HillPDA CONSULTING

RINGWOOD GREYFIELD PRECINCT

Development Contributions Plan (DCP)

Prepared for Maroondah City Council

FINAL REPORT 15 MAY 2019

Contents

1.0 Introduction 4

1.1 Background 4
1.2 Purpose 5
1.3 Ringwood Greyfield Precinct DCP Area 5
1.4 Acknowledgement 5

2.0 Strategic Basis 7

2.1 Strategic Context for Greening the Greyfields 7
2.2 DCP Legislation, Directions Guidelines 7
2.3 Supporting Policy Frameworks 8

3.0 Development Conditions and Projections 10

3.1 Analysis Area and Charging Area 10
3.2 Development Expectations 10
3.3 Development Data 10
3.4 Development and Infrastructure Nexus Principles 11
3.5 Common Demand Unit and Equivalence Ratios 11

4.0 Infrastructure Needs 12

4.1 Infrastructure Subject to DCP Funding 12
4.2 Projects for Ringwood Greyfield Precinct 12
4.3 Delivery of Infrastructure Projects 15

5.0 DCP Levies 16

5.1 Infrastructure Funding Principles 16
5.2 DCP Levy Calculation Method 16
5.3 DCP Levies 17
5.4 Indexation of DCP Levies 17
5.5 Summary of DCP Costs and Collection 17

6.0 Administrative Matters 19

6.1 Collecting Agency and Development Agency 19
6.2 Liability for Development Contributions 19
6.3 Payment of Development Contributions 19
6.4 DCP Charge Area 20
6.5 Exemptions 20
6.6 Funds Administration 21
6.7 Funding the Gap 21
6.8 Impact Mitigation 21
6.9 Annual Reporting 21
6.10 DCP Review 22
6.11 DCP Projects Deemed Not Required 22

Appendix A : Development Conditions and Projections 23

Appendix B : Cost Assumptions 24

Appendix C : Annual Reporting Requirements 26

Tables

Table 1: Development Projections in Ringwood Greyfield Precinct DCP Area, 2020-2035 11
Table 2: Planned Infrastructure Projects in Ringwood Greyfield Precinct DCP Area 13
Table 3: DCP Levy in Ringwood Greyfield Precinct DCP Area (30 June 2019$) 17
Table 4: Summary of DCP Costs and Collection: Ringwood Greyfield Precinct DCP Area 18
Table 5: Infrastructure Cost Estimate: Ringwood Greyfield Precinct DCP Area 24
Table 6: Supplementary Information: Kennedy Avenue and Notlem Street Works 25

Figures

Figure 1: Ringwood Greyfield Precinct and Croydon South Greyfield Precinct in Context 4
Figure 2: Ringwood Greyfield DCP Area 6
Figure 3: Planned Infrastructure Projects in Ringwood Greyfield Precinct DCP Area 14
Figure 4: Format of DCP Reporting Tables 26

