

Croydon Activity Centre Development Contributions Plan

Prepared for Maroondah City Council

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HillPDA CONSULTING

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1.0 INTRODUCTION

1.1 Background

This Development Contributions Plan (DCP) provides for the partial funding of selected infrastructure investment in the Croydon Activity Centre (Croydon AC).

This DCP is based on the Croydon Activity Centre Structure Plan (2023), which includes directions to improve the functionality and amenity of the centre via a range of future works. The DCP will help implement selected works shown in the Structure Plan.

The DCP establishes development levies to ensure developers contribute a fair share of funding for the selected DCP works.

1.2 Development Contributions Plan (DCP)

This DCP is a planning instrument that nominates some of the infrastructure Maroondah City Council will construct in the DCP Area and establishes associated development contribution levies for that infrastructure, as enabled by the *Planning and Environment Act, 1987* and shown in the Maroondah Planning Scheme as Schedule 4 to the Development Contributions Plan Overlay.

The DCP has been prepared to ensure that the cost of providing the nominated infrastructure in Croydon AC 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:

- Nominate selected infrastructure within Croydon AC, that Council will deliver
- Apportion the cost of the nominated infrastructure over likely users of the infrastructure to the end of the planning horizon, being 2043 in this DCP
- Establish the DCP levies (development contribution) for various development types
- Explain the method of DCP preparation and levy calculation, and
- Document DCP payment and administrative procedures.

1.3 DCP Area

The DCP Area is the Croydon Activity Centre Structure Plan boundary area, as shown in Figure 1 below.

This DCP applies to all land and new development within the Croydon AC DCP Area, unless specific exemptions apply.

Figure 1: Croydon Activity Centre DCP Area



Source: Maroondah City Council

1.4 Acknowledgement

This DCP has been prepared by HillPDA with the assistance of Maroondah City Council officers. Council officers provided infrastructure project information and information to support development data and advice regarding DCP project selection and specifications.

2.0 STRATEGIC BASIS

2.1 Legal Basis

Planning and Environment Act 1987

The *Planning and Environment Act, 1987*, (Act) at 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 the relevant Ministerial Direction as development infrastructure and for which a Development Infrastructure Levy may be imposed. This includes facilities such as 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 enter into an agreement for payment, before the issuing of a building permit.

The Act states the amount of the Community Infrastructure Levy is capped. The cap is currently $1,346 per dwelling in the 2023-24 financial year. It is indexed pursuant to a statutory formula.

No cap applies to the Development Infrastructure Levy.

Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 11 April 2025

The Ministerial Direction has two parts. The first gives direction on the preparation and content of development contributions plans, 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) (Guidelines)

The Guidelines provide detailed guidance on the method to prepare a full cost apportionment development contributions plan. The Guidelines contain the following statement with respect to the role of a development contributions plan:

- "Planning ahead is part of a council's strategic planning and service delivery responsibility. In greenfield areas, provision of new infrastructure to keep pace with urban development will be a priority. In established urban areas, upgrading the existing infrastructure may be necessary because of the redevelopment of existing sites, changing community expectations, changing standards of provision or the need to replace an existing infrastructure that has reached the end of its economic life."

The Guidelines state that the broad types of projects included in a development contributions plan include:

- New item of infrastructure.
- An upgrade in the standard of provision of an existing infrastructure item.
- An extension to an existing facility.
- The total replacement of an infrastructure item after it has reached the end of its economic life."

Operational and recurrent expenditure such as maintenance costs for infrastructure cannot be funded by a development contributions plan.

In identifying suitable projects for a development contributions plan, the Guidelines divide infrastructure into development infrastructure and community infrastructure.

The following lists works, services or facilities that may be funded from a development infrastructure levy:

- Acquisition of land for roads, public transport corridors, drainage, public open space, and community facilities including (but not limited to) those listed under the last dot point in this list.
- Construction of roads, including the construction of bicycle and foot paths, and traffic management and control devices.
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops.
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment.
- Drainage works including Water Sensitive Urban Design (WSUD) projects. However, any WSUD project costs in a DCP cannot also form part of a future voluntary offset scheme,

which can relate to separate WSUD project costs. Overlaps in project costs must be avoided.

- Buildings and works for or associated with the construction of maternal and child health centres, child care centres, kindergartens or any centre which provides these facilities in combination.

