	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	105,117	5.0%	95.0%	\$377,584	\$4
276B	Johnson Reserve and Yarraville Gardens - footpath works program	PADI	S	\$304,082	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	105,117	5.0%	95.0%	\$288,878	\$3
276C	Harmony Park, Ernie Shephard Reserve, Mappin Reserve and Beevers Reserve - footpath works program	PADI	S	\$144,597	Area 1F Area 3A Area 6B Area 5C	10,697	5.0%	95.0%	\$137,367	\$13
393A	Maribyrnong River Early Year Facility, Maribyrnong - early years facilities, playground works program	CFDI	M	\$90,000	Area 1A Area 1B Area 1C Area 1D	16,823	5.0%	95.0%	\$85,500	\$5

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
393B	Brenbeal Early Years Facility, West Footscray - early years facilities, playground works program	CFDI	M	\$300,000	Area 3B Area 1F Area 1E	9,280	5.0%	95.0%	\$285,000	\$31
393C	North Maidstone Early Years Facility, Maidstone - early years facilities, playground works program	CFDI	M	\$200,000	Area 2A Area 1C Area 1D Area 1F	13,743	5.0%	95.0%	\$190,000	\$14
393E	Clare Court Early Years Facility, Yarraville - early years facilities, playground works program	CFDI	M	\$350,000	Area 5D Area 5E Area 6C	7,903	5.0%	95.0%	\$332,500	\$42
417A	Braybrook (North) - local area traffic management works program	RDDI	L	\$620,000	Area 2A	10,837	5.0%	95.0%	\$589,000	\$54
417B	West Footscray (North West)/Maidstone (South) - local area traffic management works program	RDDI	L	\$600,000	Area 2A Area 3A Area 3B	20,086	5.0%	95.0%	\$570,000	\$28
417C	Kingsville/West Footscray (South) - local area traffic management works program	RDDI	L	\$500,000	Area 5A Area 5B Area 5C	22,207	5.0%	95.0%	\$475,000	\$21
417D	West Footscray (East)/Footscray North West - local area traffic management works program	RDDI	L	\$650,000	Area 3B Area 3C Area 4	33,880	5.0%	95.0%	\$617,500	\$18
417E	Braybrook (South) - local area traffic management works program	RDDI	L	\$650,000	Area 2B	8,684	5.0%	95.0%	\$617,500	\$71
417F	Maidstone(North)/Maribyrnong (South West) - local area traffic management works program	RDDI	L	\$650,000	Area 1C Area 1D Area 1F	35,274	5.0%	95.0%	\$617,500	\$18
417G	Tottenham/Yarraville (West) - local area traffic management works program	RDDI	L	\$650,000	Area 5A Area 5D Area 5E	22,767	5.0%	95.0%	\$617,500	\$27
429A	Cranwell Reserve and Grimes Reserve - public toilet works program	CFDI	M	\$650,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$617,500	\$9
429B	Robert Barrett Reserve, Braybrook Park, Dobson Reserve, Johnson Reserve, Hansen Reserve, Yarraville Gardens,	CFDI	M	\$2,800,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$2,660,000	\$37

DCP No.	Project Name	Project Type	Delivery Horizon	Capital Cost 2019 Dollars (Excludes OpEx)	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA (Existing and New Development)	Cost Per Demand Unit
	Cruickshank Park and Quarry Park - public toilet works program									
429C	Seddon Activity Centre – public toilet works program	CFDI	M	\$350,000	Area 6A	3,784	5.0%	95.0%	\$332,500	\$88
430A	Yarraville/Seddon - road safety works program	RDDI	L	\$400,000	Area 6A Area 6B Area 4 Area 6C Area 6D	41,992	5.0%	95.0%	\$380,000	\$9
430B	Footscray - road safety works program	RDDI	L	\$400,000	Area 3C Area 3B Area 04 Area 6A Area 6B	44,586	5.0%	95.0%	\$380,000	\$9
430C	Kingsville/Yarraville - road safety works program	RDDI	L	\$200,000	Area 5C Area 5D Area 5E	11,609	5.0%	95.0%	\$190,000	\$16
430D	Braybrook/West Footscray - road safety works program	RDDI	L	\$400,000	Area 2A Area 2B Area 3A Area 3C	26,650	5.0%	95.0%	\$380,000	\$14
430E	Tottenham/West Footscray - road safety works program	RDDI	L	\$200,000	Area 5A Area 5B	19,195	5.0%	95.0%	\$190,000	\$10
430F	Maribyrnong - road safety works program	RDDI	L	\$200,000	Area 1B Area 1D Area 1E Area 1F	36,482	5.0%	95.0%	\$190,000	\$5
430G	Maidstone - road safety works program	RDDI	L	\$200,000	Area 1C Area 1D Area 1F	35,274	5.0%	95.0%	\$190,000	\$5
455A	Yarraville Gardens, Charlotte Street Reserve/Cruickshank Park and Robert Barrett Reserve - playgrounds works program	OSDI	M	\$300,000	Area 1A Area 1B Area 1C Area 1D Area 1E Area 1F Area 2A Area 2B Area 3A Area 3B Area 3C Area 4 Area 5A Area 5B Area 5C Area 5D Area 5E Area 6A Area 6B Area 6C Area 6D	71,154	5.0%	95.0%	\$285,000	\$4
455B	Rolling Mill Reserve and Beevers Reserve - playgrounds works program	OSDI	M	\$200,000	Area 1E Area 5C	6,471	5.0%	95.0%	\$190,000	\$29
470A	Footscray Activity Centre - activity centres streetscape works program	PADI	L	\$6,575,000	Area 4 Area 6A Area 3B	33,381	5.0%	95.0%	\$6,246,250	\$187
470B	Highpoint Activity Centre - activity centres streetscape works program	PADI	L	\$5,196,000	Area 1C Area 1D Area 1E	20,528	5.0%	95.0%	\$4,936,200	\$240

Source: Maribyrnong City Council, HillPDA

Delivery Horizon: Short Term (S) 1-2 Years; Medium Term (M) 3-8 Years; Long Term (L) 9-30 Years

## APPENDIX F: ANNUAL REPORTING REQUIREMENTS

Ministerial Reporting Requirements as at 11 October 2016 are shown below.

**Figure 12: Format of DCP Reporting Tables**

Annexure  
**MINISTERIAL REPORTING REQUIREMENTS**

**Table 1 – Total DCP levies received in [Insert Financial Year]**

DCP name and year approved	Levies received in [Insert Year] financial year (\$)
<b>Total</b>	

**Table 2 – DCP land, works, services or facilities accepted as works-in-kind in [Insert Financial Year]**

DCP name and year approved	Project ID	Project description	Item purpose	Project value (\$)
<b>Total</b>				

**Table 3 – Total DCP contributions received and expended to date (for DCPs approved after 1 June 2016)**

DCP name and year approved	Total levies received (\$)	Total levies expended (\$)	Total works-in-kind accepted (\$)	Total DCP contributions received (levies and works-in-kind) (\$)
<b>Total</b>				

**Table 4 – Land, works, services or facilities delivered in [Insert Financial Year] from DCP levies collected**

Project description	Project ID	DCP name and year approved	DCP fund expended (\$)	Works-in-kind accepted (\$)	Council's contribution (\$)	Other contributions (\$)	Total project expenditure (\$)	Percentage of item delivered
<b>Total</b>								

Disclaimer

This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.

HillPDA makes no representations as to the appropriateness, accuracy or completeness of this report for the purpose of any party other than the Client ("Recipient"). HillPDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this report's contents.

This report must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which HillPDA was engaged to prepare the report, without the prior written approval of HillPDA. In the event that a Recipient wishes to rely upon this report, the Recipient must inform HillPDA who may, in its sole discretion and on specified terms, provide its consent.

This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by HillPDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. HillPDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, HillPDA does not present them as results that will actually be achieved. HillPDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.

Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.

This report does not constitute a valuation of any property or interest in property. In preparing this report HillPDA has relied upon information concerning the subject property and / or proposed development provided by the Client and HillPDA has not independently verified this information except where noted in this report.

In relation to any valuation which is undertaken for a Managed Investment Scheme (as defined by the Managed Investments Act 1998) or for any lender that is subject to the provisions of the Managed Investments Act, the following clause applies:

This valuation is prepared on the assumption that the lender or addressee as referred to in this valuation report (and no other) may rely on the valuation for mortgage finance purposes and the lender has complied with its own lending guidelines as well as prudent finance industry lending practices, and has considered all prudent aspects of credit risk for any potential borrower, including the borrower's ability to service and repay any mortgage loan. Further, the valuation is prepared on the assumption that the lender is providing mortgage financing at a conservative and prudent loan to value ratio.

HillPDA makes no representations or warranties of any kind, about the accuracy, reliability, completeness, suitability or fitness in relation to maps generated by HillPDA or contained within this report.

*Liability limited by a scheme approved under the Professional Standards Legislation*

**Agenda Item 9.1 - Attachment 4**



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**Agenda Item 9.1 - Attachment 5**

*Planning and Environment Act 1987*

**MARIBYRNONG PLANNING SCHEME**

**AMENDMENT C164mari**

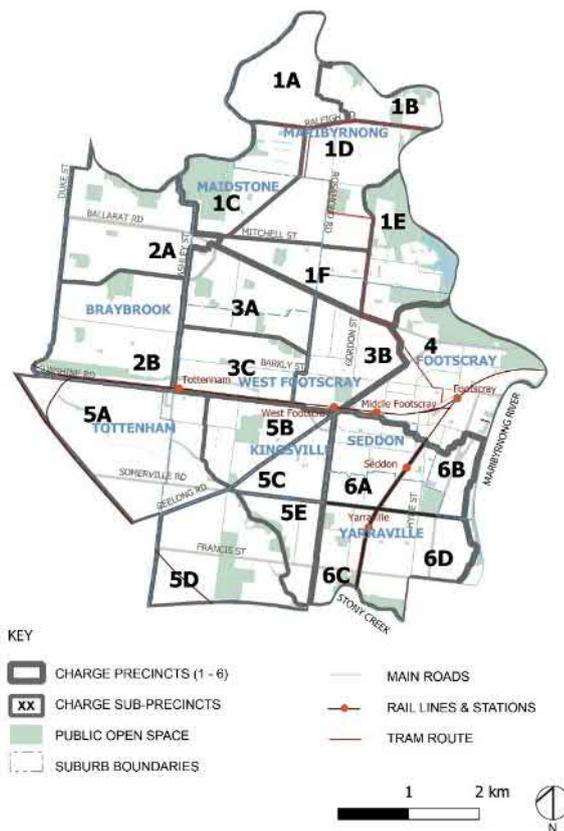
**EXPLANATORY REPORT**

**Who is the planning authority?**

This amendment has been prepared by Maribyrnong City Council, which is the planning authority for the amendment. The amendment has also been made at the request of Maribyrnong City Council.