Front Cover Image Source: Maroondah City Council

1.0 INTRODUCTION

1.1 Background

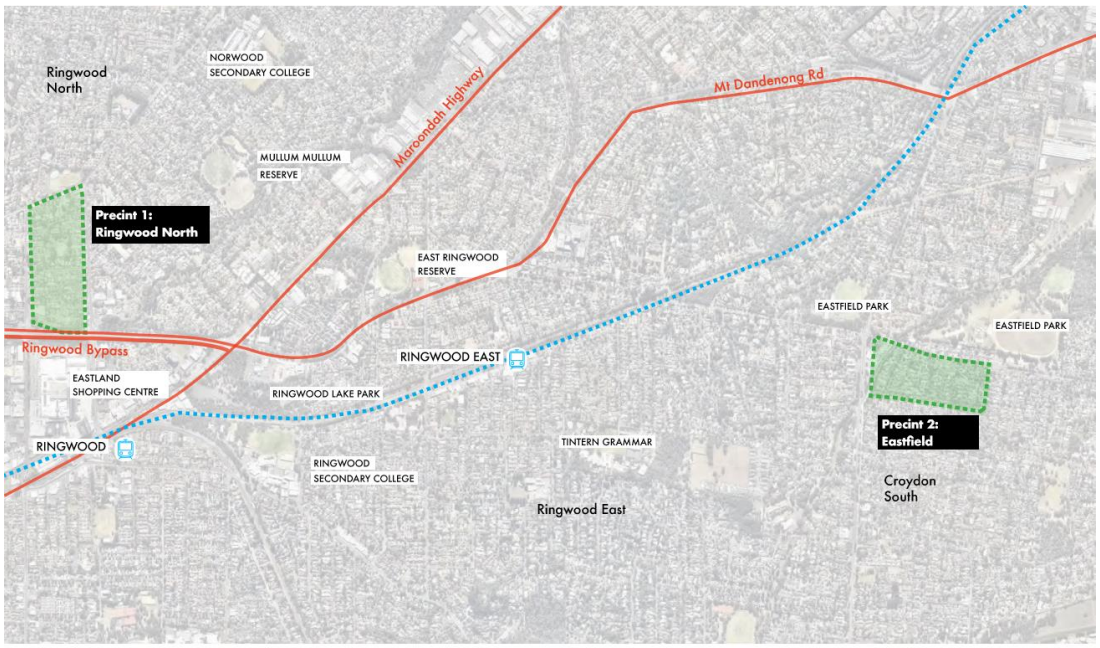
Maroondah City Council has prepared a land use and infrastructure strategy for two precincts within Maroondah: Ringwood Greyfield Precinct and Croydon South Greyfield Precinct. The precincts are planned to be developed for a new format of urban infill development that promotes multi-lot redevelopment and delivery of quality medium density residential design. The development concept is supported by new streetscape, path, road and drainage works.

The strategy, known as 'Greening the Greyfields', has been developed by Maroondah City Council in partnership with Centre of Urban Transformation, Swinburne University, CRC for Low Carbon Living and FrontierSI and Department of Land, Environment and Water (DELWP).

This Development Contributions Plan (DCP) has been prepared to help implement the Greening the Greyfields strategy for the Ringwood Greyfield Precinct.

A DCP is a planning instrument that is used to apportion the cost of infrastructure that is required to service development in a specified DCP Area.

Figure 1: Ringwood Greyfield Precinct and Croydon South Greyfield Precinct in Context



Precinct Context Map Key Information	Precint 1:	Precint 2:
Area:	14.9 hectares	11.8 hectares
Census Profile Area:	Ringwood	Croydon South
Dwellings:	249 dwellings	117 dwellings
D/pha:	17 dpha	10 dpha

Source: Maroondah City Council

1.2 Purpose

The purpose of this DCP is to ensure that the cost of providing new infrastructure in Ringwood Greyfield Precinct 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:

- Identify the infrastructure and facilities needed within the Ringwood Greyfield Precinct to meet contemporary standards and community expectations of service delivery;
- Apportion the cost of the required infrastructure over likely users of the infrastructure to the end of the planning horizon, being nominally 2035 in this DCP;
- Determine the DCP levy (development contribution);
- Explain the method of DCP preparation and levy calculation; and
- Document DCP payment and administrative procedures.

This DCP applies to all land and new development within the Ringwood Greyfield Precinct DCP Area, unless specific exemptions apply.

1.3 Ringwood Greyfield Precinct DCP Area

The Ringwood Greyfield Precinct DCP Area is shown in Future 2 below (area noted as Precinct 1).

The DCP Area is bound by the Loughnan Road, Warrandyte Road, Ringwood Bypass / Mount Dandenong Road and Ringwood Street.

1.4 Acknowledgement

This document has been prepared by HillPDA with the assistance of Maroondah City Council officers. Council officers provided infrastructure project information and advice regarding development projections.

