

St Leonards Growth Area 2 Draft Shared Infrastructure Funding Plan

ST LEONARDS PROPERTY HOLDINGS P/L

AUGUST 2015
DRAFT VERSION 2.2

GROWTH AREA 2

DRAFT

URBAN ENTERPRISE
389 ST GEORGES RD
NORTH FITZROY 3068 VIC
PH (03) 9482 3888 | FAX (03) 9482 3933

www.urbanenterprise.com.au



Authors

Paul Shipp

Jojo Chen

© Copyright, Urban Enterprise Pty Ltd, June 2015.

This work is copyright. Apart from any use as permitted under Copyright Act 1963, no part may be reproduced without written permission of Urban Enterprise Pty Ltd.

Document Information

Filename	St Leonards Growth Area 2 Shared Infrastructure Funding Plan Draft v2.2.docx
Last Saved	7 August 2015 5:58 PM
Last Printed	7 August 2015 6:20 PM
File Size	4,854 kb

Disclaimer

Neither Urban Enterprise Pty. Ltd. nor any member or employee of Urban Enterprise Pty. Ltd. takes responsibility in any way whatsoever to any person or organisation (other than that for which this report has been prepared) in respect of the information set out in this report, including any errors or omissions therein. In the course of our preparation of this report, projections have been prepared on the basis of assumptions and methodology which have been described in the report. It is possible that some of the assumptions underlying the projections may change. Nevertheless, the professional judgement of the members and employees of Urban Enterprise Pty. Ltd. have been applied in making these assumptions, such that they constitute an understandable basis for estimates and projections. Beyond this, to the extent that the assumptions do not materialise, the estimates and projections of achievable results may vary.

CONTENTS

SUMMARY OF CONTRIBUTIONS	2	5.4. METHOD OF PROVISION	20
1. INTRODUCTION	3	APPENDICES	23
1.1. BACKGROUND	3		
1.2. PURPOSE	3		
1.3. SUPPORTING DOCUMENTS	3		
2. STUDY AREA	4		
2.1. LOCATION	4		
2.2. PLANNING CONTEXT	4		
2.3. LAND OWNERSHIP	5		
2.4. OUTLINE DEVELOPMENT PLAN	6		
2.5. INFRASTRUCTURE CHARGE AREAS	6		
2.6. LAND BUDGET	7		
3. SHARED INFRASTRUCTURE	8		
3.1. OVERVIEW	8		
3.2. INFRASTRUCTURE ITEMS	8		
3.3. LAND VALUATION	11		
3.4. PUBLIC OPEN SPACE	11		
4. COST APPORTIONMENT AND LEVY CALCULATION	13		
4.1. OVERVIEW	13		
4.2. COST APPORTIONMENT	13		
4.3. LEVY CALCULATION	13		
5. IMPLEMENTATION AND ADMINISTRATION	20		
5.1. SECTION 173 AGREEMENT	20		
5.2. INDEXATION	20		
5.3. COLLECTION OF LEVIES	20		

SUMMARY OF CONTRIBUTIONS

Table 1 shows a summary of contributions payable for subdivision within the St Leonards Growth Area 2 Development Plan Area. Two levies are payable under this SIFP:

- A Development Infrastructure Levy is payable prior to a Statement of Compliance for subdivision. This levy is to be partially or fully offset by works provided in-kind by landowners as described in this SIFP;
- A separate community centre cash contribution is payable to Council once certain lot triggers are reached for each property. This levy cannot be offset by works provided in-kind.

For details of infrastructure items to be funded under this plan and how the contributions were calculated, please refer to the relevant sections of this Shared Infrastructure Funding Plan.

TABLE 1 SUMMARY OF CONTRIBUTIONS (JUNE 2015 DOLLARS)

Net Developable Area (Ha)	Total Shared Infrastructure Cost	Development Infrastructure Levy (per Ha)	Community centre cash contribution (per ha)
64.46	\$14,747,255	\$189,981.48	\$38,800.00

1. INTRODUCTION

1.1. BACKGROUND

This Shared Infrastructure Funding Plan (**SIFP**) has been prepared by Urban Enterprise on behalf of St Leonards Property Holdings P/L, a land owner within the St Leonards Growth Area 2 (the **study area**) in the St Leonards Township. The study area is described in Section 2.

The SIFP is the culmination of investigations, workshops and discussions between Urban Enterprise, landowners and the City of Greater Geelong (**Council**).

The SIFP has been prepared in accordance with the requirements of Council.

1.2. PURPOSE

The SIFP has been prepared to guide the delivery of shared infrastructure in the study area by:

- Identifying the land parcels which are to be developed and quantifying the area and likely development yield of each parcel;
- Identifying shared infrastructure required to support development;
- Identifying the specifications, costs and justification for each item;
- Apportioning costs to each land parcel in the study area, and calculating levies payable to ensure delivery of shared infrastructure;
- Identifying any additional infrastructure items that are to be provided by specific landowners; and
- Describing the mechanisms by which the SIFP will be implemented, including collection of levies, delivery of infrastructure, responsibilities for works in-kind and administration of the document (such as indexation) and,

- Provide clear principles regarding obligation of developers to deliver and/or facilitate works.

The SIFP will be used to inform a Section 173 Agreement which will formalise arrangements for infrastructure delivery between Council and each land owner in the Study Area.