**Land affected by the amendment**

The amendment applies to all land within the boundaries of Maribyrnong City Council, except Commonwealth land at 2 Cordite Avenue in Maribyrnong (known as the Defence Site Maribyrnong) and at 53 Hampstead Road in Maidstone (formally a detention centre). The amendment affects new residential, commercial, retail and industrial developments within the municipality. The map below shows the proposed charge areas.



## Agenda Item 9.1 - Attachment 5

The following development is exempt from contributions under the **Maribyrnong Development Contributions Plan 2020-2021** (the DCP):

- Land developed for a non-government school, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016.
- Land developed for housing by or for the Department of **Health and Human Services Families, Fairness and Housing**, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016. This does not apply to private dwellings enabled by the Department of **Health and Human Services Families, Fairness and Housing** or registered housing associations.
- Existing dwellings replaced in a development, this does not apply to net additional dwellings in the development.
- Outbuildings and fences normal to an existing dwelling.
- Alterations and additions to an existing dwelling, which do not create additional dwellings.
- Alterations and additions to an existing non-residential building, which increase the gross floor area by up to:
  - Retail: 50sqm
  - Commercial: 100sqm
  - Industrial: 200sqm
- Community Infrastructure constructed by Maribyrnong City Council
- Childcare Centre
- Sign
- Servicing infrastructure constructed by a utility authority
- Land with an agreement executed under section 173 of the *Planning and Environment Act*, or a Deed of Agreement with Council which:
  - Provides for specific works and / or land in lieu of a DCP cash payment, and
  - Explicitly states all future DCP contributions are not to be made.
- Where Council advises in writing that an existing demand unit credit or previously paid contribution means no further contribution is payable under this DCP.

### What the amendment does

The amendment ~~proposes to~~:

- Inserts a new Schedule 2 to the Clause 45.06 Development Contributions Plan into the Maribyrnong Planning Scheme.
- Amends the Schedule to Clause 72.03 to provide for new planning scheme maps, 1DCPO, 2DCPO, 3DCPO, 4DCPO, 5DCPO, 6DCPO, 7DCPO, 10DCPO, 11DCPO, 12DCPO into the Maribyrnong Planning Scheme and provides for revisions to existing 8DCPO and 9DCPO planning scheme maps.
- Amends the Schedule to Clause 72.04 to include a new Incorporated Document **Maribyrnong Development Contributions Plan 2020-2021** into the Maribyrnong Planning Scheme.

## Agenda Item 9.1 - Attachment 5

The DCP has 21 charge areas. A summary of costs is shown in the table below.

Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development*
Community Facility CFCl	\$20,527,000	2018- <del>2044</del> 2051	\$ <del>6,630,949</del> 7,842,670	<del>32.338.2</del> %
Community Facility CFDI	\$13,540,000	2018- <del>2044</del> 2051	\$ <del>2,766,018</del> 3,291,253	<del>20.424.3</del> %
Path PADI	<del>\$40,668,136</del> 40,172,136	2018- <del>2044</del> 2051	\$ <del>12,847,049</del> 13,800,312	<del>31.634.4</del> %
Road RDDI	<del>\$41,152,290</del> 40,568,290	2018- <del>2044</del> 2051	\$ <del>8,405,059</del> 9,769,576	<del>20.424.1</del> %
Open Space OSDI	<del>\$31,524,254</del> 29,175,251	2018- <del>2044</del> 2051	\$ <del>9,911,960</del> 10,837,320	<del>31.437.1</del> %
<b>Total</b>	<b>\$<del>147,411,676</del>144,000,676</b>		<b>\$<del>40,561,034</del>45,541,131</b>	<b><del>27.531.6</del>%</b>

\*Assumes ~~20-30~~ year collection period

Payment of the Development Infrastructure Levy ~~may will~~ be ~~sought~~ levied by Council at the planning permit stage (for buildings and works), subdivision permit stage or building permit stage of the development process, in accordance with the timing points indicated in this DCP whichever timing point occurs first. ~~This payment must be made no later than the date of issue of a building permit under the Building Act 1993.~~ If Council seeks payment at the:

- Planning Permit Stage (for buildings and works), it must be ~~made-paid~~ before the start of construction.
- Building Permit Stage, it must be paid before the issue of a building permit under the Building Act 1993.
- Subdivision Permit Stage, it must be ~~made-paid~~ before a statement of compliance is issued for the subdivision.

Payment of the Community Infrastructure Levy must be made no later than the date of issue of the building permit under the Building Act 1993. More detail is in the ~~proposed~~ Incorporated Document and DCPO2 Schedule.

The DCP is a ~~2030~~-year municipal wide plan and will apply from date of Gazettal and expire on 31 December ~~2044~~2051.

### Strategic assessment of the amendment

#### Why is the Amendment required?

The amendment ~~is required to~~ implements the municipal-wide **Maribyrnong Development Contributions Plan ~~2020-2021~~** into the Maribyrnong Planning Scheme.

The DCP enables a Development Infrastructure Levy and Community Infrastructure Levy to fund various infrastructure projects in the municipality. This infrastructure is required to service Maribyrnong's growing population and accommodate the increased demand population growth places on infrastructure. The infrastructure categories in the DCP are roads, paths, open space and community facilities.

## Agenda Item 9.1 - Attachment 5

The DCP ~~has been~~was prepared to ensure the costs of providing the infrastructure is shared between new development and the existing community on a fair and reasonable basis. Costs are apportioned according to share of usage of the required infrastructure.

The DCP ~~will~~provides certainty to Council, developers and the broader community by identifying to what extent new residential, commercial, retail and industrial developments ~~will be~~are levied. The collection of contributions ~~will~~ensures the necessary infrastructure is delivered in a timely manner. This will result in a net community benefit. The DCP will also reduce the use of Council resources associated with the current case-by-case voluntary negotiations and agreements between Council and a developer.

The DCP ~~has been~~was informed by various Council plans and strategies, including the 2018/19 Annual Budget, 2019/20 Annual Budget, Strategic Resource Plan for 2020/21 to 2022/23 and the 2019/20 to 2028/29 Long Term Financial Strategy. The DCP addresses emerging gaps in long term planning, infrastructure and service delivery. It identifies a Council commitment to deliver infrastructure projects for the future of Maribyrnong.

### How does the Amendment implement the objectives of planning in Victoria?

The amendments ~~will~~implements the following objectives of planning in Victoria, set out in Section 4(1) of the *Planning and Environment Act 1987* to:

- (a) Provide for the fair, orderly, economic and suitable use, and development of the land,
- (c) Ensure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria,
- (e) Protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community, and
- (f) Facilitate development in accordance with the objectives of planning in Victoria.

The amendment ~~seeks to~~implements these objectives by:

- Providing a fair and reasonable basis between existing development and new development according to the share of usage of the infrastructure project.
- Providing a lawful and equitable method to collect contributions.
- Providing certainty as to the required development contributions for residential, retail, commercial and industrial development.
- Aiding the orderly and timely provision of necessary social and physical infrastructure throughout the municipality.

The amendment implements Part 3B of the *Planning and Environment Act 1987* by enabling a Development Infrastructure Levy and Community Infrastructure Levy for land development in the municipality.

### How does the Amendment address any environmental, social and economic effects?

This amendment ~~will~~ensures the equitable collection and distribution of development contributions throughout the municipality and provides financial contributions to infrastructure required to service a growing population and continued economic development.

## Agenda Item 9.1 - Attachment 5

The amendment ~~will~~ provide<sup>s</sup> net community benefit as it compels Council to deliver the development and community infrastructure items included in the DCP. It ~~will~~ also ensure<sup>s</sup> new development contributes to both development and community infrastructure.

The amendment is expected to result in positive environmental outcomes, as it ~~will~~ fund<sup>s</sup> open space and other infrastructure projects which provide environmental benefits.

### Does the Amendment address relevant bushfire risk?

The land affected by the amendment is not located within an area of identified bushfire risk.

### Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

#### Direction on the Form and Content of Planning Schemes

The amendment is generally consistent with the *Ministerial Direction on the Form of Content of Planning Schemes* except in the format of the Summary of Costs table in Section 2 and the Summary of Contributions table in Section 3 of the prescribed Development Contributions Plan Overlay (DCPO) Schedule.

The Summary of Costs table ~~has been~~ was slightly modified to show facility types that are charged under this DCP. This ~~is~~ was to enable the categories in the prescribed schedule to match the project types in the DCP. The project types that are included are consistent with those allowed under the Ministerial Direction on the Preparation and Content for Development Contributions Plans.

The Summary of Contributions table ~~has been~~ was modified because the prescribed schedule does not enable Council to insert DCP levy values for more than one DCP charge area. To improve useability, the table ~~has been~~ was adapted to allow critical information for the 21 charge areas to be shown together. A note has been included at the bottom of the table to direct the user to refer to the DCP incorporated document, which includes details such as the location and types of projects to be funded.

#### Direction on the Preparation and Content and Reporting Requirements for Development Contributions Plans

The amendment is consistent with the *Ministerial Direction on the Preparation and Content and Reporting Requirements for Development Contributions Plans* in the following ways:

- The DCP is not applied to land affected by any infrastructure contributions plans.
- The appropriate exemptions for the development of land for non-government school and certain types of social housing have been included.
- The DCP limits the collection of levy to works, infrastructure, and facilities listed in the direction, such as transport and bike infrastructure, drainage works, basic improvements to public open space and community facilities.

#### Direction No. 9 Metropolitan Strategy

The amendment is consistent with the *Ministerial Direction No. 9 Metropolitan Planning Strategy*, which seeks to ensure that Amendments have regard to the *Plan Melbourne 2017-2050*. The Amendment ~~will~~ implement<sup>s</sup> the following directions by enabling a range of infrastructure investments that supports sustainable population growth while improving the City's environmental, social, and economic well-being.

## Agenda Item 9.1 - Attachment 5

- Direction 1.1 Create a city structure that strengthens Melbourne's competitiveness for jobs and investment.*
- Direction 2.2 Deliver more housing closer to jobs and public transport.*
- Direction 3.3 Improve local travel options to support 20-minute neighbourhoods.*
- Direction 4.1 Create more great public spaces across Melbourne.*
- Direction 5.1 Create a city of 20-minute neighbourhoods.*
- Direction 5.2 Create neighbourhoods that support safe communities and healthy lifestyles.*
- Direction 5.3 Deliver social infrastructure to support strong communities.*
- Direction 5.4 Deliver local parks and green neighbourhoods in collaboration with communities*
- Direction 6.4 Make Melbourne cooler and greener.*

### **Direction No. 11 Strategic Assessment of Amendments**

The Amendment ~~has been~~was prepared having regard to *Ministerial Direction No. 11 Strategic Assessment of Amendments* under Section 12 of the *Planning and Environment Act 1987*.

### **Direction No. 15 The Planning Scheme Amendment Process**

The Planning Scheme Amendment Process ~~has been~~was followed in the preparation of this amendment.

### **How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?**

Clause 19 of the Planning Policy Framework highlights the need to plan for the development of social and physical infrastructure in an efficient, equitable, accessible and timely manner. It also requires Planning Authorities to *consider the use of development contributions in the funding of infrastructure*.