Figure 2: Ringwood Greyfield DCP Area

Source: Maroondah City Council 2019

2.0 STRATEGIC BASIS

2.1 Strategic Context for Greening the Greyfields

The basis for the Greening the Greyfields project was academic research by Professor Peter Newton (Swinburne University) and Professor Peter Newman (Curtin University) funded by the CRC for Spatial Information in 2011) which identified the middle suburbs of Australian cities as the critical areas for growth via urban infill.

The Greening the Greyfields project was funded by the Australian Government as part of the Smart Cities and Suburbs Program.

Maroondah City Council has worked on the project in partnership with the Centre of Urban Transformation, Swinburne University, CRC for Low Carbon Living and FrontierSI and Department of Land, Environment and Water (DELWP).

The basis of the project is to test an alternative development format in suburban areas that moves away from lot-by-lot development to a model that amalgamates lots through a precinct wide approach, to promote a higher quality of design and higher density of development with potential to create new open space opportunities for active transport corridors and greater amenity.

The Ringwood Greyfield Precinct and Croydon South Greyfield Precinct are the two pilot precincts selected for the project.

The project is based on the following body of research and information:

- Maroondah Housing Strategy Background Report Draft (2018)
- Greening the Greyfields: Notlen Street Catchment Discussion Report (Engeny Water Management, February 2018)
- Feasibility Report Greening the Greyfields - Work In Progress (2019)
- Draft Concept Plan and Design Guidelines for Pilot Precincts (2019)
- Tarralla Creek Concept Report (2019)
- Engineering Report and Cost Estimates

Refer to those documents for details.

2.2 DCP Legislation, Directions Guidelines

Planning and Environment Act 1987

The Planning and Environment Act 1987 Part 3B nominates 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 of and requirements for a DCP.

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 Directions are in two parts with the first part providing direction on the preparation and content of development contributions plan, with a focus on defining Development Infrastructure and Community Infrastructure.

The second part of the directions set out the requirements in relation to annual DCP reporting.

Development Contributions Guidelines 2007 (State of Victoria)

This document provides detailed guidance on the method to be used when preparing a full cost apportionment DCP. The Guidelines provide principles, information and examples.

Local Government Act 1989

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

2.3 Supporting Policy Frameworks

Plan Melbourne (2017) – Metropolitan Planning Strategy

Plan Melbourne is the metropolitan planning strategy.

Maroondah forms part of the Eastern Sub-region in Plan Melbourne, and is generally identified as an established area that includes the major change area of Ringwood Metropolitan Activity Centre.

Established areas like the DCP Area are encouraged to evolve in line with changing community needs and expectations.

Municipal Strategic Statement (MSS)

The Municipal Strategic Statement (MSS) provides long term direction regarding land use and development objectives for the City of Maroondah.

It has the aim to manage and enhance the provision of community services, infrastructure and urban development within the municipality.

The MSS encourages high quality urban design to ensure a sustainable future in Maroondah, through creating a consolidated and sustainable city. It also aims to develop a mixed-use neighbourhood at varying densities which provide a mix of commercial and community facilities, and connections to walking, cycling, and public transport.

The MMS states that DCPs can be used to facilitate the timely provision of planned infrastructure to communities.

Maroondah City Council: Draft Council Plan 2017-2021 (2019/20 Update)

The Council Plan plays a vital role in shaping Maroondah's future over a four year period. It identifies both challenges and opportunities for the community at local and regional levels within the context of Maroondah 2040: Our future together strategic plan.

Maroondah 2040: Our Future Together (2014)

The 2040 vision captures the long term vision statement to inform subsequent strategic plans for the municipality moving forward. Guiding principles for Maroondah are vibrancy, diversity, active and healthy, inclusive, and safe and sustainable environments.

Priority actions of the plan include ensuring Council's Long Term Financial Strategy provides for effective asset renewal, surplus operating budgets and adequate cash reserves with a focus on community consultation and investment in community infrastructure and facilities.