Community infrastructure includes projects involving the construction of buildings or facilities used for community or social purposes. Examples include libraries, community halls, aquatic centres and sporting pavilions.

The following lists the costs that can be included in the calculation of levies under a development contributions plan:

- The capital costs of providing the infrastructure projects.
- The cost of financing the infrastructure projects, if provided early in the life of the development contributions plan.
- The design costs associated with the infrastructure projects.
- The cost of preparing and approving the development contributions plan.

The need created by the development and the measures to satisfy the need must be adequately identified.

Local Government Act 2020

The *Local Government Act, 2020* outlines the role of local government in that 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 *Building Act, 1993* requires building surveyors to ensure any requirement in a planning scheme is met before issuing a building permit. This includes enforcing the payment of a Community Infrastructure Levy and / or a Development Infrastructure Levy to a council under a development contributions plan.

2.2 Policy and Strategy Basis

Maroondah 2040: Our future together

This vision statement was endorsed by Council in June 2014. It provides the community, Council and other levels of government with a vision to enhance Maroondah as a great place to live, work, play and visit. The vision is:

"In 2040, Maroondah will be a vibrant and diverse city with a healthy and active community living in green leafy neighbourhoods which are connected to thriving and accessible activity centres contributing to a prosperous economy within a safe, inclusive and sustainable environment."

Maroondah Council Plan 2021-2025 (2023/24 Update)

Maroondah City Council has established a medium-term strategic plan that includes directions and priority actions to deliver the long-term community vision outlined in Maroondah 2040: Our future together.

Priorities are grouped under the eight outcome areas of Maroondah 2040: Our future together, and include preparation of a new Croydon Structure Plan (including urban design guidelines) and projects to improve car parks and the level crossing removal project and a staged development of the Croydon Community Wellbeing Precinct.

Croydon MAC Structure Plan

The Structure Plan guides how Maroondah City Council will deliver the vision for the activity centre.

"The Croydon Major Activity Centre (MAC) is the heart of the Croydon community, supporting civic life, culture, activity, shopping and employment. It has a central vibrant main street focused on independent retailers, with additional shopping centres to the north and south, set within a distinctive landscaped environment. It is an attractive, desirable destination for people to live, work and play in Melbourne's east, providing a range of retail, office and business opportunities, housing types and community and education facilities.

The centre is widely known as a green, sustainable place where the treed canopy and nature permeates throughout, celebrating water, First Nations history and Tarralla Creek. The centre is inclusive and accessible with public spaces that are well connected, encouraging walking, cycling and public transport use."

The Structure Plan outlines the future of land uses, activities, infrastructure, transport, development, physical environment, and amenity for the area. It supports growth and development in the activity centres and seeks to deliver on the community's vision and aspirations for the area.

The Structure Plan includes six themes to help realise the vision of the centre over the next 15-20 years.

- Business and Economic Development - To strengthen the centre's role as a sub-regional employment and education hub that compliments nearby employment clusters.
- Natural Environment and Climate Change - To protect, improve, and extend areas of natural environment within the centre and demonstrate ways that development can improve liveability, increase biodiversity and respond to climate change.
- Urban Design and Built Form - To ensure improved urban design and built form outcomes in the centre.
- Transport and Movement - To ensure there are safe, accessible, and easy to use transport options that encourage reduced car ownership and use within and to the centre.

- Housing and Residential Development - To provide additional housing and a greater range of housing choices within the centre to meet current and future community needs.
- Community Infrastructure - To ensure the provision and renewal of community facilities meets the needs of residents, visitors, students, and workers.

3.0 DEVELOPMENT CONDITIONS

3.1 Analysis Area and Charging Area

This DCP has one (1) analysis area and charging area, being the Croydon AC DCP Area as shown in Figure 1 above.

3.2 Development Categories

The development for this DCP has been summarised into four main land use types: Residential, Retail, Commercial and Industrial.

Residential refers to a dwelling unit, irrespective of type, such as apartment unit or townhouse.

Retail floorspace includes uses like shops, cafes, restaurants, supermarkets, shopping complexes, convenience stores and large format or bulky goods retailing.

Commercial floorspace includes uses like offices, health, education, civic uses, places of worship, commercial accommodation and banks.

Industrial floorspace includes uses like factories, warehouses and depots.