Specifically, the amendment is consistent with the following:

- **Clause 19.02-2S (Education facilities):**
  - Objective:
    - *To assist the integration of education and early childhood facilities with local and regional communities.*
  - Strategy:
    - *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
- **Clause 19.02-6S (Open space):**
  - Objective:
    - *To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.*
  - Strategies:
    - *Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.*
    - *Ensure that open space networks:*
      - *Are linked, including through the provision of walking and cycling trails.*
      - *Are integrated with open space from abutting subdivisions.*

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- *Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.*
- *Create opportunities to enhance open space networks within and between settlements.*
- *Improve the quality and distribution of open space and ensure long-term protection.*
- **Clause 19.03-1S (Development and infrastructure contributions plans):**
  - Objective:
    - *To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.*
  - Strategy:
    - *Prepare development contributions plans and infrastructure contributions plans, under the Planning and Environment Act 1987, to manage contributions towards infrastructure.*

The amendment supports these objectives and strategies by implementing the Maribyrnong DCP, which will ensure that contributions are available for the provision and maintenance of needed infrastructure works to support sustainable growth and development of the City. These works include but are not limited to upgrades to early years facilities, playgrounds and sport fields, open space landscaping, footpaths and bike paths, drainage structures and roadworks.

In preparing the amendment, Council has had regard to the *Development Contributions Guidelines* (Department of Sustainability and Environment, June 2003 – as amended March 2007) and the *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*.

### **How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The amendment is supported and consistent with the Local Planning Policy Framework and Municipal Strategic Statement (MSS), in particularly the following:

- **Clause 21.04-4 (Open space network):**
  - Objective:
    - *To expand and improve the network of open space throughout the municipality.*
  - Strategy:
    - *Upgrade existing public open space to meet changing community needs including the condition, accessibility, facilities and character/aesthetics.*
    - *Develop shared path linkages between existing and new open space, community recreation facilities and activity centres.*
    - *Ensure that new development contributes to the planned open space network.*
  - Objective:
    - *To provide a continuous linear open space network along the Maribyrnong River and Stony Creek.*
  - Strategies:

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- *Complete the gaps in the linear open space and trail network along the Maribyrnong River with connections to the adjoining urban areas, regional trail system, adjacent open space, community facilities and activity centres.*
- *Develop a linear open space corridor and shared trail along Stony Creek with connections to surrounding urban areas.*
- *Improve the biodiversity values along the Maribyrnong River and Stony Creek.*

The amendment supports Clause 21.04-4 by ensuring new development provides funding to open space and network improvements including footpath works, playground equipment upgrades and additional facilities. Examples of projects funded under this DCP include footpath and lighting works at Footscray Park, and concrete path upgrades along the Maribyrnong River Trail.

- **Clause 21.05-1 (Landscape values):**

*Objective:*

- *To enhance the landscape character along the Maribyrnong River and Stony Creek.*

*Strategy:*

- *Create a diverse mix of environments within the Maribyrnong River valley from a natural indigenous vegetation corridor in the upper reaches to more hard-edged urban environments in the lower reaches.*

The amendment supports Clause 21.05-1 by ensuring new development provides contributions to softscape and hardscape works along Maribyrnong River and Stony Creek. Examples of water-edge projects include Stony Creek path works from Waratah to Roberts Streets, and public realm works along the Maribyrnong River in Footscray wharf.

- **Clause 21.06-1 (Urban design)**

*Objective:*

- *To create activity centres with a high quality public realm.*

*Strategies:*

- *Provide friendly and safe access pathways, good lighting, quality landscaping, street furniture, conveniences and spaces for people to meet.*
- *Improve the appearance, comfort and safety of public spaces.*

The amendment supports Clause 21.06-1 by funding infrastructure projects that will improve the design and appearance of the public realm in activity centres. These projects include upgrades to footpaths, lighting and landscaping for streets in the Footscray and Highpoint Activity Centres.

- **Clause 21.09-1 (Transport)**

*Objective:*

- *To support and promote cycling and walking.*

*Strategy:*

- *Provide high quality pedestrian and cycling path networks between frequently used local destinations and throughout the municipality*
- *Improve access into activity centres from surrounding areas particularly in relation to pedestrian and cycling routes and links with public transport.*

*Objective:*

## Agenda Item 9.1 - Attachment 5

- *To develop a safe, efficient and accessible transport network.*

*Strategy:*

- *Improve access to and within core employment areas to cater for industrial development.*
- *Upgrade activity centre access roads and pathways.*

The amendment supports Clause 21.09-1 by ensuring new development provides contributions to needed road projects. Examples include upgrades to road pavement, drainage and kerbs along Pilgrim Street in Seddon and Cambridge Street in Maidstone.

- **Clause 21.10-1 (Community facilities)**

*Objective:*

- *To provide facilities which meet the needs of the community.*

*Strategy:*

- *Provide new community facilities, where needed, in strategic redevelopment sites and in areas of population growth and development.*

The amendment supports Clause 21.10-1 by ensuring new development provides contributions to renew ageing, maintain existing and provide new community facilities to support a growing population. Examples of community facility projects funded under this DCP include upgrades for the Angliss Early Years Centre and the Church Street Early Years Centre.

- **Clause 21.10-5 (Development Infrastructure):**

*Objective:*

- *To provide physical infrastructure to meet the needs of future communities.*

*Strategy:*

- *Ensure new development provides sustainable new infrastructure or improvements to existing infrastructure.*
- *Improve existing and create new infrastructure to facilitate increased development in the city.*
- *Obtain development contributions towards new infrastructure.*

The amendment supports Clause 21.10-5 by ensuring new development contributes to infrastructure improvements that meet the needs of future communities.

- **Clause 21.11-1 (Footscray Metropolitan Activity Centre):**

*Objective:*

- *To accommodate an increased residential population in Footscray MAC and a more diverse dwelling mix.*

*Strategy:*

- *Ensure new housing is adequately serviced by physical and community infrastructure.*

The amendment supports Clause 21.10-5 as the implementation of the DCPO ~~will ensure~~ Council has sufficient funding to provide for physical and community infrastructure in the Footscray Metropolitan Activity Centre.

### **Does the Amendment make proper use of the Victoria Planning Provisions?**

The amendment makes proper use of the Victorian Planning Provisions by applying the Development Contributions Plan Overlay to all land, excluding Commonwealth land, and by

## Agenda Item 9.1 - Attachment 5

inserting the *Maribyrnong Development Contributions Plan 2020-2021* as an Incorporated Document into the Maribyrnong Planning Scheme.

### How does the Amendment address the views of any relevant agency?

The views of the relevant agencies ~~will be~~were sought through the formal exhibition process.

### Does the Amendment address relevant requirements of the Transport Integration Act 2010?

There are no particular requirements of the *Transport Integration Act 2010* that are of relevance to the introduction of this amendment.

There are no applicable statement of policy principles of the *Transport Integration Act 2010* that are of relevance to the introduction of this amendment.

### Resource and administrative costs

#### What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The DCP will impact Council's administrative costs and resources as a result of Council acting as both the collection and development agency. New systems will be implemented to collect, monitor and report the income and expenditure. Notwithstanding this, the DCP will collect contributions to assist Council in delivering essential infrastructure that would otherwise have been funded without contribution from development.

The amendment will result in cost savings to Council, as it will remove the intense use of Council resources associated with the current case-by-case voluntary negotiations and agreements between Council and a developer.

### Where you may inspect this Amendment

The amendment is available for public inspection, free of charge at:

[Maribyrnong City Council, Reception Area – Town Hall, Corner Hyde and Napier Streets, Footscray during office hours.](#)

Maribyrnong City Council website: [www.maribyrnong.vic.gov.au/AmendmentC164](http://www.maribyrnong.vic.gov.au/AmendmentC164)

~~Maribyrnong City Council community engagement site: [yourcityyourvoice.com.au](http://yourcityyourvoice.com.au)~~

The Department of Environment, Land, Water and Planning website at:  
[www.planning.vic.gov.au/public-inspection/schemes-and-amendments/browse-amendments](http://www.planning.vic.gov.au/public-inspection/schemes-and-amendments/browse-amendments)

### Submissions

~~Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Friday 11 September 2020**.~~

~~A submission must be sent by:~~

~~Post: Strategic Planning team – Amendment C164  
Maribyrnong City Council  
PO Box 58~~

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~~Footscray VIC 3011~~

~~Email: [AmendmentC164@maribyrnong.vic.gov.au](mailto:AmendmentC164@maribyrnong.vic.gov.au)~~

~~Online: [www.yourcityyourvoice.com.au](http://www.yourcityyourvoice.com.au)~~

### **Panel hearing dates**

~~In accordance with clause 4(2) of Ministerial Direction No.15 the following prescheduled panel hearing dates have been set for this amendment. It should be noted that these dates may be subject to change:~~

- ~~• directions hearing: week of 19 October 2020~~
- ~~• panel hearing: week of 23 November 2020~~

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**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

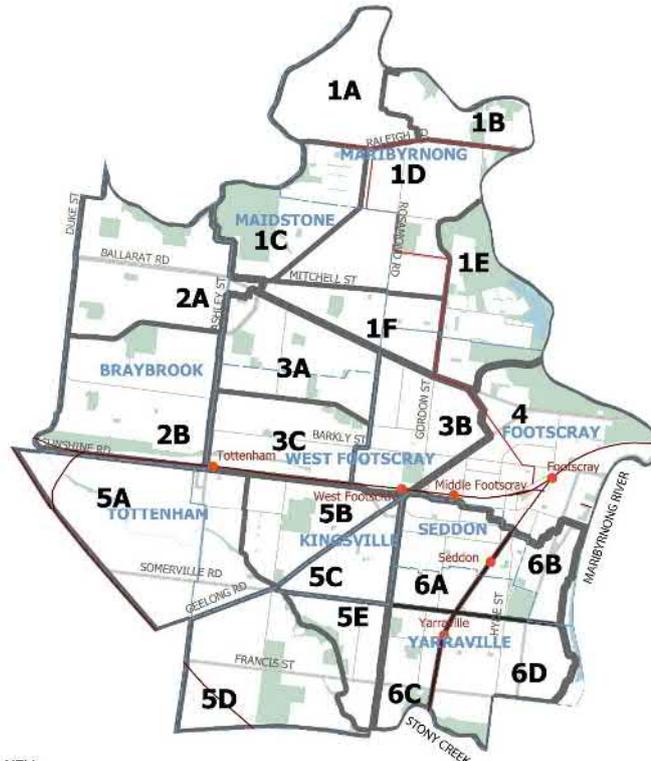
Shown on the planning scheme map as **DCPO2**.

**MARIBYRNONG DEVELOPMENT CONTRIBUTIONS PLAN 2020/2021**

**1.0 Area covered by this development contributions plan**

--/2021  
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This Development Contributions Plan (DCP) applies to all new development within the 20 precincts noted as 1B to 6D shown below. Area 1A is Commonwealth land (Defence Site Maribyrnong) and is presently excluded from the Victoria Planning Provisions.