Maroondah Council Budget 2019-2020

The Council Plan 2019-2020 provides strategic direction in implementation of strategic plans and capital works infrastructure delivery.

3.0 DEVELOPMENT CONDITIONS AND PROJECTIONS

3.1 Analysis Area and Charging Area

This DCP has one (1) analysis area and charging area, being the Ringwood Greyfield Precinct DCP Area as shown in Figure 2 above.

3.2 Development Expectations

The Ringwood Greyfield Precinct is zoned Neighbourhood Residential Zone (Schedule 3) with a Significant Landscape Overlay (Schedule 3) and Heritage Overlays 127 ('Coolangatta') & 128 ('House').

The Precinct is proposed to be rezoned to General Residential Zone to facilitate higher density housing development.

A number of lot amalgamation opportunities have been identified within the Ringwood Greyfield Precinct via the 'Greening the Greyfields' strategy. Successful implementation of the strategy would result in redevelopment achieving densities around 34 dwellings per hectare in association with more open space and tree canopy cover.

Residential development is the primary development type that is expected in the area.

However, it is possible that some other land uses may be developed in the area to a minor extent, such as food premises, convenience stores and medical facilities (these being examples only).

Development projections in this DCP are provided for residential development, measured by dwelling units. No projections are provided for non-residential uses.

Despite this, any future non-residential development will be liable to pay a DCP levy in accordance with the levy set out in this DCP.

3.3 Development Data

The development data for the Ringwood Greyfield Precinct is shown in Table 1 below. Appendix A documents the source of the data.

As shown in Table 1, residential development is expected to increase by approximately 72% over the life of the DCP.

The DCP Area is expected to have 500 dwelling units in 2035.

Table 1: Development Projections in Ringwood Greyfield Precinct DCP Area, 2020-2035

	2020 Conditions	2035 Projections	Change 2019-20352035 Projections	
	Units	Units	Units	%
Residential	290	500	210	72.4%
Other Land Uses*	-	-	-	-

Source: Maroondah City Council 2019; HillPDA

*No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions set out in this DCP.

3.4 Development and Infrastructure Nexus Principles

As shown in the next section of this report, the infrastructure projects identified for this DCP are engineering items, or also known as 'development infrastructure' items. The works includes streetscape, path, drainage and road works.

Residential development - and all other non-residential development formats - are deemed users of these infrastructure types.

3.5 Common Demand Unit and Equivalence Ratios

The demand unit selected for this DCP is one dwelling.

A dwelling unit (irrespective of its size) will be liable to the DCP levy.

Should non-residential floorspace development occur in the DCP Area, the per dwelling levy will apply to every 120 square metres of gross floorspace.

This assumes future dwellings will be 120 sqm on average and that non-residential development will pay the levy on a same per square metre basis.

4.0 INFRASTRUCTURE NEEDS

4.1 Infrastructure Subject to DCP Funding

This DCP is used to levy new development for contributions towards planned infrastructure needed by the DCP Area.

In accordance with the Planning and Environment Act 1987, the State Government's Development Contributions Guidelines 2007 and associated Ministerial Directions 2016, 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 Ringwood Greyfield Precinct

A grouping of infrastructure works in seven parts of the DCP Area have been identified by Maroondah City Council in the Greening the Greyfields project.

The works comprise footpaths, shared paths, road works, water sensitive urban design components and other drainage upgrades.

The projects are shown in Table 2 and Figure 3 below. More detail on the cost basis of the works is shown in Appendix B.

The total cost of works in the Ringwood Greyfield Precinct is $2.18m.