1.3. SUPPORTING DOCUMENTS

The following supporting documents were prepared to support the proposed rezoning and subdivision of the study area, and have been used to inform the preparation of the SIFP:

- Outline Development Plan (and associated land budget), version 3, St Quentin Consulting 2015;
- Traffic and Transport Assessment, Cardno. 19 November 2014;
- Stormwater management Plan, Afflux, September 2014;
- Landscape costings, Mexted Rimmer, 10 April 2015;
- Seachange Link costing, Millar Merrigan, 24 June 2015; and
- Valuation Report, Westlink Consulting, July 2015.

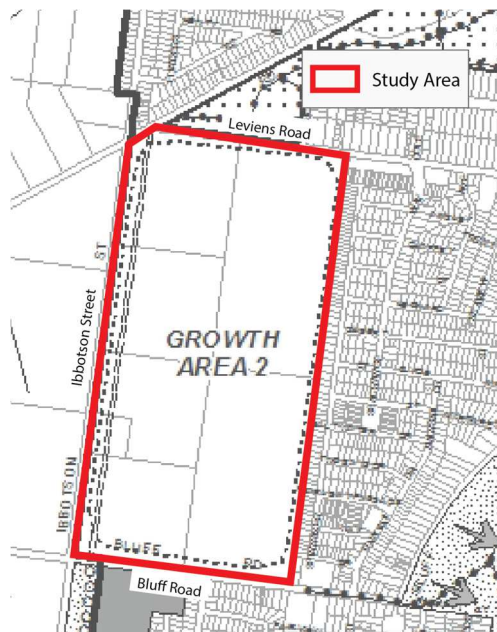
2. STUDY AREA

2.1. LOCATION

The study area is located within the St Leonards Township and it is bounded by Levens Road to the north, Ibbotson Street to the west, Bluff Road to the south and existing residential area to the east.

The location of the study area is shown in Figure 1.

FIGURE 1 STUDY AREA LOCATION



Source: St. Leonards Structure Plan, annotated by Urban Enterprise.

2.2. PLANNING CONTEXT

The planning zones of the study area and surrounding land are shown in Figure 2. Land is proposed to be rezoned to the General Residential Zone.

FIGURE 2 PLANNING ZONES



Source: Planning Maps Online, annotated by Urban Enterprise.

2.3. LAND OWNERSHIP

The study area comprises 7 parcels of land in private ownership ranging in area from 1.2 hectares to 19.45 hectares. The total area of parcels within the study area is approximately 73.78 hectares.

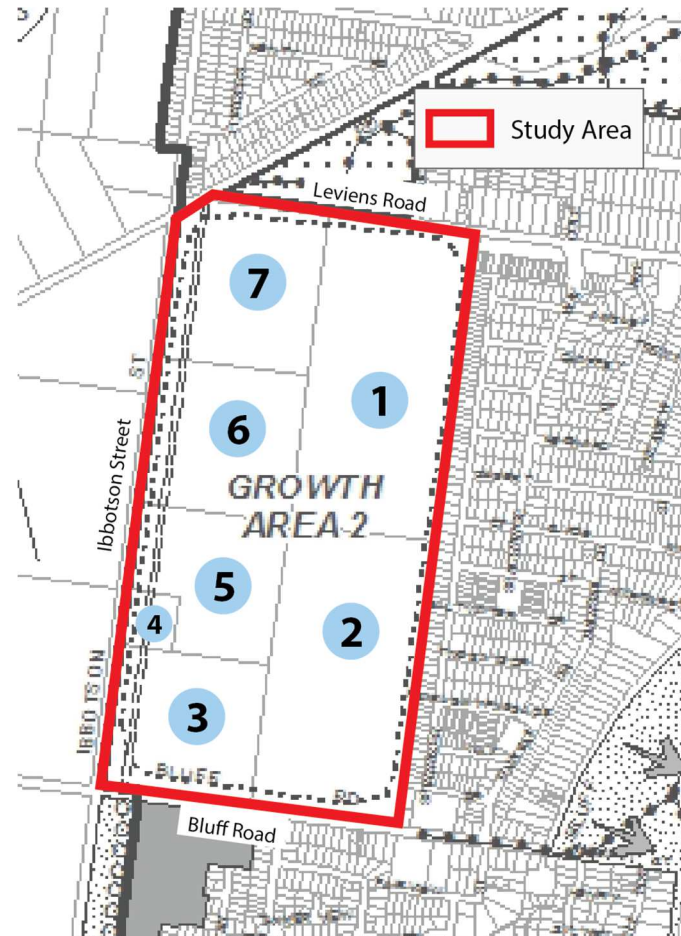
Table 2 shows the property number and land owner's name of each property within the study area and Figure 3 shows the location of each property.

TABLE 2 STUDY AREA PROPERTY INFORMATION

Property	Owner
1	St Leonards Property Holdings P/L
2	Robinsons
3	Petsinis
4	McHugh
5	Ward
6	Debrincat
7	St Leonards Developments P/L

Source: Urban Enterprise.

FIGURE 3 PROPERTY IDENTIFICATION PLAN



Source: St. Leonards Structure Plan, annotated by Urban Enterprise.