**KEY**

-  CHARGE PRECINCTS (1 - 6)
-  CHARGE SUB-PRECINCTS
-  PUBLIC OPEN SPACE
-  SUBURB BOUNDARIES
-  MAIN ROADS
-  RAIL LINES & STATIONS
-  TRAM ROUTE



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2.0 Summary of costs

--/2021  
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Facility	Total cost \$	Time of provision	Actual cost contribution attributed to development \$	Proportion of cost attributed to development %
Community Facility-CFCI	\$20,527,000	2018- <del>2044</del> 2051	<del>\$6,630,000</del> \$7,842,670	<del>32.3%</del> 38.2%
Community Facility-CFDI	\$13,540,000	2018- <del>2044</del> 2051	<del>\$2,766,018</del> \$3,291,253	20.4% <u>24.3%</u>
Path-PADI	<del>\$40,668,136</del> \$40,172,136	2018- <del>2044</del> 2051	<del>\$12,847,049</del> \$13,800,312	31.6% <u>34.4%</u>
Road-RDDI	<del>\$41,152,290</del> \$40,586,290	2018- <del>2044</del> 2051	<del>\$8,405,059</del> \$9,769,576	20.4% <u>24.1%</u>
Open Space OSDI	<del>\$31,524,251</del> \$29,175,251	2018- <del>2044</del> 2051	<del>\$9,911,960</del> \$10,837,320	31.4% <u>37.1%</u>
<b>TOTAL</b>	<b><del>\$147,411,676</del></b> <b>\$144,000,676</b>		<b><del>\$40,561,034</del></b> <b>\$45,541,131</b>	<b>27.5%</b> <b>31.6%</b>

Notes: CFCI refers to community infrastructure levied under the Community Infrastructure Levy (CIL), CFDI refers to community infrastructure levied under the Development Infrastructure Levy (DIL), PADI refers to path-related projects levied under DIL, RDDI refers to road-related projects levied under DIL, and OSDI refers to open space related projects levied under DIL.

3.0 Summary of contributions

--/2021  
Proposed  
C164mar

Area	RESIDENTIAL LEVIES PAYABLE		
	Development Infrastructure Levy (\$ per dwelling)	Community Infrastructure Levy (\$ per dwelling)	Total Infrastructure Levy (\$ per dwelling)
Area 1A	-	-	-
Area 1B	720 696	256 253	976 949
Area 1C	1,185 1,137	256 253	1,441 1,390
Area 1D	1,031 968	256 253	1,287 1,221
Area 1E	1,419 1,377	256 253	1,675 1,630
Area 1F	1,183 1,155	256 253	1,439 1,408
Area 2A	959 919	256 253	1,215 1,172
Area 2B	1,383 1,309	256 253	1,639 1,562
Area 3A	1,805 1,768	256 253	2,061 2,021
Area 3B	2,054 2,054	256 253	2,310 2,307
Area 3C	1,845 1,717	256 253	2,101 1,970
Area 4	1,145	261 258	1,406 1,403
Area 5A	994 937	408 381	1,398 1,319
Area 5B	903 854	408 381	1,311 1,236
Area 5C	978 917	408 381	1,386 1,299
Area 5D	1,377 1,235	408 381	1,785 1,616
Area 5E	808 735	408 381	1,216 1,116
Area 6A	1,511 1,491	261 258	1,771 1,749
Area 6B	1,654 1,265	261 258	1,912 1,523
Area 6C	1,636 1,579	261 258	1,897 1,837
Area 6D	1,308 1,262	261 258	1,569 1,520

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Area	NON-RESIDENTIAL LEVIES PAYABLE		
	Retail Development Infrastructure Levy	Commercial Development Infrastructure Levy	Industrial Development Infrastructure Levy
	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)
Area 1A	-	-	-
Area 1B	<del>7.98</del> <u>7.69</u>	<del>5.02</del> <u>4.96</u>	<del>1.89</del> <u>1.81</u>
Area 1C	<del>20.15</del> <u>19.24</u>	<del>11.48</del> <u>11.08</u>	<del>4.89</del> <u>4.65</u>
Area 1D	<del>13.64</del> <u>13.10</u>	<del>10.46</del> <u>10.12</u>	<del>3.04</del> <u>2.91</u>
Area 1E	<del>14.14</del> <u>13.58</u>	<del>10.54</del> <u>10.19</u>	<del>3.18</del> <u>3.05</u>
Area 1F	<del>9.88</del> <u>9.56</u>	<del>5.56</del> <u>5.49</u>	<del>2.40</del> <u>2.31</u>
Area 2A	<del>20.10</del> <u>18.96</u>	<del>6.93</del> <u>6.73</u>	<del>5.33</del> <u>5.00</u>
Area 2B	<del>40.01</del> <u>37.43</u>	<del>10.05</del> <u>9.63</u>	<del>10.97</del> <u>10.24</u>
Area 3A	37.35	9.87	10.19
Area 3B	29.86	11.45	7.79
Area 3C	36.79	<del>12.55</del> <u>10.58</u>	9.76
Area 4	15.45	12.14	3.41
Area 5A	<del>13.98</del> <u>13.38</u>	<del>6.73</del> <u>6.52</u>	<del>3.51</del> <u>3.36</u>
Area 5B	<del>9.37</del> <u>9.01</u>	<del>6.00</del> <u>5.83</u>	<del>2.21</del> <u>2.12</u>
Area 5C	<del>15.83</del> <u>14.28</u>	<del>7.25</del> <u>6.89</u>	<del>4.01</del> <u>3.59</u>
Area 5D	<del>35.84</del> <u>31.89</u>	<del>10.16</del> <u>9.42</u>	<del>9.71</del> <u>8.60</u>
Area 5E	<del>5.90</del> <u>5.58</u>	<del>5.46</del> <u>5.29</u>	<del>1.22</del> <u>1.14</u>
Area 6A	<del>23.39</del> <u>22.94</u>	10.44	<del>5.96</del> <u>5.80</u>
Area 6B	<del>8.39</del> <u>8.10</u>	<del>5.32</del> <u>5.26</u>	<del>1.98</del> <u>1.90</u>
Area 6C	<del>23.26</del> <u>22.54</u>	<del>9.08</del> <u>8.76</u>	<del>6.06</del> <u>5.87</u>
Area 6D	<del>19.68</del> <u>18.98</u>	<del>8.52</del> <u>8.20</u>	<del>5.04</del> <u>4.86</u>

Notes: Refer to the incorporated document **Maribyrnong Development Contributions Plan 2020-2021** for details.

Maribyrnong City Council commits to delivering this DCP's infrastructure projects by 31 December ~~2041~~2051. These projects will be progressively delivered over the DCP period.

Maribyrnong City Council is the Collecting Agency and Development Agency for this DCP and all its projects.

Square metres of floorspace (SQM) refers to gross floorspace.

The above levies are current at 30 June 2019. They will be adjusted annually on July 1 each year for inflation, by applying the Consumer Price Index Melbourne All Groups published by the Australian Bureau of Statistics. A list showing current levies will be held by Council.

The incorporated document provides further information to determine the appropriate land use category for development proposals, "commercial" will be used for proposals which do not fall into these categories.

Payment of development contributions will be made via an approved Council payment method. Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

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Each net additional demand unit shall be liable to pay the DCP levy, unless exemptions apply. A demand unit credit applies for existing, previously approved:

- Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings unless those lots or buildings continue to have the benefit of existing use rights) or existing buildings which are not fit for use, unless those lots or buildings continue to have the benefit of existing use rights.
- Dwellings. This credit does not apply to vacant residential lots.

~~Payment of the~~The Development Infrastructure Levy ~~may will be sought levied~~ by Council at the planning permit stage (for buildings and works), subdivision permit stage or building permit stage of the development process, in accordance with the timing points indicated in this DCP and whichever timing point occurs first. This payment must be made no later than the date of issue of a building permit under the Building Act 1993. If Council seeks payment at the:

- Planning Permit Stage (for buildings and works), it must be paid before the start of construction.
- Building Permit Stage, it must be paid before the issue of a building permit under the Building Act 1993.
- Subdivision Permit Stage, it must be paid before a statement of compliance is issued for the subdivision.

Payment of the Community Infrastructure Levy must be made no later than the date of issue of the building permit under the Building Act 1993.

The Collecting Agency may at its discretion, agree to defer levy payment to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy before a specified time or event.

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

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Proposed  
C164mari

No land or development is exempt from this DCP unless exempt by legislation or ministerial direction or a legal agreement with Council, or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016.
- Land developed for housing by or for the Department of ~~Health and Human Services~~ Families, Fairness and Housing, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016. This does not apply to private dwellings enabled by the Department of ~~Health and Human Services~~ Families, Fairness and Housing or registered housing associations.
- Existing dwellings replaced in a development, this does not apply to net additional dwellings in the development.
- Outbuildings and fences normal to an existing dwelling.
- Alterations and additions to an existing dwelling, which do not create additional dwellings.
- Alterations and additions to an existing non-residential building, which increase the gross floor area by up to:
  - Retail: 50sqm
  - Commercial: 100sqm
  - Industrial: 200sqm
- Community Infrastructure constructed by Maribyrnong City Council
- Childcare Centre
- Sign
- Servicing infrastructure constructed by a utility authority

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- Land with an agreement executed under section 173 of the *Planning and Environment Act*, or a Deed of Agreement with Council which:
  - Provides for specific works and / or land in lieu of a DCP cash payment, and
  - Explicitly states all future DCP contributions are not to be made.
- Where Council advises in writing that an existing demand unit credit or previously paid contribution means no further contribution is payable under this DCP.