Table 2: Planned Infrastructure Projects in Ringwood Greyfield Precinct DCP Area

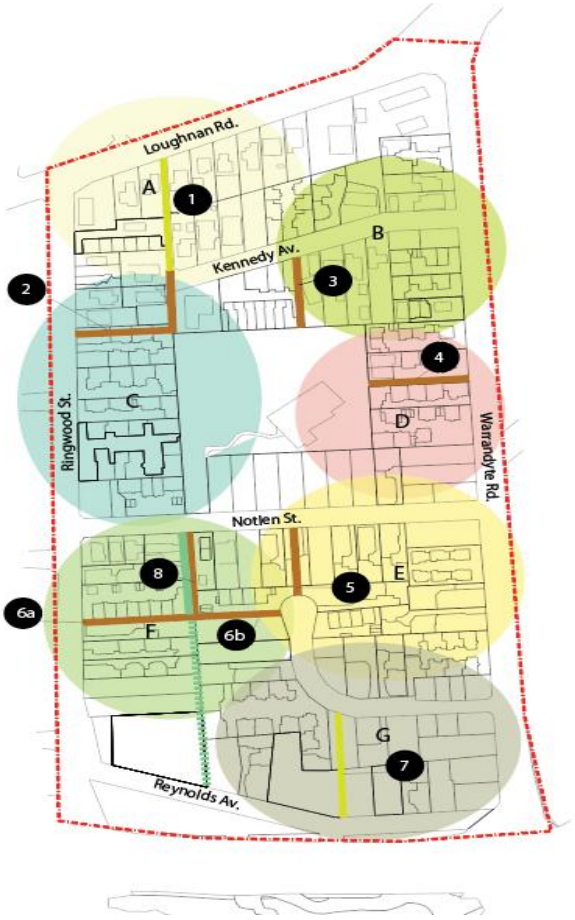
Area	Nature of Capital Works	Map Reference	Estimated Cost
A	Footpath (1.5 m wide)		
	Shared path - walking / cycling tracks (2.5 to 3m)	1	$16,000
	Local Street (6-8 m)	1	$90,000
	WUSD components (20%)	1	$18,000
	Drainage upgrade costs - Loughman Rd. to Ringwood St.- as per Engeny report		$236,000
Sub-Total			**$360,000**
B	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	3	$20,000
Sub-Total			**$20,000**
C	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	2	$21,600
	Drainage upgrade costs (Ringwood St to Notlen St, as per Engeny report)		$244,000
Sub-Total			**$265,600**
D	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	4	$25,600
Sub-Total			**$25,600**
E	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	5	$26,000
	Drainage Costs - Notlen St to Reynolds Ave (option 1)		$100,000
Sub-Total			**$126,000**
F	Footpath (1.5 m wide)		$13,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	8	$26,800
	Shared path - Walking / cycling tracks (2.5 to 3m)	6a	$22,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	6b	$29,200
	WSUD components (20% of tracks)		$15,680
	Drainage Costs - Notlen St to Reynolds Ave (option 1)		$200,000
Sub-Total			**$307,480**
G	Footpath (1.5 m wide)		
	Shared path - Walking / cycling tracks (2.5 to 3m)	7	$32,800
	Local Street (6-8 m)	7	$82,000
	Drainage Costs (Notlen St to Reynolds Av (option 1))		$100,000
	Bioretention & GPT		$280,000
Sub-Total			**$494,800**

Area	Nature of Capital Works	Map Reference	Estimated Cost
Kennedy Avenue Works	Road and turning head realignment. 5.5m roadway, T-junction head, 1.5m footpath at back of kerb, bioswales along full length southern verge and indented to parallel parking Greyfield ern verge (Meets Access Street Level 1 in Clause 56.06) Parking narrows road to single lane in parts (Scenario 4)	See quantities in Table Below	$180,951
Notlen Street Works	Existing road and footpath alignment retained, footpath repaved with permeable surface, driveways repaved. in verge bio-swales adjacent to existing stormwater inlets. Rumble speed bumps, corner planting and in road tree planting for traffic calming (Approximate to Access Street Level 2 in Clause 56.06) (Scenario 1)	See quantities in Table Below	$396,323
Sub-Total			**$577,274**
Total Cost			**$2,176,754**