2.4. OUTLINE DEVELOPMENT PLAN

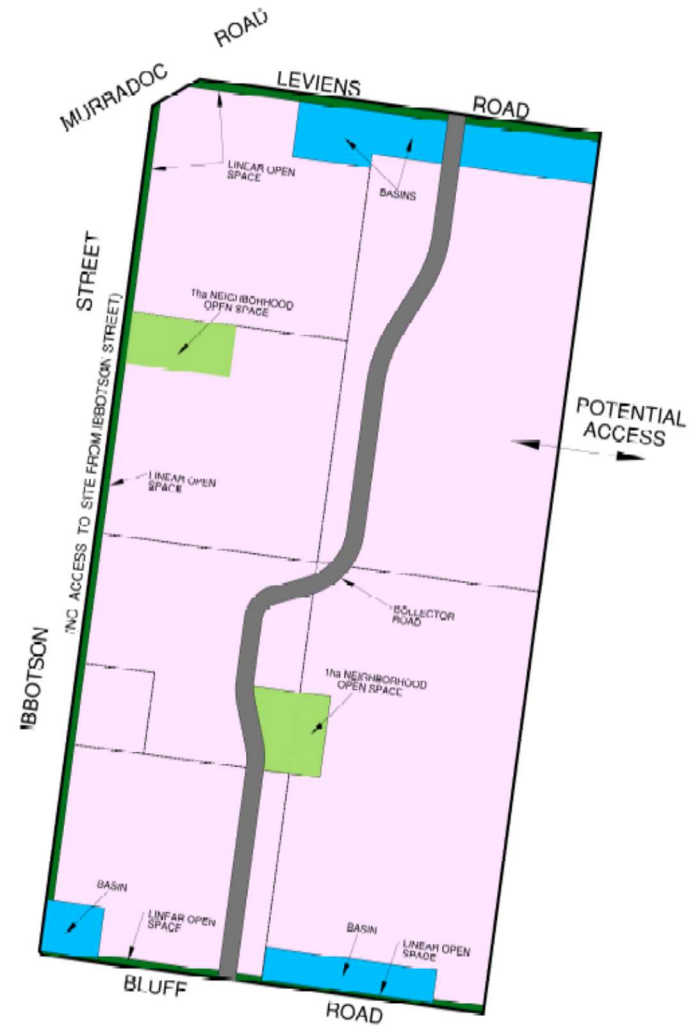
An Outline Development Plan (ODP) has been prepared by St Quentin Consulting to guide the development of the study area following rezoning. The ODP indicates the location of proposed land uses, open space, local roads and drainage reserves. The ODP is shown in Figure 4.

2.5. INFRASTRUCTURE CHARGE AREAS

The ODP area forms the 'Main Catchment Area' (MCA) for the purpose of collecting development contributions.

For the purposes of cost apportionment, the ODP area forms a single charge area, with all development contributing to all items.

FIGURE 4 ODP AND MAIN CATCHMENT AREA



Source: St Quentin Consulting, 2015

2.6. LAND BUDGET

The ODP includes land designated for residential development, open space and drainage purposes. Table 3 shows the land budget for the ODP area by property.

The total Net Developable Area is 64.46 hectares. Please refer to Appendix A for detailed land budget by property.

TABLE 3 LAND BUDGET

Land Budget Summary	Ha
Total Site Area	73.78
Encumbered Land	0.00
Gross Developable Area	73.78
Public Land to be Acquired	
Drainage	4.36
North South Connector (additional 6m)	0.79
Linear POS (Leviens Rd)	0.65
Linear POS (Ibbotson St)	1.09
Linear POS (Bluff Road)	0.43
Neighbourhood Park (Northern)	1.00
Neighbourhood Park (Southern)	1.00
Total Public Land to be Acquired	9.32
Net Developable Area	64.46

Source: St Quentin Consulting, 2015.

3. SHARED INFRASTRUCTURE

3.1. OVERVIEW

Based on the various technical reports prepared and correspondence with Council officers, a range of shared infrastructure items have been identified which are required to support development of the study area.

A number of the infrastructure items to be funded through this SIFP are included as 'shared' infrastructure due to the relatively fragmented land ownership pattern and the likely need for Council to collect funds from multiple smaller subdivisions to deliver items such as open space reserves and the North-South Connector Road.

Shared infrastructure includes intersections, connector roads, open space land and improvements, drainage land and works, community infrastructure contributions and planning costs.

3.2. INFRASTRUCTURE ITEMS

Table 4 provides a summary list of all infrastructure items to be funded under the SIFP. The location of the infrastructure items are shown in Figure 5.