23/05/2019  
C156mari

**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?**

**1.0 Maps comprising part of this planning scheme:**

23/12/2020  
6474mari

- Proposed C164mari
- 1, 1DCPO, 1DPO, 1HO, 1LSIO, 1PAO
  - 2, 2DCPO, 2DDO, 2DPO, 2ESO, 2HO, 2IPO, 2LSIO, 2PAO
  - 3, 3DCPO, 3DDO, 3DPO, 3EAO, 3ESO, 3HO, 3IPO, 3LSIO, 3SBO
  - 4, 4DCPO, 4DDO, 4DPO, 4EAO, 4ESO, 4HO, 4IPO, 4LSIO, 4PAO, 4SBO, 4SCO
  - 5, 4DCPO, 5DDO, 5DPO, 5EAO, 5ESO, 5HO, 5IPO, 5LSIO, 5PAO
  - 6, 6DCPO, 6HO, 6PAO, 6SBO, 6EAO, 6LSIO, 6DPO, 6DDO
  - 7, 7DCPO, 7EAO, 7ESO, 7HO, 7PAO, 7SBO, 7LSIO, 7DDO, 7DPO
  - 8, 8DCPO, 8DDO, 8EAO, 8HO, 8IPO, 8LSIO, 8NCO, 8PAO, 8SBO, 8DPO, 8ESO, 8PO, 8SCO
  - 9, 9DCPO, 9DDO, 9DPO, 9EAO, 9FO, 9HO, 9IPO, 9LSIO, 9ESO, 9PO
  - 10, 10DCPO, 10SBO, 10DPO, 10EAO
  - 11, 11DCPO, 11DDO, 11EAO, 11ESO, 11HO, 11SBO, 11LSIO, 11DPO
  - 12, 12DCPO, 12DDO, 12DPO, 12EAO, 12ESO, 12HO, 12PAO, 12SBO, 12LSIO, 12NCO

23/05/2019  
C155mari

**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**

**1.0 Incorporated documents**

23/12/2020  
C174mari Proposed C164mari

Name of document	Introduced by:
170 & 180 Ashley Street, Maidstone	C99
53 Hampstead Road, Maidstone Temporary Residential Facility Incorporated Document, April 2020	c168mari
23 Frederick Street, Yarraville	C55
Bradmill Site, 341-351 Francis Street, Yarraville: HO 125 Incorporated Plan	C31
Business Identification Signage, 72-74 Napier Street, Footscray, September 2013	C127
Elm street tree avenue, Ballarat Road Maidstone: HO88 Incorporated Plan	C31
Footscray Station Precinct Development Plan (2004)	C51
Former Mt Lyell site, 295 Whitehall Street, Yarraville: HO184 Incorporated Plan	C31
Graham Campbell Ferrum, 260 Geelong Road, West Footscray: HO128 Incorporated Plan	C31
Historical Archaeological Management Plan, 2006 (amended 2013)	C125
Joseph Road Precinct Development Contributions Plan, July 2019	C145mari
Lower Maribyrnong Concept Plan 1984 approved by the State Government on 17 December 1986	NPS1
M1 Redevelopment Project, October 2006	C61
Maribyrnong Development Contributions Plan, July 2021	C164mari
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project: Compensatory Flood Storage Incorporated Document, August 2018	C152
Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018	GC96
New Footscray Hospital Incorporated Document, December 2020	C171mari
Peppercorn tree avenues, railway reserve north of Seddon Station: HO98 Incorporated Plan	C31
Permit Exemptions in Heritage Precincts Incorporated Plan, October 2018	C147mari
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Riverside Physical Framework Plan No 1, 10 November 1992	NPS1
Riverside Physical Framework Plan No 2, 10 November 1992	NPS1
West Gate Tunnel Project Incorporated Document, December 2017	GC93
Whitten Oval Redevelopment Victoria University, July 2008	C75
Whitten Oval Redevelopment, October 2007	C68
Yarraville Terminal Station, 308 Hyde Street, Yarraville: HO 130 Incorporated Plan	C31

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### *Planning and Environment Act 1987*

#### MARIBYRNONG PLANNING SCHEME

#### AMENDMENT C164mari

#### INSTRUCTION SHEET

The planning authority for this amendment is the Maribyrnong City Council.

The Maribyrnong Planning Scheme is amended as follows:

#### **Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of twelve (12) attached map sheets.

#### **Overlay Maps**

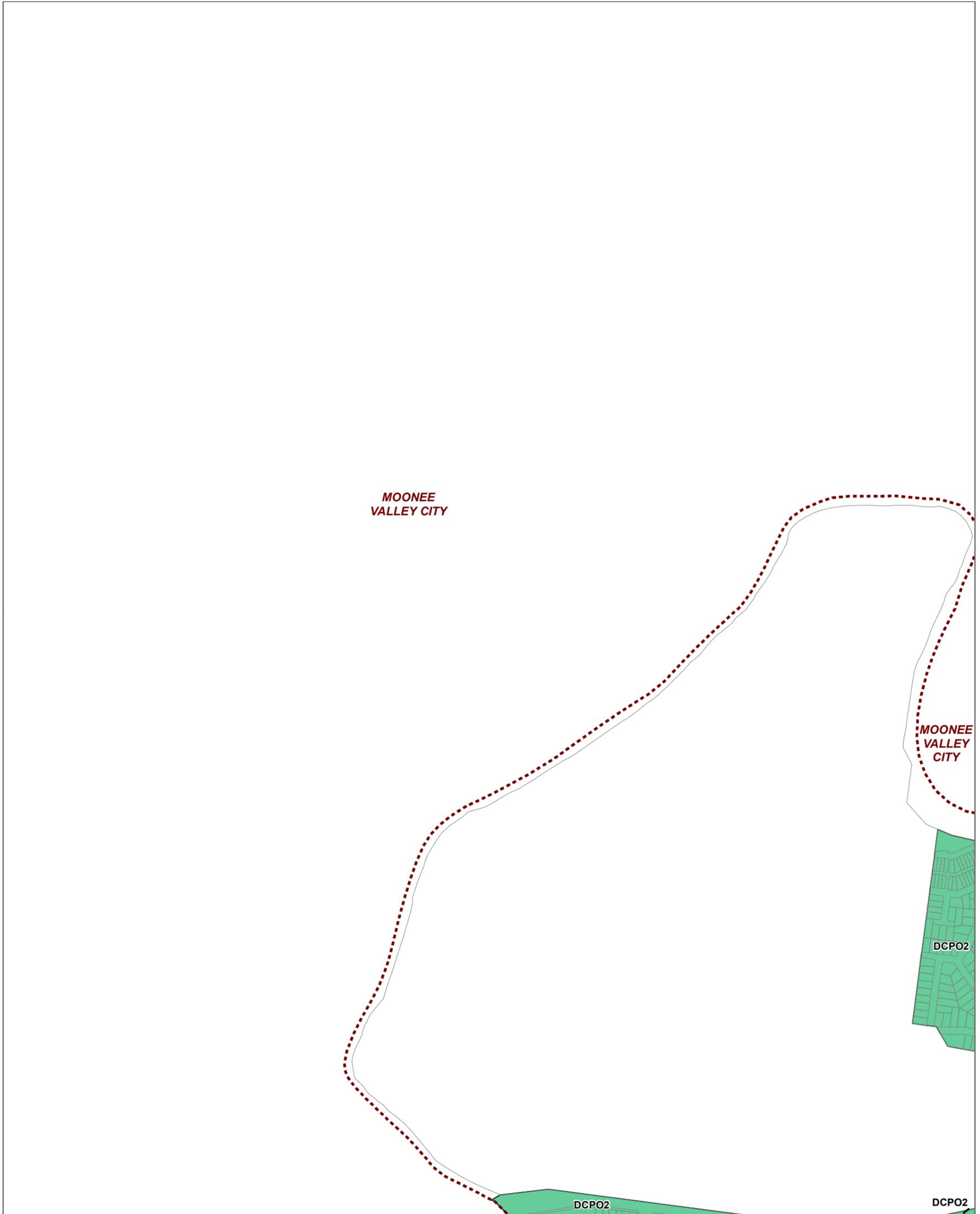
1. Insert new Planning Scheme Map Nos. 1DCPO, 2DCPO, 3DCPO, 4DCPO, 5DCPO, 6DCPO, 7DCPO, 10DCPO, 11DCPO and 12DCPO in the manner shown on the 10 attached maps marked Maribyrnong Planning Scheme, Amendment C164
2. Amend Planning Scheme Map Nos. 8DCPO and 9DCPO, in the manner shown on the two (2) attached maps marked "Maribyrnong Planning Scheme, Amendment C164".

#### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In **Overlays** – Clause 45.06, insert a new Schedule 2 in the form of the attached document.
2. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document