*$1m per km for Class 3 Road and $400 per metre for walking shared paths

Source: Maroondah City Council 2019

Figure 3: Planned Infrastructure Projects in Ringwood Greyfield Precinct DCP Area



Source: Maroondah City Council 2019

4.3 Delivery of Infrastructure Projects

Maroondah City Council commits to delivering the DCP projects by December 31 2035, or as otherwise noted below:

- Projects shown in Table 2 and Figure 3 shall be delivered in tandem with or after redevelopment of at least 65% of each sub-area noted as A to G.
- Should this development threshold not be achieved, Council will not be committed to delivering the infrastructure projects.

5.0 DCP LEVIES

5.1 Infrastructure Funding Principles

The overarching objective of the DCP is to ensure that 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 DCP Guidelines 2007.

In this DCP, it is assumed that the specified infrastructure projects are provided primarily for the use and benefit of the Ringwood Greyfield Precinct DCP Area.

Given the DCP Area is relatively small and the projects are designed to service the internal parts of the area, it is assessed that there will be no external use of the projects, other than incidental use.

On that basis no allowance is made for external demand usage of infrastructure from outside the DCP Area or from beyond the time horizon of the DCP.

This means that the cost of 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 charge such development; and
- New Development within the DCP Area - will pay its share of the cost of infrastructure via the planning and / or building permit process.

5.2 DCP Levy Calculation Method

This DCP applies a simple format DCP calculation process.

The total cost of works in the DCP Area (i.e. $2.18m) is divided by number of dwellings at the end of the planning horizon (i.e. 500 dwellings at 2035). This provides a levy of $4,353.51 per residential unit. The equivalent non-residential levy rate is $36.28 per sqm of gross floorspace.

This simple-format approach is consistent with the DCP Guidelines 2007, which nominates the following method:

- List the infrastructure projects and costs included in the DCP - see Table 2 above;
- Identify the main catchment area for each infrastructure project - the Ringwood Greyfield Precinct as shown in Figure 2;
- Quantify development in the main catchment area - see Table 1 above;
- Express the development into a common demand unit - dwelling units;

- 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 - as described above.

5.3 DCP Levies

The DCP levies are shown in the Table 3 below.

Table 3: DCP Levy in Ringwood Greyfield Precinct DCP Area (30 June 2019$)

Development	Unit of Measurement	Levies Payable By Development		
		Development Infrastructure Levy	Community Infrastructure Levy	Total
Residential	Per Dwelling	$4,353.51	$0.00	$4,353.51
Other Land Uses	Per One Square Metre (SQM) of Floor space	$36.28	$0.00	$36.28

SQM = Square Metres of Gross Floorspace

Note: No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions above.

5.4 Indexation of DCP Levies

The above listed contribution amounts are current as at 30 June 2019. They will be adjusted annually on July 1 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

The following table provides a summary of anticipated future DCP collection compared to the total cost commitment.

Based on the development data used in this DCP, it is estimated that about $914,300 will be collected by the DCP to 2035. This represents a 42% collection estimate for the DCP.

The funding gap of approximately $1.26m is generated by existing development residential units) that is located in the DCP Area. Maroondah City Council is responsible for the funding gap (approximately 58% of the works).

Table 4: Summary of DCP Costs and Collection: Ringwood Greyfield Precinct DCP Area

Facility Type	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Precinct Works (Streetscape, Path, Drainage and Road)	$2,176,754	2020-2035+	$914,237	42.0%
Total	**$2,176,754**		**$914,237**	**42.0%**

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 type identified in the DCP is residential development.

No significant development other than residential development is expected in the DCP Area; however, should non-residential development occur, a DCP levy will be payable in accordance with provisions shown in this document.

6.3 Payment of Development Contributions

Method of Payment

Payment of development contributions is to be made in cash.