3.3 Development Data

The development data for this DCP is shown in Table 1 below. The data is based on:

- Residential dwelling projections for Croydon AC (sourced by Maroondah City Council from Charter Keck Cramer).
- Stocktake of floorspace by land use using Council property rates data for all properties in the DCP Area at two data points to determine conditions and past trends for retail, commercial and industrial floorspace.
- Review of development proposals in the DCP Area and review of development capacity under the Structure Plan.
- Generation of estimated future retail and commercial development based on the above information.

Over a nominal 20 year period, it is estimated that the Croydon AC will:

- Increase its stock of dwellings by approximately 940 units, to accommodate 2,300 units by 2043.
- Increase its retail floorspace by approximately 5,350 sqm, to reach 32,300 sqm by 2043.
- Increase its commercial floorspace by approximately 11,230 sqm, to reach 23,300 sqm by 2043.

Table 1: Development Projections in Croydon AC DCP Area, 2024-2043

Development Type	2024	2043	Change	
Residential Dwellings	1,374	2,312	938	68.27%
Retail SQM	26,923	32,271	5,348	19.86%
Commercial SQM	12,058	23,288	11,230	93.13%
Industrial SQM	285,072	285,072	0	0.00%

SQM = Gross Floorspace

3.4 Development Unit Definitions

A dwelling in this DCP has the same meaning as in Section 46H of the *Planning and Environment Act, 1987*. A dwelling unit in this DCP also means a separate unit with bedroom(s) within a residential building that may have shared facilities like kitchen and/or bathroom and/or laundry facilities. This includes a unit within a group accommodation building or rooming house building or similar residential building.

Gross floorspace is defined as Gross Floor Area as defined in the Maroondah Planning Scheme minus floor area utilised for car parking spaces and associated accessways.

3.5 Development and Infrastructure Nexus Principles

As shown in the next section of this report, the infrastructure projects identified for this DCP are streetscape projects.

It is deemed that all development types are deemed to have a nexus with the streetscape projects in this DCP.

3.6 Equivalence Ratios and Total Demand Units

In accordance with Development Contribution Guidelines 2007, 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.

This DCP uses a simplified ratio for streetscape projects as follows:

- One dwelling is equal to 75 sqm of retail / commercial floorspace for the use of streetscape projects, and
- One dwelling is equal to 500 sqm for industrial floorspace for the use of streetscape projects.

The total demand unit figure at the end of the DCP period is used to calculate the DCP levy (i.e. it is the number to apportion costs by). This is 3,623 demand units.

Table 2: Total Demand Units

Development Type	2043 Forecast	Ratio	Total Demand Units
Residential Dwellings	2,312	1	2,312
Retail SQM	32,271	75	430
Commercial SQM	23,288	75	311
Industrial SQM	285,072	500	570
Total			**3,623**

4.0 INFRASTRUCTURE PROJECTS

4.1 Infrastructure Subject to DCP Funding

This DCP is a mechanism used to levy new development to contribute towards planned infrastructure nominated for the DCP Area.

In accordance with the P*lanning and Environment Act, 1987*, the State Government's Development Contributions Guidelines 2007 and associated Ministerial Directions, the types of projects that are able to be funded through a DCP may include the following:

- A new item of infrastructure
- An upgrade to the standard of provision of an existing infrastructure asset or facility
- An extension to an existing asset or facility, and
- The replacement of an infrastructure item after it has reached the end of its economic life.

To determine infrastructure projects that are included in the DCP, the infrastructure must be used by a broad cross section of the community and serve a neighbourhood sized catchment area or larger area.

The types of infrastructure projects that may be included within a DCP must be either:

- Basic to health, safety or well-being of the community, or
- Consistent with the community expectations of what is required to meet its health, safety or well-being.

4.2 Projects for Croydon AC DCP

Planning and infrastructure strategies have identified a need to deliver new infrastructure in Croydon AC to help support planned new residential apartment, retail and commercial development. The projects are shown in the following table and figure.

The DCP includes 9 projects with an estimated cost of $24.55 million (June 2024 dollars). Of that cost, $17.05 million is allocated to the DCP, not including a grant funding sum of $7.5 million for Project 1.