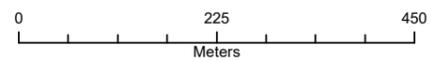
**LEGEND**

DCPO2 - Development Contributions Plan Overlay - Schedule 2

Municipal Boundary

**Disclaimer**  
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Australian Map Grid Zone 55

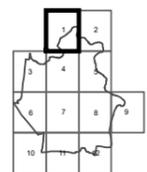


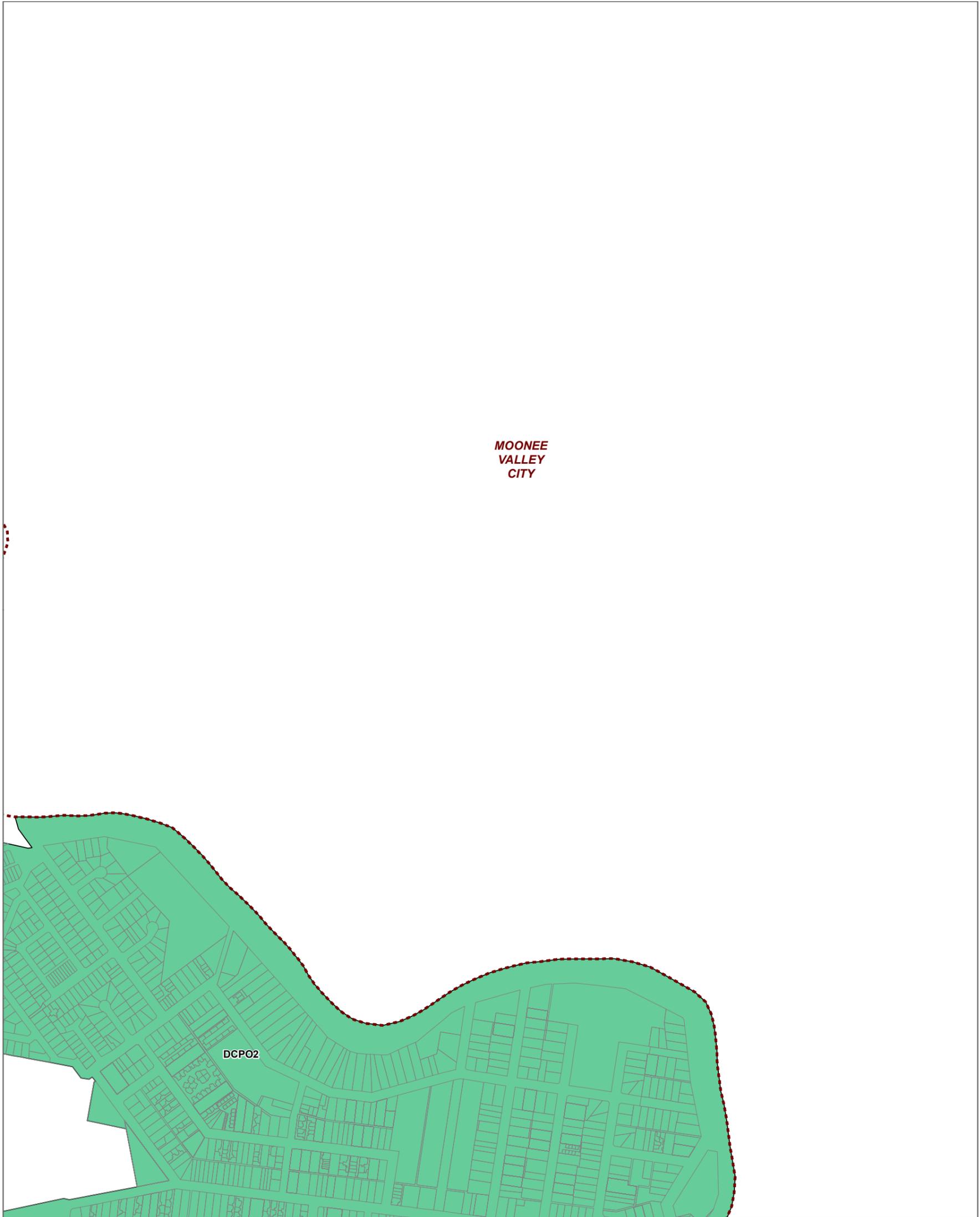
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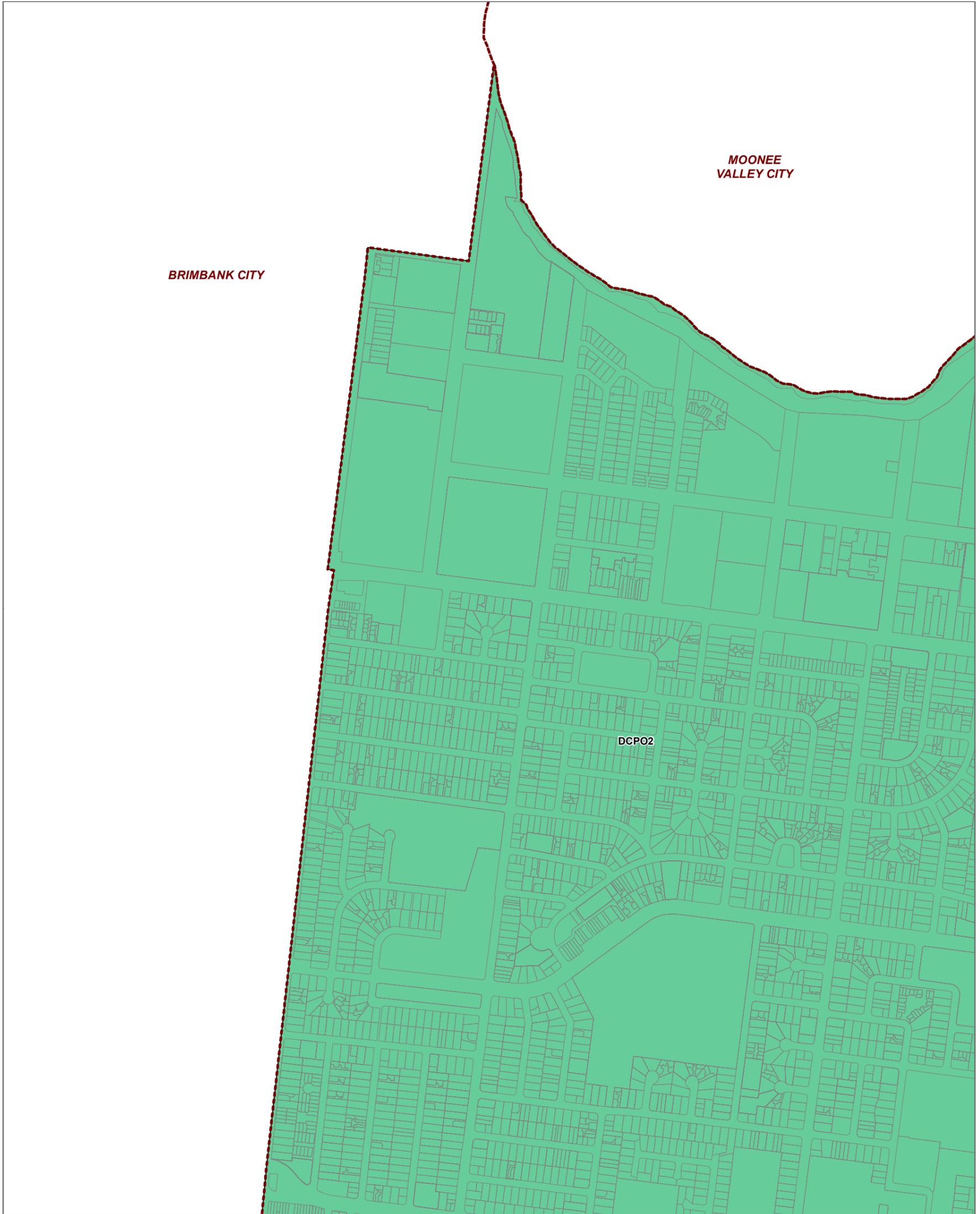
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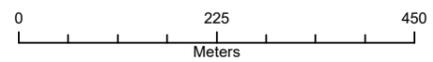
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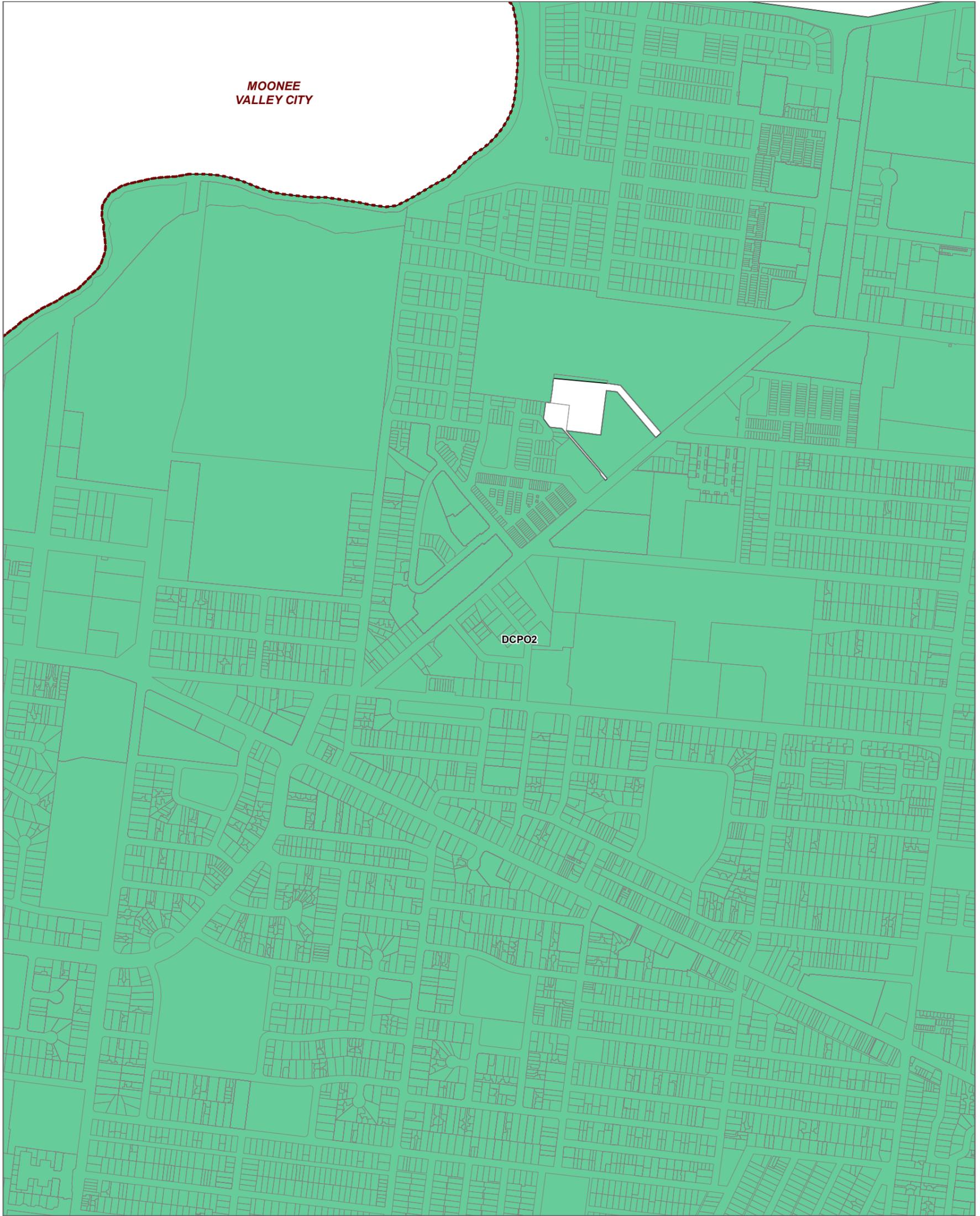
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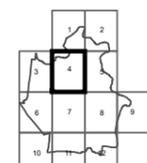


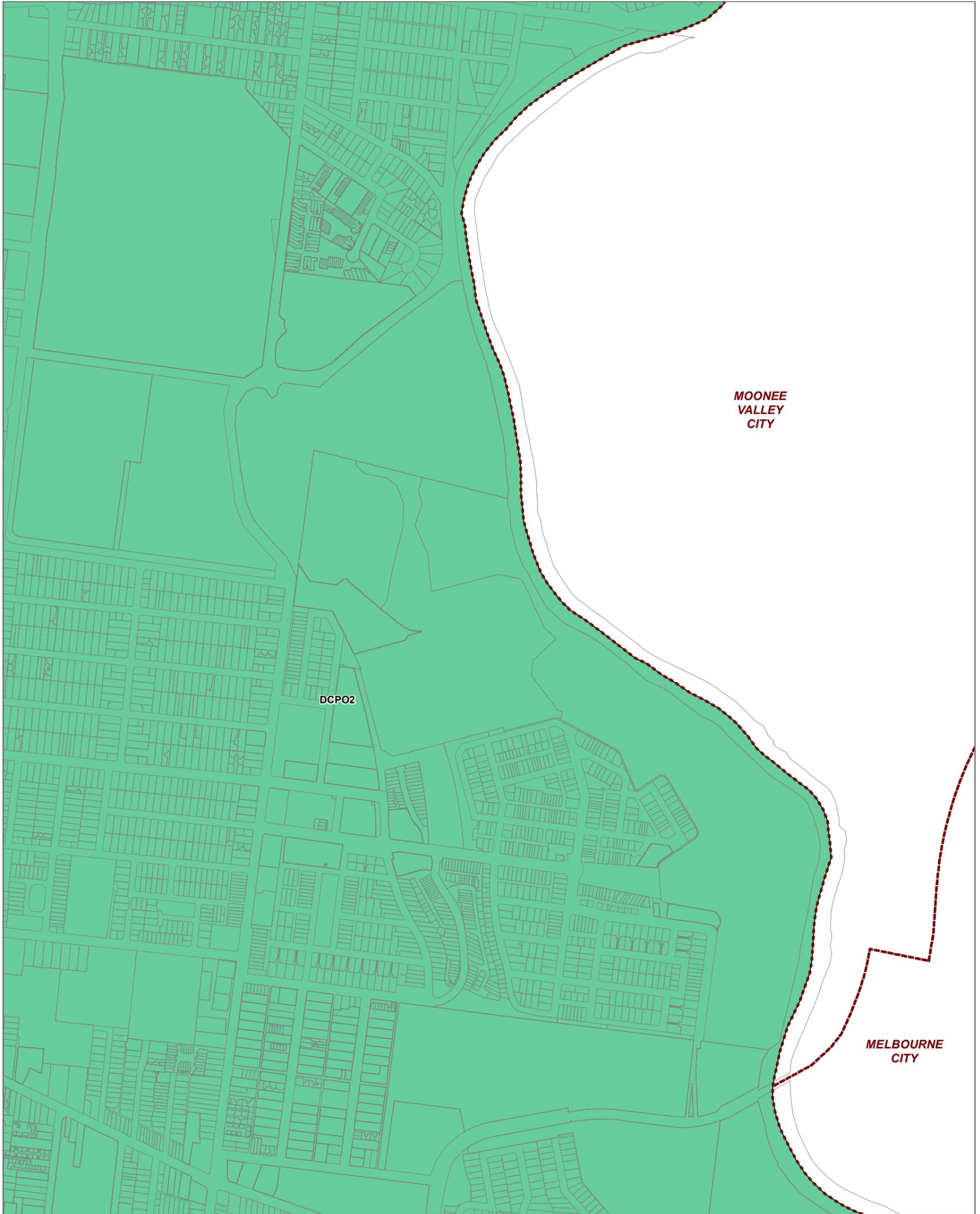
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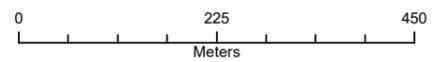
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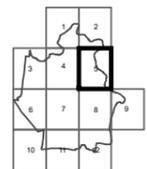