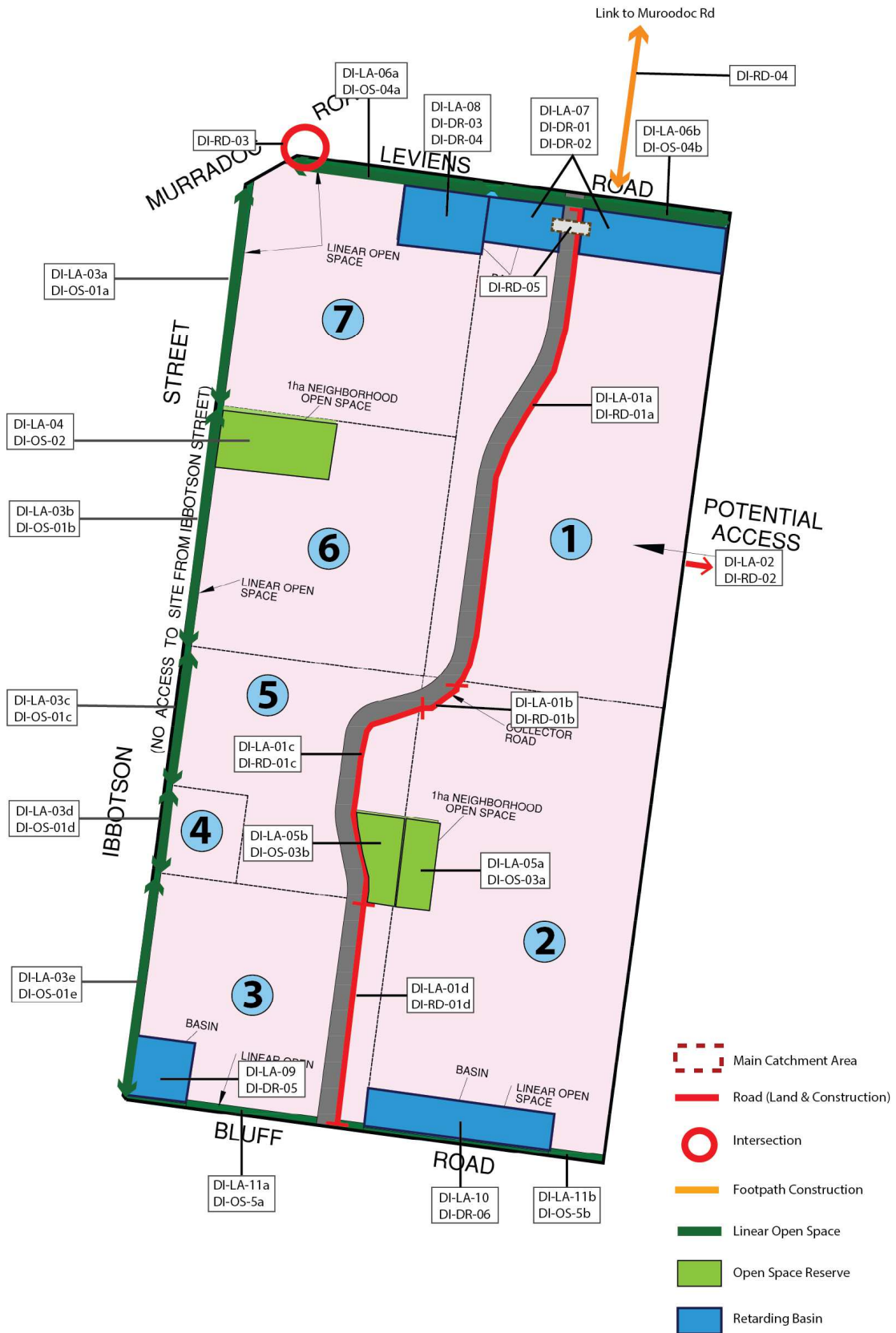
Details of each item and delivery responsibility are shown later in Table 7.

TABLE 4 INFRASTRUCTURE SUMMARY

Project ID	Project Summary
Roads	
DI-RD-01	North-South Connector Road - works
DI-LA-01	North-South Connector Road - land
DI-RD-02	Access road link to Seachange - works
DI-LA-02	Access road link to Seachange - land
DI-RD-03	Murradoc Road/Leviens Road intersection
DI-RD-04	McBeth Street footpath construction
DI-RD-05	North south connector road culverts
Open Space	
DI-LA-03	Ibbotson Street POS - land
DI-OS-01	Ibbotson Street POS - improvements
DI-LA-04	Northern open space - land
DI-OS-02	Northern open space - improvements
DI-LA-05	Southern open space - land
DI-OS-03	Southern open space - improvements
DI-LA-06	Leviens Road POS - land
DI-OS-04	Leviens Road POS - shared path

Project ID	Project Summary
DI-LA-11	Bluff Road POS - land
DI-OS-05	Bluff Road POS - shared path
DI-OS-06	Passive open space cash contribution
Drainage	
DI-LA-07	North East Retarding Basin - land
DI-DR-01	North East Retarding Basin - retarding basin works
DI-DR-02	North East Retarding Basins - pipe works
DI-LA-08	North West Retarding Basin - land
DI-DR-03	North West Retarding Basin - retarding basin works
DI-DR-04	North West Retarding Basins - pipe works
DI-LA-09	South West Retarding Basin - land
DI-DR-05	South West Retarding Basins - retarding basin works
DI-LA-10	South East Retarding Basin - land
DI-DR-06	South East Retarding Basin - retarding basin works
Community Facilities	
DI-CF-01	Community centre construction (cash contribution)
Planning	
DI-PL-01	Planning costs

FIGURE 5 LOCATION OF INFRASTRUCTURE ITEMS



Source: Urban Enterprise 2015, using St Quentin ODP base.

3.3. LAND VALUATION

Land to be acquired for infrastructure in this SIFP has been independently valued by Westlink Consulting. Land was valued on a broadhectare basis, assuming all relevant services are available to the site and appropriate zoning and approvals are in place for residential development.