A significant planned project in the area is the Croydon Community Wellbeing Precinct (CCWP). The project is grant funded and is not included in the DCP. CCWP is planned to include integrated indoor and outdoor community facilities and services, including: Aquahub, Maternal and Child Health Centre, EV's Youth Centre, Your Library (Croydon), Maroondah Occasional Care, Maroondah Community Assist, U3A Croydon, Croydon Senior Citizens Centre, Meals on

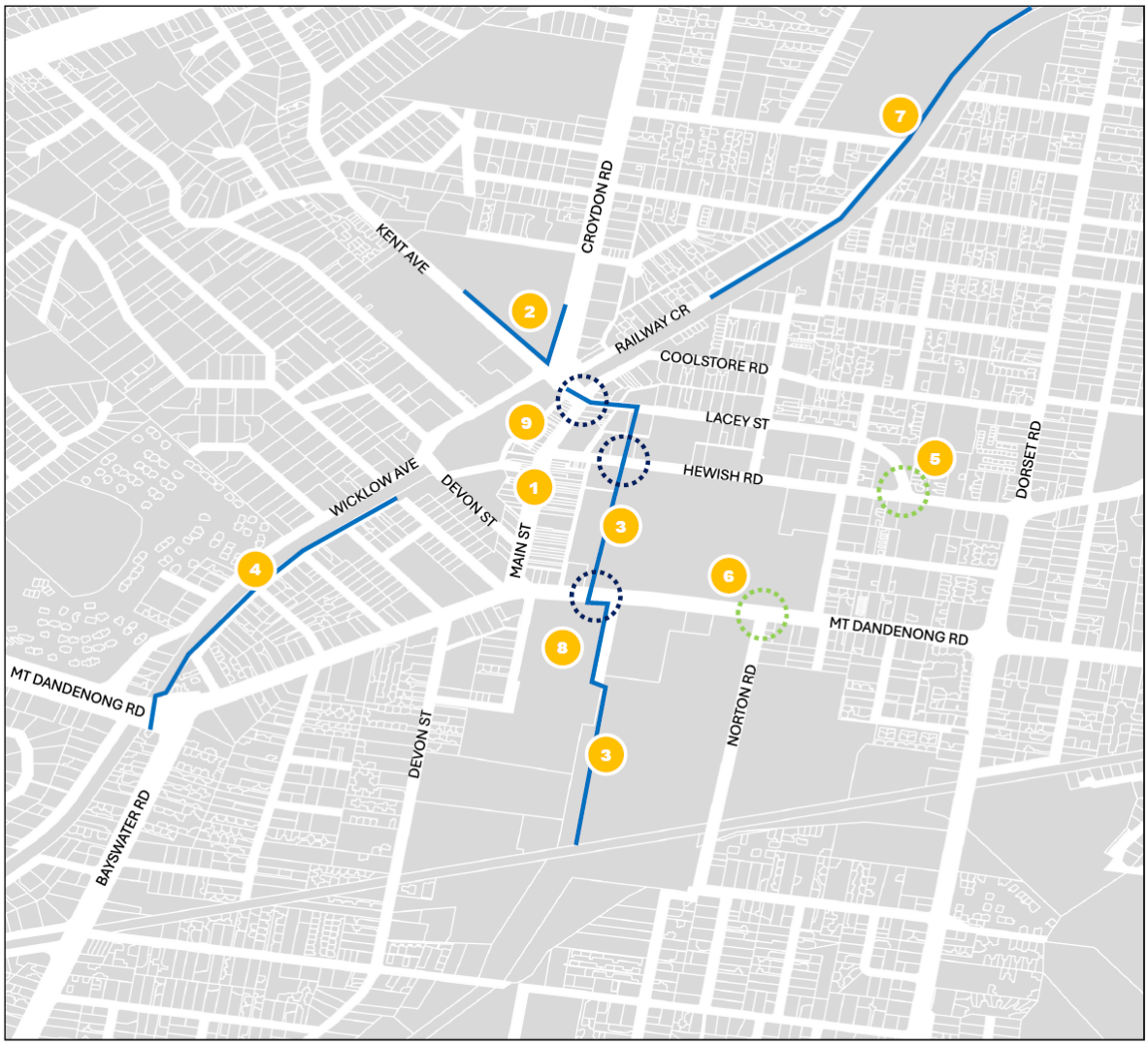
Wheels, Croydon Bowls Club, Croydon Central Kindergarten, Council Customer Service, Croydon RSL and other cultural and sporting groups.