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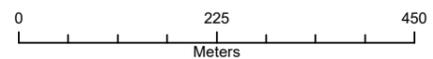
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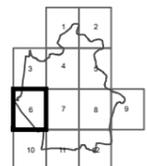


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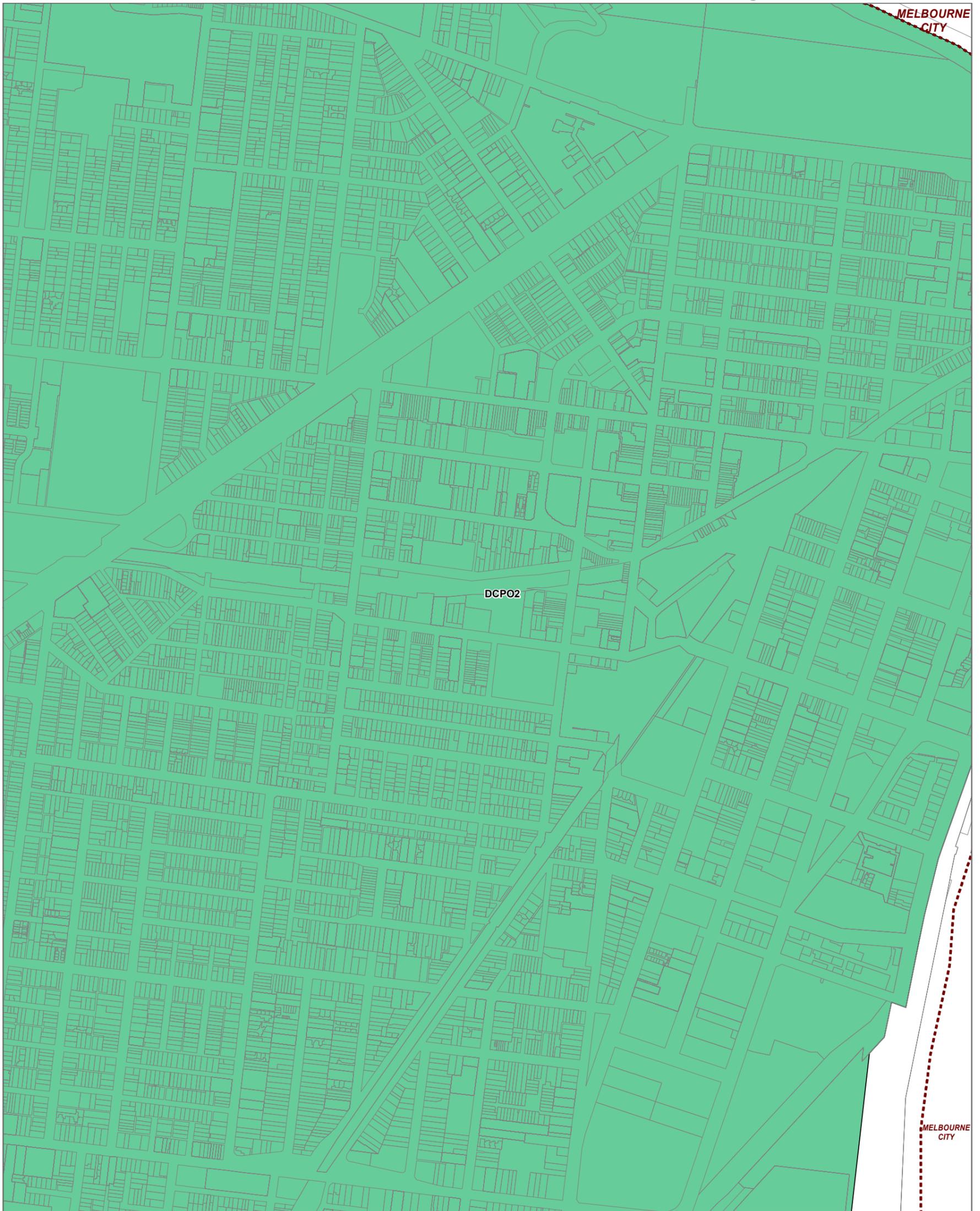
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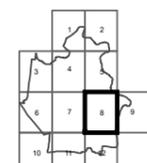
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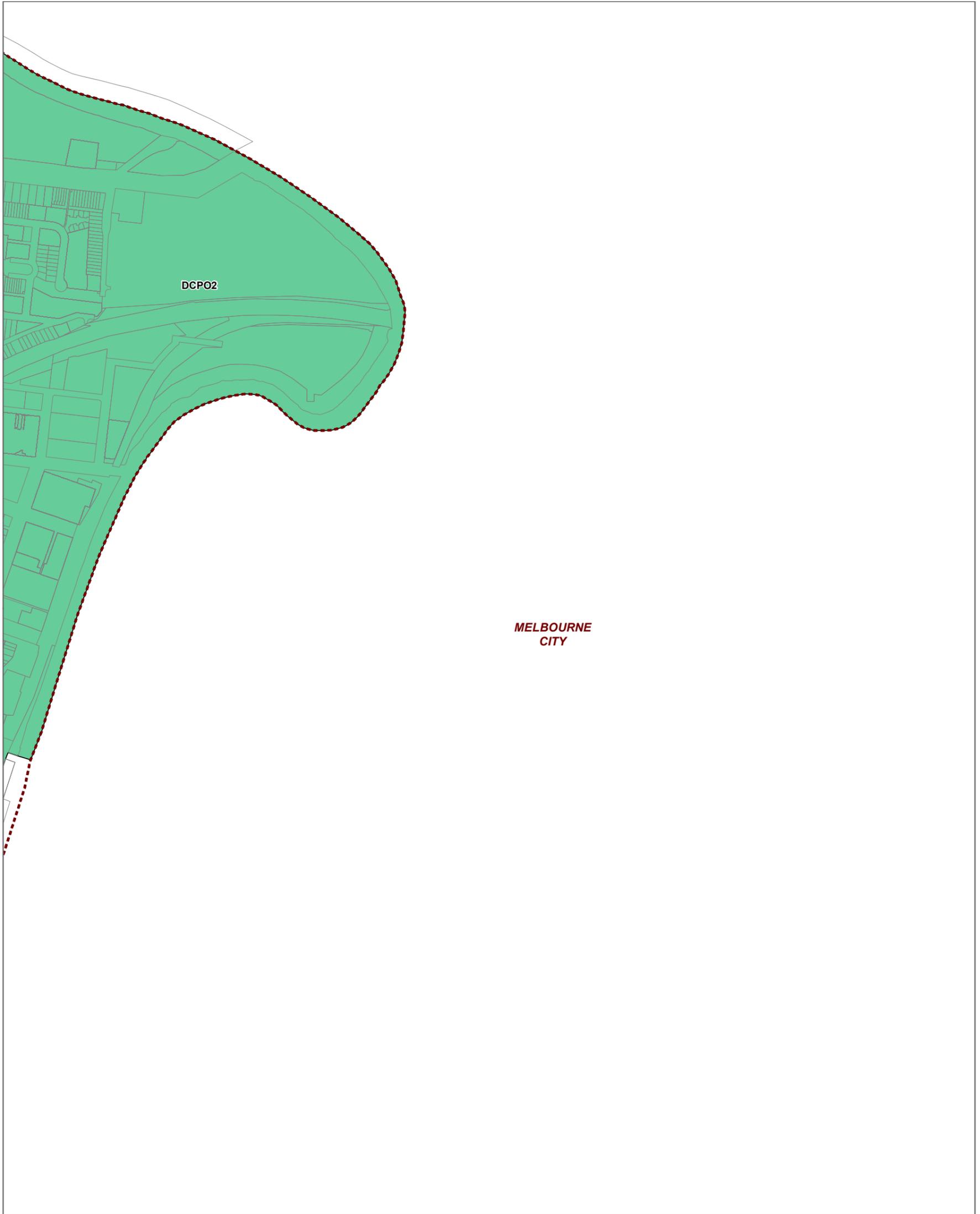
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A grid of 10 numbered squares (1-10) with square 7 highlighted in the center, indicating the location of this map within the overall planning scheme.