The broadhectare land valuation for all properties in the MCA is \$410,000 per hectare (June 2015 dollars). This land value will be included within the s173 agreement and fixed for the life of the agreement, subject only to indexation. Indexation for land will be based on ABS Consumer Price Index (CPI) All Groups Melbourne.

3.4. PUBLIC OPEN SPACE

Clause 52.01 of the Greater Geelong Planning Scheme specifies a public open space contribution (in cash or land) requirement of 10%. Table 5 shows the public open space equalisation scheme proposed for the Development Plan Area to satisfy this requirement.

The requirement will be satisfied through a combination of land acquisition, improvements to public open space, and cash contributions. These are included in the shared infrastructure list to allow equitable collection of funds from all landowners in the study area towards open space on a per hectare basis, and to allow Council or developers to deliver the key open space items in the desired layout once sufficient funds have been collected.

The total public open space proposed is 4.17 hectares, equivalent to 6.47% of NDA. The balance of the 52.01 requirement of 10% (3.53% or 2.276 hectares) will be met through cash contributions (valued at \$933,160 in June 2015 dollars).

Each landowner must provide open space land and works shown in the SIFP, and also make a cash contribution equivalent to the balance of the 10% requirement for their property. This requirement can also be satisfied through the provision of other works in-kind identified in this SIFP.

TABLE 5 PUBLIC OPEN SPACE EQUALISATION

Property	Name	NDA	POS Requirement under 52.01 (10% of NDA) (ha)	Value of 10% POS Requirement	POS Land provided on-site (Ha)	POS provided on-site as % of NDA	Value of POS land provided on-site	Balance of 52.01 Requirement to be Satisfied in Cash (or through other SIFP works in-kind)
1	St Leonards Property Holdings P/L	16.93	1.693	\$694,130	0.34	2.0%	\$139,400	\$554,730
2	Robinsons	15.75	1.575	\$645,750	0.66	4.2%	\$270,600	\$375,150
3	Petsinis	7.61	0.761	\$312,010	0.45	5.9%	\$184,500	\$127,510
4	McHugh	1.06	0.106	\$43,460	0.11	10.4%	\$45,100	-\$1,640
5	Ward	6.75	0.675	\$276,750	0.71	10.5%	\$291,100	-\$14,350
6	Debrincat	7.97	0.797	\$326,770	1.30	16.3%	\$533,000	-\$206,230
7	St Leonards Developments P/L	8.39	0.839	\$343,990	0.60	7.2%	\$246,000	\$97,990
Total		64.46	6.446	\$2,642,860	4.17	6.47%	\$1,709,700	\$933,160

Note - the above calculation adopts a land valuation of \$410,000 per hectare (June 2015 dollars)

4. COST APPORTIONMENT AND LEVY CALCULATION

4.1. OVERVIEW

This section provides details on how the cost of infrastructure items have been apportioned across the Main Catchment Area, (MCA) and how the overall development contributions levies have been calculated.

4.2. COST APPORTIONMENT

The cost of each infrastructure item has been apportioned to the MCA on the basis of Net Developable Area.

Each infrastructure item has been identified as being required to service the future community of the study area only. Therefore, 100% of the cost of each infrastructure item has been apportioned to the study area (i.e. no external apportionment is included).

4.3. LEVY CALCULATION

As land within the MCA is required to contribute to all infrastructure items, a single levy has been developed for the MCA.

The cost of infrastructure items has been converted into a development contributions levy by dividing the total item cost by the Net Developable Area of the MCA.

Table 6 shows the development contributions payable per property, based on the overall levy as calculated for each infrastructure item and shown in Table 7.

Table 7 also shows the indicative delivery responsibility for each infrastructure item. It is proposed that all items located within the study area are delivered by the relevant landowners as works in-kind, in accordance with the principles of this SIFP as outlined in Section 5.

A summary of liabilities, works to be provided in-kind and net position (credit or cash payable) for each landowner is provided in Appendix B.

Table 8 shows details of a separate cash contribution payable towards the construction of a Community Centre in St Leonards. This item cannot be delivered as works in-kind or offset by the delivery of other works in-kind.

TABLE 6 CONTRIBUTIONS PAYABLE BY PROPERTY

Property	Owner	NDA	Development Levy per ha NDA	Cash contribution for Community Centre per ha NDA	Total Liability (incl. all POS required under 52.01)
1	St Leonards Property Holdings P/L	16.93	\$189,981.48	\$38,800.00	\$3,873,271
2	Robinsons	15.75			\$3,603,308
3	Petsinis	7.61			\$1,741,027
4	McHugh	1.06			\$242,508
5	Ward	6.75			\$1,544,275
6	Debrincat	7.97			\$1,823,388
7	St Leonards Developments P/L	8.39			\$1,919,477
Total		64.46			\$14,747,255

Source: Urban Enterprise.