Table 3: DCP Projects (June 2024$)

Project Number	Project Category	Project Name	Description	Estimated Cost	Delivery Horizon	Main Catchment Area (MCA)
1	Streetscape and Paths	Main Street Enhancement Plan - streetscape upgrade	The revitalisation will include the full replacement of all footpath paving, lighting upgrades, CCTV upgrade, public artwork, upgrade of street furniture (i.e. seats, bins, bollards, signs etc.), and landscaping improvements. The proposed works will significantly improve the amenity, walkability and safety for traders and visitors to the precinct.	$15,000,000 ($7,500,000 included in DCP cost and $7,500,000 grant funded)	2024-2043	Croydon AC
2	Streetscape and Paths	Kent Avenue to Croydon Road bicycle connection	Missing bike infrastructure on Kent Avenue and Croydon Road	$151,994	2024-2043	Croydon AC
3	Streetscape and Paths	Town Park precinct to Lacey Street	Dedicated bike and pedestrian path (Croydon Road); dedicated bike and pedestrian path (shared path - Lacey Street/Main Street); dedicated bike and pedestrian path (off-road) - on private and public land between Lacey Street and Hewish Road; dedicated bike and pedestrian path (off-road - along Croydon Park); dedicated bike and pedestrian path (off-road - along the boundary of the Croydon Community Wellbeing Precinct); separate pedestrian and bicycle intersection (Mt Dandenong Road); bi-directional shared path (between Norton Road and skate park along Mt Dandenong Road).	$1,416,543	2024-2043	Croydon AC
4	Streetscape and Paths	Moralla Avenue to Devon Street	Bike path connection- Devon Street to Mt Dandenong Road	$1,185,555	2024-2043	Croydon AC
5	Streetscape and Paths	Lacey Street and Hewish Road	Access and Pedestrian safety improvements (road and active transport movement)	$544,782	2024-2043	Croydon AC
6	Streetscape and Paths	Mt Dandenong Road/Norton Road intersection signalisation	Mt Dandenong Road / Norton Road intersection signalisation	$5,447,823	2024-2043	Croydon AC
7	Streetscape and Paths	Railway Crescent Bike Path	Concrete dedicated bike path alongside Railway Crescent from Coolstore Road to Silcock Reserve	$583,462	2024-2043	Croydon AC
8	Streetscape and Paths	Open spaces in the Community Wellbeing Precinct	Open space improvements, including landscaping	$108,956	2024-2043	Croydon AC
9	Streetscape and Paths	Pedestrian improvement - Town Square	Landscaping of the area around Town Square, including pedestrian improvements on VicTrack land	$108,956	2024-2043	Croydon AC
Total Cost Allocated to DCP				**$$17,048,072**		

Source: Maroondah City Council

Figure 2: Project Locations



Projects

1. Main Street Enhancement Plan - streetscape upgrade
2. Kent Avenue to Croydon Road - bicycle connection
3. Town Park precinct to Lacey St - bike and pedestrian path
4. Moralla Avenue to Devon Street - bicycle connection
5. Lacey St and Hewish Rd - intersection signalisation
6. Mt Dandenong Road/Norton Road - intersection signalisation
7. Railway Crescent Bike Path - bicycle connection
8. Open spaces in the Community Wellbeing Precinct-landscaping
9. Pedestrian improvement - Town Square - landscaping

Legend

	Bike Route
	Separate pedestrian and bike intersection
	Pedestrian crossing (signalised intersection)

Source: Maroondah City Council

5.0 DCP LEVIES

5.1 Infrastructure Funding Principles

The infrastructure nominated for this DCP is located in the Structure Plan area for the benefit and improvement of the Structure Plan area. The infrastructure has a nexus with development in the area, both existing development and forecast future development.

A share of the estimated use of the DCP projects can be attributable to development beyond the time horizon of the DCP and outside the DCP Area boundary. In accordance with DCP practice, an allowance for this 'external demand' is included in the cost apportionment calculations. This DCP has made a nominal 5% allowance for external demand for the DCP projects in accordance with DCP practice.

That is, the cost of the DCP infrastructure is allocated as follows:

- Existing development within the DCP Area - the share of cost attributed to existing development is paid by Council given there is no means by which to levy such development under a DCP.
- External demand allowance - the share of cost that is attributed to external demand is paid by Council on behalf of such users of infrastructure.
- New development within the DCP Area - will pay its share of the cost of the DCP infrastructure via the planning and / or building permit process.