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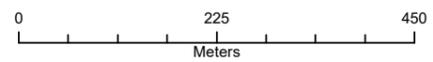
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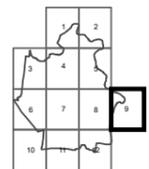
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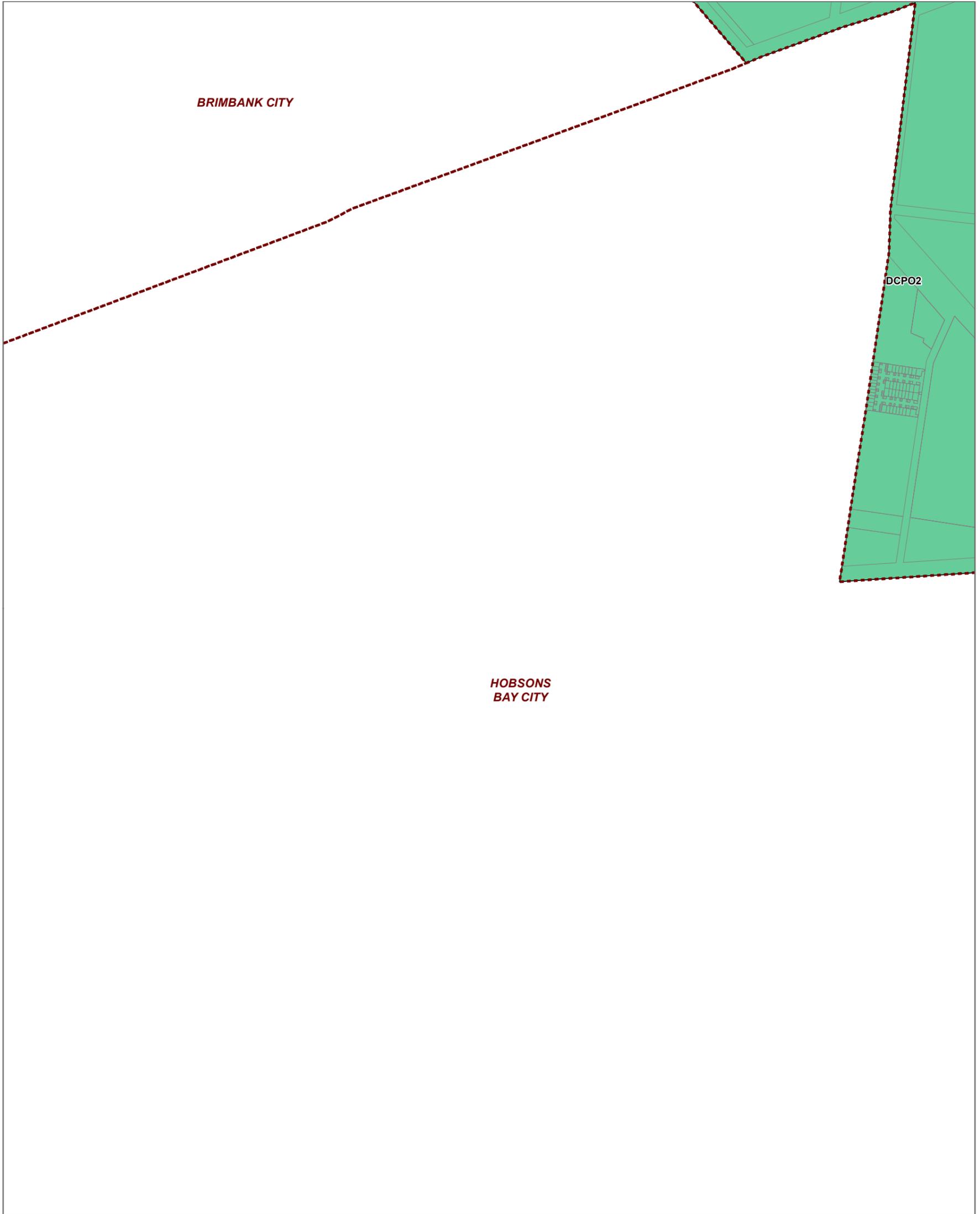


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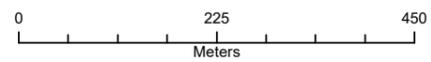
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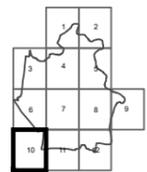


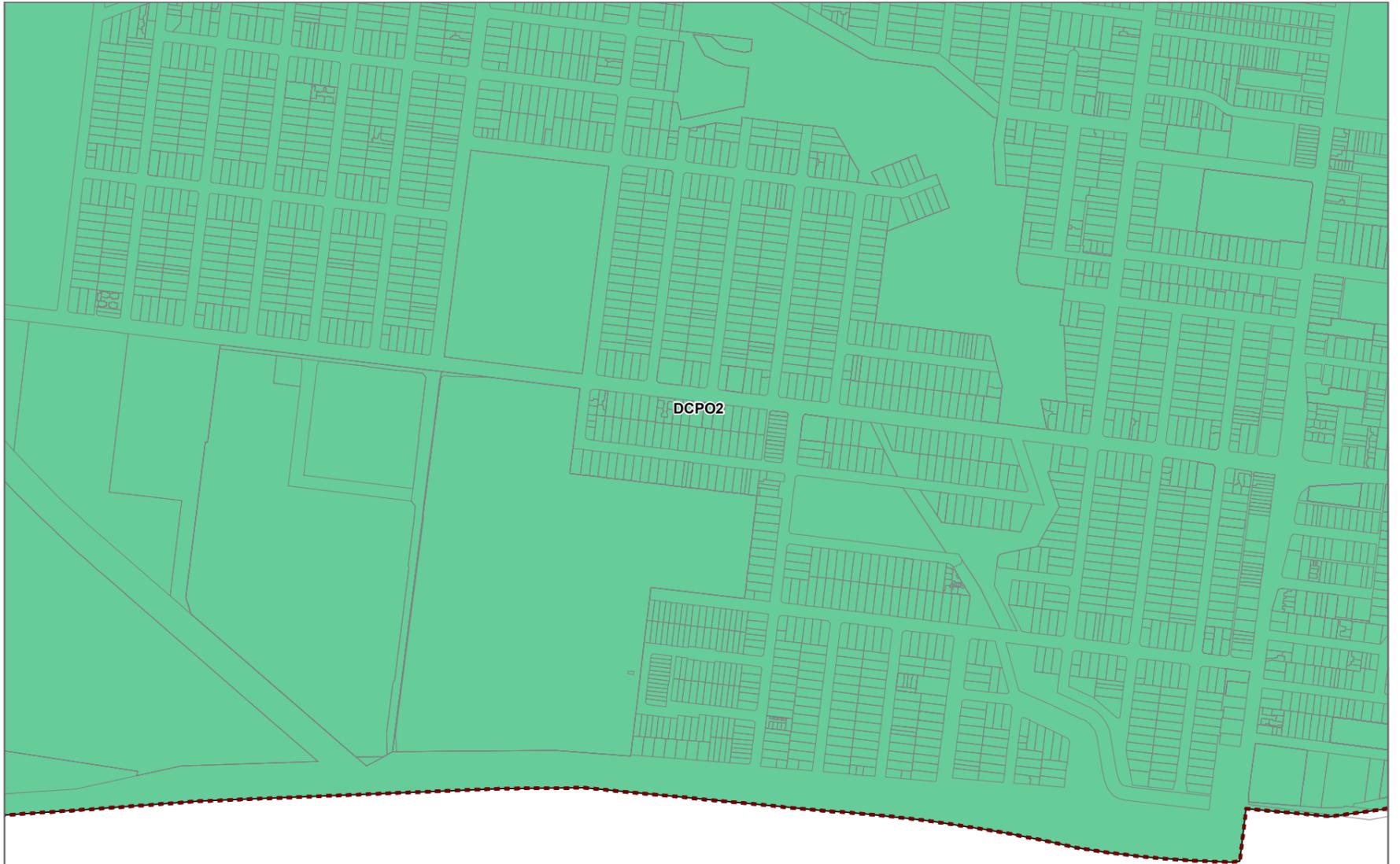
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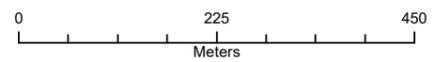
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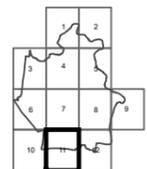
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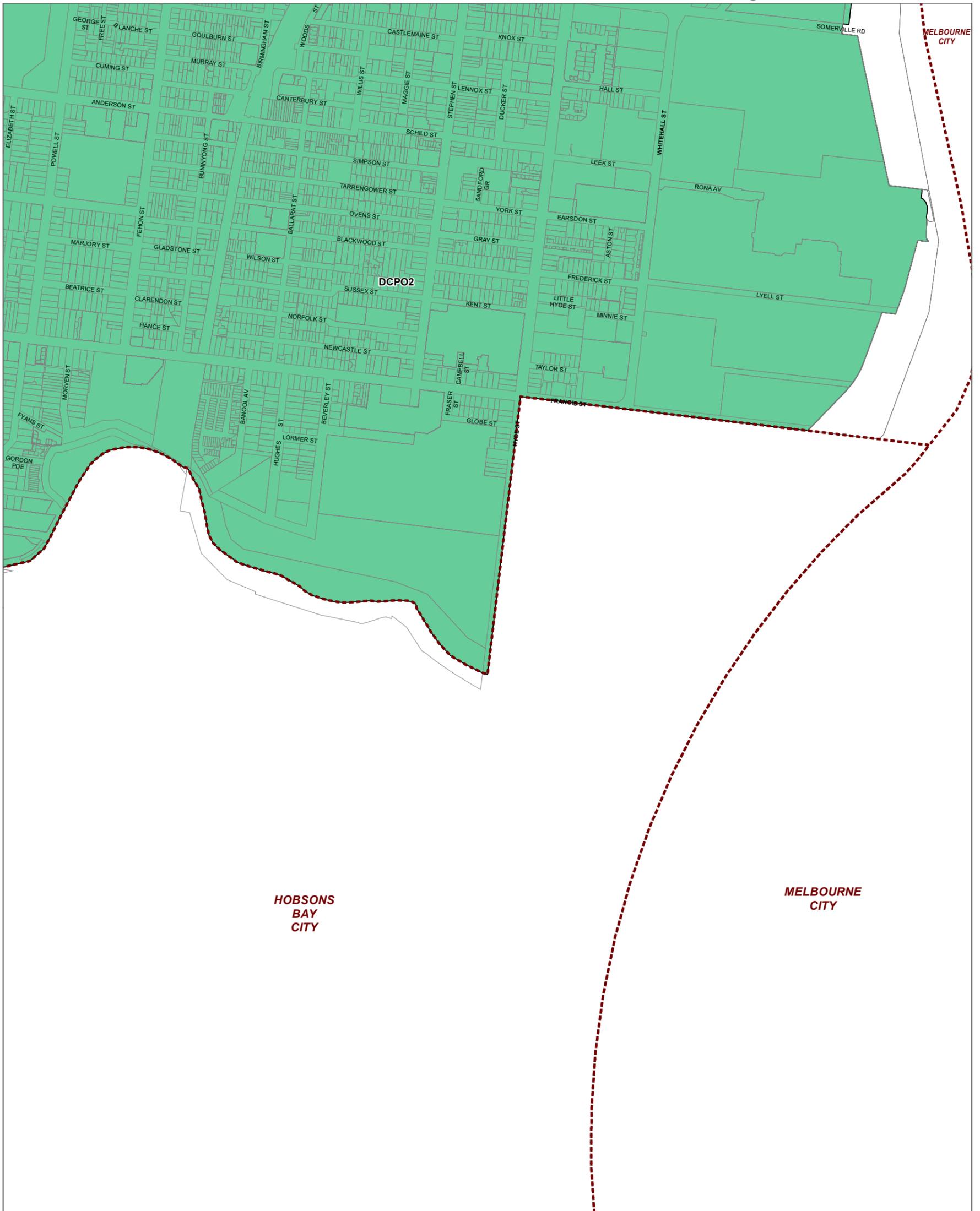


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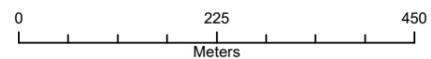
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