TABLE 7 COST APPORTIONMENT AND DEVELOPMENT LEVY CALCULATION

Project ID	Project Summary	Description	Unit	Quantity	Rate	Project Cost	Demand Units	LEVY (\$/ha)	Costing Source	Trigger	Delivery Responsibility
Roads											
DI-RD-01a	North-South Connector Road - works property 1	Works - cost of difference between connector and local road (Property 1)	Lin m	644.2	\$1,200	\$773,040	64.46	\$11,992.55	Cardno	Development of abutting land	Property 1
DI-RD-01b	North-South Connector Road - works property 2	Works - cost of difference between connector and local road (property 2)	Lin m	61.5	\$1,200	\$73,800	64.46	\$1,144.90	Cardno	Development of abutting land	Property 2
DI-RD-01c	North-South Connector Road - works property 5	Works - cost of difference between connector and local road (property 5)	Lin m	287.9	\$1,200	\$345,480	64.46	\$5,359.60	Cardno	Development of abutting land	Property 5
DI-RD-01d	North-South Connector Road - works property 3	Works - cost of difference between connector and local road (property 3)	Lin m	321.8	\$1,200	\$386,160	64.46	\$5,990.69	Cardno	Development of abutting land	Property 3
DI-LA-01a	North-South Connector Road - land property 1	Land - for extra 6m of collector road	Ha	0.39	\$410,000	\$159,900	64.46	\$2,480.61	Westlink	Development of abutting land	Property 1
DI-LA-01b	North-South Connector Road - land property 2	Land - for extra 6m of collector road	Ha	0.04	\$410,000	\$16,400	64.46	\$254.42	Westlink	Development of abutting land	Property 2
DI-LA-01c	North-South Connector Road - land property 5	Land - for extra 6m of collector road	Ha	0.19	\$410,000	\$77,900	64.46	\$1,208.50	Westlink	Development of abutting land	Property 5
DI-LA-01d	North-South Connector Road - land property 3	Land - for extra 6m of collector road	Ha	0.17	\$410,000	\$69,700	64.46	\$1,081.29	Westlink	Development of abutting land	Property 3
DI-RD-02	Access road link to Seachange - works	Construction costs of link	Unit	1	\$93,800	\$93,800	64.46	\$1,455.17	Millar Merrigan, June 2015	Development of abutting land	Property 1
DI-LA-02	Access road link to Seachange - land	Land acquisition costs of link	Ha	1	\$273,000	\$273,000	64.46	\$4,235.18	St Leonards Property Holdings	Development of abutting land	Property 1
DI-RD-03	Murradoc Road/Leviens Road intersection	Upgrade of intersection (turning lanes, pavement widening)	Unit	1	\$432,567	\$432,567	64.46	\$6,710.62	Cardno CG140338 Rev 2	Not before the 80th lot developed within Property 1	Property 1
DI-RD-04	McBeth Street footpath construction	McBeth Street footpath construction	Unit	1	\$50,000	\$50,000	64.46	\$775.67	CoGG	At Council's discretion, pending available funds	COUNCIL
DI-RD-05	North south collector road culverts (northern entry)	Construction of culverts under north-south collector road at northern entry	Unit	1	\$191,714	\$191,714	64.46	\$2,974.16	Afflux email 30062015	When this section of the collector road is constructed	Property 1

Project ID	Project Summary	Description	Unit	Quantity	Rate	Project Cost	Demand Units	LEVY (\$/ha)	Costing Source	Trigger	Delivery Responsibility
Open Space											
DI-LA-03a	Ibbotson Street POS - land (Property 7)	Linear open space Ibbotson Street - land (Property 7)	Ha	0.29	\$410,000	\$118,900	64.46	\$1,844.55	Westlink	Development of abutting land	Property 7
DI-OS-01a	Ibbotson Street POS - improvements (Property 7)	Linear open space improvements Ibbotson Street (shared path and landscaping) (Property 7)	Lin m	289	\$458	\$132,362	64.46	\$2,053.40	Mexted Rimmer	Development of abutting land	Property 7
DI-LA-03b	Ibbotson Street POS - land (Property 6)	Linear open space Ibbotson Street - land (Property 6)	Ha	0.3	\$410,000	\$123,000	64.46	\$1,908.16	Westlink	Development of abutting land	Property 6
DI-OS-01b	Ibbotson Street POS - improvements (Property 6)	Linear open space improvements Ibbotson Street (shared path and landscaping) (Property 6)	Lin m	304	\$458	\$139,232	64.46	\$2,159.98	Mexted Rimmer	Development of abutting land	Property 6
DI-LA-03c	Ibbotson Street POS - land (Property 5)	Linear open space Ibbotson Street - land (Property 5)	Ha	0.18	\$410,000	\$73,800	64.46	\$1,144.90	Westlink	Development of abutting land	Property 5
DI-OS-01c	Ibbotson Street POS - improvements (Property 5)	Linear open space improvements Ibbotson Street (shared path and landscaping) (Property 5)	Lin m	178	\$458	\$81,524	64.46	\$1,264.72	Mexted Rimmer	Development of abutting land	Property 5
DI-LA-03d	Ibbotson Street POS - land (Property 4)	Linear open space Ibbotson Street - land (Property 4)	Ha	0.11	\$410,000	\$45,100	64.46	\$699.66	Westlink	Development of abutting land	Property 4
DI-OS-01d	Ibbotson Street POS - improvements (Property 4)	Linear open space improvements Ibbotson Street (shared path and landscaping) (Property 4)	Lin m	112	\$458	\$51,296	64.46	\$795.78	Mexted Rimmer	Development of abutting land	Property 4
DI-LA-03e	Ibbotson Street POS - land (Property 3)	Linear open space Ibbotson Street - land (Property 3)	Ha	0.21	\$410,000	\$86,100	64.46	\$1,335.71	Westlink	Development of abutting land	Property 3
DI-OS-01e	Ibbotson Street POS - improvements (Property 3)	Linear open space improvements Ibbotson Street (shared path and landscaping) (Property 3)	Lin m	214	\$458	\$98,012	64.46	\$1,520.51	Mexted Rimmer	Development of abutting land	Property 3
DI-LA-04	Northern open space - land (Property 6)	Northern open space - land (1ha) (Property 6)	Ha	1	\$410,000	\$410,000	64.46	\$6,360.53	Westlink	Development of abutting land	Property 6