5.2 DCP Levy Calculation Method

In accordance with DCP Guidelines 2007, the method to calculate DCP levies is as follows:

- List the infrastructure projects and costs included in the DCP (as shown in the previous report section).
- Identify the main catchment area for each project (i.e. the DCP Area shown in Figure 1).
- Quantify development in each main catchment area (as shown in Section 3).
- Convert the development into common demand units to quantify the total demand for infrastructure (as shown in Section 3).
- Calculate the infrastructure levy payable for each infrastructure project by dividing the cost of the project by the total number of demand units in the main catchment area (see Appendix A).
- Sum project levies to a total DCP levy by category of Development Infrastructure Levy (DIL) and Community Infrastructure Levy (CIL). This DCP only has the DIL and does not include the CIL.

5.3 DCP Levies

The DCP levies are shown in Table 4 below.

Table 4: DCP Levies in Croydon AC DCP Area (30 June 2024$)

Land Use	Unit of Measurement	Development Infrastructure	Community Infrastructure	All Infrastructure
Residential	Per Dwelling	$4,706	$0	**$4,706**
Retail	Per Square Metre (SQM) of Floorspace	$63	-	**$63**
Commercial	Per Square Metre (SQM) of Floorspace	$63	-	**$63**
Industrial	Per Square Metre (SQM) of Floorspace	$9	-	**$9**

5.4 Indexation of DCP Levies

The above listed contribution amounts are current as at 30 June 2024.

Construction costs will be adjusted annually on 1st of July each year to cover inflation, by applying the Producer Price Index for Non-Residential Building Construction in Victoria. The Index is published by the Australian Bureau of Statistics.

A list showing the current contribution amounts will be held at Council's Planning Department.

5.5 Summary of DCP Costs and Collection

Table 5 provides a summary of anticipated future DCP levy collection compared to total DCP cost commitment by Council. Based on the development data used in this DCP, it is estimated that about $5.6 million (or 32% of the cost commitment) will be recovered by the DCP to 2043. The estimated funding gap is based on existing development in the DCP area.

Table 5: Summary of Estimated DCP Costs and Levy Collection

Facility Type and Code	Total DCP Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Path / Streetscape Projects	$17,048,072	2024-2043	$5,453,334	32%

6.0 ADMINISTRATIVE MATTERS

6.1 Collecting Agency and Development Agency

Maroondah City Council is Collecting Agency for this DCP and all its projects.

Maroondah City Council is Development Agency for this DCP.

6.2 Liability for Development Contributions

The main land use development types identified in the DCP are Residential, Retail and Commercial developments. Commercial refers to office and community service land uses.

Industrial development may also occur to a limited extent, and if so equivalent levies for industrial are shown.

For land uses not included within the Planning Scheme definition of the above uses, the development contribution that is required for 'Commercial' will be applied 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.

6.3 Payment of Development Contributions

Method of Payment

Payment of development contributions is to be made in cash.

The Collecting Agency may, at its discretion, accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

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.

Payment of the Development Infrastructure Levy

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage.

- Where the planning permit provides for the subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issue of a statement of compliance for the approved subdivision or any stage of that subdivision, or
- Where the planning permit does not provide for the subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issue of a building permit under the *Building Act, 1993*, or

- Where no planning permit is required, the Development Infrastructure Levy must be paid prior to issue of a building permit under the *Building Act, 1993.*

Payment of the Community Infrastructure Levy

No Community Infrastructure Levy applies to this DCP.

Deferral of Payment

The Collecting Agency may, at its discretion, agree for payment of a levy to be deferred 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 at an alternative date.

6.4 Charge Areas

The Charge Area for this DCP is the Croydon AC DCP Area as shown in Figure 1 of this document.

6.5 Exemptions

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Maroondah City 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 dated 11 April 2025.*
- Land developed for housing by or for the Department of Health and Human Services, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 April 2025.*
- A small second dwelling, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 April 2025.*
- Social housing delivered by or for registered agencies as defined under the *Housing Act, 1983.*
- Renovations or alterations to an existing building.
- Dwelling units that are replaced within a development are exempt. This exemption does not apply to net additional dwelling units created by the development.
- Reinstatement of a dwelling which has been unintentionally damaged or destroyed.
- An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 sqm or less.
- Servicing infrastructure constructed by a utility authority.
- The construction of a building or carrying out of works or a subdivision that does not generate a net increase in demand units.