The Collecting Agency may 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 dwelling (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.

- Development Infrastructure Levy at Subdivision Stage - Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit Stage - Payment of the Development Infrastructure Levy is to be made prior to the commencement of any development or works.
- Development Infrastructure Levy at Building Permit Stage - Payment of the Development Infrastructure Levy is to be made no later than the date of 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 DCP Charge Area

The Charge Areas for this DCP is the Ringwood Greyfield Precinct DCP Area as shown in Figure 2 of this document.

6.5 Exemptions

No land or development is exempt from this DCP unless exempt by Legislation or Ministerial Direction or Legal Agreement with Maroondah City Council or stated below.

The following development is exempt from this 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, 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 developed by the Department of Health and Human Services or registered housing associations;
- 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;
- An extension to an existing building (other than a dwelling) that increases the floorspace of the building by 100 sqm or less;
- Construction of and upgrades to existing servicing infrastructure; and
- Individual properties may be exempt from DCP contributions or elements of it if an agreement (executed by section 173 of the Planning and Environment Act) has been entered into for the provision of works and / or land in lieu of DCP cash payment.

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 1989 (Part 3b section 46Q(1)(a)). 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. Under this DCP, it is estimated that:

- Maroondah City Council would be responsible for the funding approximately 58% of the cost of the works, or about $1.26m; and
- Developers would contribute approximately 42.% of the cost of works, or about $914,300 over a nominal 15 year period.

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 Impact Mitigation

Impact mitigation conditions are development approvals for the recovery of any other costs incurred by the community, Council or other infrastructure providers as a result of the specific nature of development or from development departing from the planned sequence, density or usage pattern anticipated by the DCP. The impact mitigation 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 October 2016.

Appendix C 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: DEVELOPMENT CONDITIONS AND PROJECTIONS

Ringwood Greyfield

- Dwellings at 2020: 290
- 60 lots are amalgamated for development
- 230 dwellings are retained to 2035 (no change)
- Assumes 60 single dwellings are demolished and replaced by 270 new dwellings*
  - First cycle of redevelopment: 5 x 4 lot development = 90 dwellings
  - Second cycle of redevelopment: 10 x 4 lot development = 180 dwellings
  - Total new development over 10 to 15 years = 270 dwellings
- Dwellings at 2035: 500

* Maroondah City Council Assumptions

Notes (Maroondah City Council):

- Lag time to achieve to 10 x 4 lot amalgamation is an assumption based on potential time for lot amalgamation.
- There are no proposed sunset or expiry clauses under any of the new and/or revised planning scheme provisions.
- The planning scheme amendment will be lodged before the end of the 2018/19 financial year and the new provisions are expected to be gazetted around January 2020.
- Based on pre-engagement activities by Maroondah City Council, there is a good level of interest in future implementation of the Greening the Greyfields principles.

APPENDIX B: COST ASSUMPTIONS

Maroondah City Council developed cost estimates for infrastructure projects required for the DCP Area. The cost estimates and the assumptions are shown in the table below.