Project ID	Project Summary	Description	Unit	Quantity	Rate	Project Cost	Demand Units	LEVY (\$/ha)	Costing Source	Trigger	Delivery Responsibility
DI-OS-02	Northern open space - improvements (Property 6)	Northern open space - improvements (landscaping) (Property 6)	Ha	1	\$214,212	\$214,212	64.46	\$3,323.18	Mexted Rimmer	Development of abutting land	Property 6
DI-LA-05a	Southern open space - land (Property 2)	Southern open space - land (Property 2)	Ha	0.47	\$410,000	\$192,700	64.46	\$2,989.45	Westlink	Development of abutting land	Property 2
DI-OS-03a	Southern open space - improvements (Property 2)	Southern open space - improvements (landscaping) (Property 2)	Ha	0.47	\$214,212	\$100,680	64.46	\$1,561.89	Mexted Rimmer	Development of abutting land	Property 2
DI-LA-05b	Southern open space - land (Property 5)	Southern open space - land (Property 5)	Ha	0.53	\$410,000	\$217,300	64.46	\$3,371.08	Westlink	Development of abutting land	Property 5
DI-OS-03b	Southern open space - improvements (Property 5)	Southern open space - improvements (landscaping) (Property 5)	Ha	0.53	\$214,212	\$113,532	64.46	\$1,761.28	Mexted Rimmer	Development of abutting land	Property 5
DI-LA-06a	Leviens Road POS - land (Property 7)	Linear open space along Leviens Road - land (Property 7)	Ha	0.31	\$410,000	\$127,100	64.46	\$1,971.77	Westlink	Development of abutting land	Property 7
DI-OS-04a	Leviens Road POS - improvements (Property 7)	Linear open space Leviens Road - improvements (shared path) (Property 7)	Lin M	262	\$187.5	\$49,125	64.46	\$762.10	Mexted Rimmer	Development of abutting land	Property 7
DI-LA-06b	Leviens Road POS - land (Property 1)	Linear open space along Leviens Road - land (Property 1)	Ha	0.34	\$410,000	\$139,400	64.46	\$2,162.58	Westlink	Development of abutting land	Property 1
DI-OS-04b	Leviens Road POS - improvements (Property 1)	Linear open space Leviens Road - improvements (shared path) (Property 1)	Lin M	281	\$187.5	\$52,688	64.46	\$817.37	Mexted Rimmer	Development of abutting land	Property 1
DI-LA-11a	Bluff Road POS - land (property 3)	Linear open space Bluff Road - land (Property 3)	Ha	0.24	\$410,000	\$98,400	64.46	\$1,526.53	Westlink	Development of abutting land	Property 3
DI-OS-05a	Bluff Road POS - improvements (property 3)	Linear open space Bluff Road - improvements (shared path) (Property 3)	Lin. M.	278.79	\$187.5	\$52,273	64.46	\$810.94	Mexted Rimmer	Development of abutting land	Property 3
DI-LA-11b	Bluff Road POS - land (property 2)	Linear open space Bluff Road - land (Property 2)	Ha	0.19	\$410,000	\$77,900	64.46	\$1,208.50	Westlink	Development of abutting land	Property 2
DI-OS-05b	Bluff Road POS - improvements (property 2)	Linear open space Bluff Road - improvements (shared path) (Property 2)	Lin. M.	302.57	\$187.5	\$56,731	64.46	\$880.10	Mexted Rimmer	Development of abutting land	Property 2