- Buildings and facilities developed by Maroondah City Council for Council or community use.
- Land which is subject to an agreement under section 173 of the *Planning and Environment Act, 1987* that makes provision for the payment of infrastructure contributions either in cash or the provision of works services or facilities and which expressly excludes the levying of any further development contributions under an approved development contributions plan.

6.6 Funds Administration

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the *Local Government Act, 2020*. All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

6.7 Funding the Gap

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

6.8 Other Development-Specific Conditions and Contributions

Development proponents may be required to provide other funds or infrastructure contributions in addition to DCP levy payments. This may include conditions to address any other impacts or costs incurred by the community, Council or other infrastructure providers as a result of the specific nature of development. Such conditions will be applied on a case by case basis to specific development projects in addition to relevant DCP levies.

6.9 Annual Reporting

Maroondah City 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 April 2025. Appendix B of this DCP shows the template reporting tables in relation to 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."

6.10 DCP Review

The DCP will be reviewed on a four-year basis to ensure the general nature of the document is reasonably consistent with estimates of future development and infrastructure project needs and costs, but accepting that future conditions will invariably depart from the future estimates generated for the DCP to some extent.

Should the DCP significantly depart from the future estimates shown in this document, as defined by Maroondah City Council, Council will consider options to revise the DCP in full or part as deemed necessary.

6.11 DCP Projects Deemed Not Required

Should Council resolve not to proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be used for the provision of additional works, services and facilities as approved by the Minister responsible for the *Planning and Environment Act, 1987*, or will be refunded to owners of land subject to these DCP levies.

APPENDIX A: LEVY CALCULATIONS

The table overleaf shows the list of projects and DCP levy calculations. The data shown is:

- Project Number
- Project Name
- Description
- Delivery Horizon
- Estimated Cost
- Project Type
- Main Catchment Area (MCA)
- Demand Units
- External Demand or Use Allowance
- Share of Use to MCA
- Cost Apportioned to MCA
- Cost Per Demand Unit
- New Demand Units
- Income Estimate $
- Income Estimate %.

Table 6: DCP Levy Calculations

Project Number	Project Name	Delivery Horizon	Estimated DCP Cost	Main Catchment Area (MCA)	Demand Units	External Demand or Use Allowance	Share of Use to MCA	Cost Apportioned to MCA	Cost Per Demand Unit	New Demand Units	Income Estimate	Income Estimate %
1	Main Street Enhancement Plan - streetscape upgrade	2024-2043	$7,500,000	Croydon AC	3,623	0%	100%	$7,500,000	**$2,070.26**	1,159	$2,399,099	32%
2	Kent Avenue to Croydon Road bicycle connection	2024-2043	$151,994	Croydon AC	3,623	0%	100%	$151,994	**$41.96**	1,159	$48,620	32%
3	Town Park precinct to Lacey Street	2024-2043	$1,416,543	Croydon AC	3,623	0%	100%	$1,416,543	**$391.02**	1,159	$453,123	32%
4	Moralla Avenue to Devon Street	2024-2043	$1,185,555	Croydon AC	3,623	0%	100%	$1,185,555	**$327.25**	1,159	$379,235	32%
5	Lacey Street and Hewish Road	2024-2043	$544,782	Croydon AC	3,623	0%	100%	$544,782	**$150.38**	1,159	$174,265	32%
6	Mt Dandenong Road/Norton Road intersection signalisation	2024-2043	$5,447,823	Croydon AC	3,623	0%	100%	$5,447,823	**$1,503.79**	1,159	$1,742,648	32%
7	Railway Crescent Bike Path	2024-2043	$583,462	Croydon AC	3,623	0%	100%	$583,462	**$161.06**	1,159	$186,638	32%
8	Open spaces in the Community Wellbeing Precinct	2024-2043	$108,956	Croydon AC	3,623	0%	100%	$108,956	**$30.08**	1,159	$34,853	32%
9	Pedestrian improvement - Town Square	2024-2043	$108,956	Croydon AC	3,623	0%	100%	$108,956	**$30.08**	1,159	$34,853	32%

APPENDIX B: REPORTING REQUIRMENTS

Ministerial Reporting Requirements as at 11 April 2025 are shown below.

Figure 3: 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 ($)
Total	

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 ($)
Total				

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 ($)	Total DCP contributions received (levies and works-in-kind) ($)
Total				

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
Total								

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