Table 5: Infrastructure Cost Estimate: Ringwood Greyfield Precinct DCP Area

Area	Nature of Capital Works	Map Reference	Length (m)	Existing Width (m)	Proposed Width (m)	Area (sqm)	Unit Cost*	Estimated Cost
A	Footpath (1.5 m wide)		90.0	4.0	1.5		$200	
	Shared path - walking / cycling tracks (2.5 to 3m)	1	40.0	3.0	3.0		$400	$16,000
	Local Street (6-8 m)	1	90.0	4.0	8.0		$90,000	$90,000
	WUSD components (20%)	1					$18,000	$18,000
	Drainage upgrade costs - Loughman Rd. to Ringwood St.- as per Engeny report							$236,000
Sub-Total								$360,000
B	Footpath (1.5 m wide)		52.0	0.0	1.5		$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	3	50.0	3.0	3.0		$400	$20,000
Sub-Total								$20,000
C	Footpath (1.5 m wide)		54.0	0.0	1.5		$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	2	54.0	0.0	3.0		$400	$21,600
	Drainage upgrade costs (Ringwood St to Notlen St, as per Engeny report)							$244,000
Sub-Total								$265,600
D	Footpath (1.5 m wide)		64.0	4.0	4.0		$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	4	64.0	4.0	4.0		$400	$25,600
Sub-Total								$25,600
E	Footpath (1.5 m wide)		65.0	0.0	1.5		$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	5	65.0	0.0	3.0		$400	$26,000
	Drainage Costs - Notlen St to Reynolds Ave (option 1)							$100,000
Sub-Total								$126,000
F	Footpath (1.5 m wide)		67.0	0.0	1.5		$200	$13,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	8	67.0	0.0	3.0		$400	$26,800
	Shared path - Walking / cycling tracks (2.5 to 3m)	6a	56.0	0.0	3.0		$400	$22,400
	Shared path - Walking / cycling tracks (2.5 to 3m)	6b	73.0	0.0	3.0		$400	$29,200
	WSUD components (20% of tracks)							$15,680
	Drainage Costs - Notlen St to Reynolds Ave (option 1)							$200,000
Sub-Total								$307,480
G	Footpath (1.5 m wide)		82.0	0.0	1.5		$200	
	Shared path - Walking / cycling tracks (2.5 to 3m)	7	82.0	0.0	3.0		$400	$32,800
	Local Street (6-8 m)	7	82.0	4.0	8.0		$82,000	$82,000
	Drainage Costs (Notlen St to Reynolds Av (option 1))							$100,000
	Bioretention & GPT							$280,000
Sub-Total							Total	$494,800
Kennedy Avenue Works	Road and turning head realignment. 5.5m roadway, T-junction head, 1.5m footpath at back of kerb, bioswales along full length southern verge and indented to parallel parking northern verge (Meets Access Street Level 1 in Clause 56.06) Parking narrows road to single lane in parts (Scenario 4)	See quantities in Table Below						$180,951
Notlen Street Works	Existing road and footpath alignment retained, footpath repaved with permeable surface, driveways repaved. in verge bio-swales adjacent to existing stormwater inlets. Rumble speed bumps, corner planting and in road tree planting for traffic calming (Approximate to Access Street Level 2 in Clause 56.06) (Scenario 1)	See quantities in Table Below						$396,323
Sub-Total								$577,274
Total Cost								$2,176,754

*$1m per km for Class 3 Road and $400 per metre for walking shared paths

Source: Maroondah City Council 2019

Table 6: Supplementary Information: Kennedy Avenue and Notlem Street Works

Item	Type	Kennedy Avenue Scenario 4	Notlen Street Scenario 1
Road Carriageway (m²)	Non-permeable	1,174.3	1,809.0
	Permeable	0.0	0.0
Footpath (m²)	Non-permeable	0.0	0.0
	Permeable	239.1	334.0
Nature Strip (m²)	Grassed	583.3	1,178.0
	Planted		209.0
	Bio-swale	656.5 (nature strip) 56.9 (indent)	189.0
	Total	1,296.6	1,576.0
Driveways (m²)	Non-permeable	359.6	413.0
Tree Canopy (m²)		1,710.0	1,418.0
Existing Trees Retained (number)		10.0	8.0
Existing Trees Removed (number)		14.0	1.0
Replacement / Additional Trees (number)		18.0	25 (med/large)
Tree Canopy Coverage %		55.7	34.0
Parking Bays (number)		10.0	21.0
STORM Rating		1.1	1.3

Source: Maroondah City Council 2019

APPENDIX C: ANNUAL REPORTING REQUIREMENTS

Ministerial Reporting Requirements as at 11 October 2016 are shown below.

Figure 4: 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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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.

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