Project ID	Project Summary	Description	Unit	Quantity	Rate	Project Cost	Demand Units	LEVY (\$/ha)	Costing Source	Trigger	Delivery Responsibility
DI-OS-06	Passive open space contribution	Passive open space land cash contribution	Ha	2.28	\$410,000	\$933,160	64.46	\$14,476.57	Westlink	Cash contribution only	Council
Drainage											
DI-LA-07	NEB - land	North East Basin - land	Ha	1.79	\$410,000	\$733,900	64.46	\$11,385.36	Westlink	Development of abutting land	Property 1
DI-DR-01	NEB - works RB	North East Basin - works RB	Unit	1	\$1,134,660	\$1,134,660	64.46	\$17,602.54	Afflux, email 150615	Development of abutting land	Property 1
DI-DR-02	NEB - works pipe	North East Basin - works pipe	Unit	1	\$436,772	\$436,772	64.46	\$6,775.86	Afflux, email 150615	Development of abutting land	Property 1
DI-LA-08	NWB - land	North West Basin - land	Ha	0.82	\$410,000	\$336,200	64.46	\$5,215.64	Westlink	Development of abutting land	Property 7
DI-DR-03	NWB - works RB	North West Basin - works RB	Unit	1	\$927,532	\$927,532	64.46	\$14,389.26	Afflux, email 150615	Development of abutting land	Property 7
DI-DR-04	NWB - works pipe	North West Basin - works pipe	Unit	1	\$250,502	\$250,502	64.46	\$3,886.16	Afflux, email 150615	Development of abutting land	Property 7
DI-LA-09	SWB - land	South West Basin - land	Ha	0.58	\$410,000	\$237,800	64.46	\$3,689.11	Westlink	Development of abutting land	Property 3
DI-DR-05	SWB - works RB	South West Basin - works RB	Unit	1	\$142,345	\$142,345	64.46	\$2,208.27	Afflux, email 150615	Development of abutting land	Property 3
DI-LA-10	SEB - land	South East Basin - land	Ha	1.18	\$410,000	\$483,800	64.46	\$7,505.43	Westlink	Development of abutting land	Property 2
DI-DR-06	SEB - works RB	South East Basin - works RB	Unit	1	\$693,708	\$693,708	64.46	\$10,761.84	Afflux, email 150615	Development of abutting land	Property 2
Planning											
DI-PL-01	Planning	Planning costs	Unit	1	\$141,000	\$141,000	64.46	\$2,187.40	St Quentin, 4/8/15	Complete	Property 1
Total						\$12,246,207		\$189,981.48			

TABLE 8 COST APPORTIONMENT AND LEVY CALCULATION – ST LEONARDS COMMUNITY CENTRE CASH CONTRIBUTION

Project ID	Project Summary	Description	Unit	Quantity	Rate	Project Cost	Demand Units	LEVY (\$/ha)	Costing Source	Payment Trigger	Delivery Responsibility
Community Facilities											
DI-CF-01	Community centre construction	Cash contribution towards the construction of a community centre in St Leonards	NDA ha	64.46	\$38,800	\$2,501,048	64.46	\$38,800.00	CoGG	Cash payments at Statement of Compliance as follows: 20% at 20% lot yield; a further 30% at 35% of lot yield; and a further 50% at 50% lot yield. Lot yield based on development of each individual property.	CoGG using cash contributions

5. IMPLEMENTATION AND ADMINISTRATION

5.1. SECTION 173 AGREEMENT

This SIFP will be implemented through s173 agreements with each landowner in the study area. Each agreement will be based on a model agreement prepared by Council, and describe the implementation principles of this plan, while also including details regarding levies payable for the relevant lot, the infrastructure items to be funded, and the administrative and legal provisions contained within the SIFP, and delivery of infrastructure over time.

5.2. INDEXATION

Land values and construction costs listed are in June 2015 dollars. They will be indexed annually according to the following method.

All levies and costs must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, Victoria (Table 17 Output of the Construction industries, subdivision and class index numbers - Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings, Community Infrastructure Levy and Planning Costs) published by the ABS (Series 6427.0)) or similar index;
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land to be acquired, the agreed land value must be adjusted annually using the ABS Consumer Price Index (CPI):

- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.

5.3. COLLECTION OF LEVIES

Levies will be collected by the City of Greater Geelong as follows:

- For the subdivision of land, not more than 21 days prior to the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of the subdivision creating any new lot (noting the liability is triggered at Statement of Compliance);
- In relation to the development of land not requiring subdivision, a planning permit condition must require the payment of the development contribution prior to the commencement of works unless there is an agreement with the Responsible Authority to secure the payment of the development contribution by some other means or other timeframe.

A statement of compliance must not be issued until the development contributions levy is paid (or equivalent works are provided in-kind).

Funds collected will be held in a specific Council account in accordance with the provisions of the *Planning and Environment Act (1987)*. All monies held in this account will be used solely for the provision of infrastructure as itemised in this SIFP.

Council will be responsible for ongoing accounting and indexation of this SIFP.

5.4. METHOD OF PROVISION

Responsibility for the delivery of infrastructure works within the Development Plan area primarily resides with the developer of the land as a works in-kind project, with a credit provided against their development contribution, subject to the agreement of the Council. One item outside the Development Plan area (DI_RD_04) is to be delivered by Council using

cash contributions collected from developers as specified in this SIFP (unless agreed to be delivered as works-in-kind)..

It is the developers' responsibility to facilitate the delivery of all infrastructure projects required to service the development of the subject land that are located within the Development Plan area. In exceptional circumstances, and provided the Developer has demonstrated to Council's satisfaction that it has made all reasonable endeavours to facilitate delivery of the Infrastructure Projects, Council will initiate the delivery of the Infrastructure Projects based on the below criteria:

- Council will only facilitate an Infrastructure Project at a time when Council determines there are sufficient funds in Council's infrastructure contributions account, collected under the St Leonards Final Shared Infrastructure Funding Plan, to meet the cost of delivering the Infrastructure Project(s); and that Council's delivery of any infrastructure Project will be subject to:
 - Councils normal budgetary cycles; and
 - Normal legislative processes and timeframes for any acquisition of land required to facilitate the Infrastructure Project.

Council may enter into Section 173 Agreements, confirming specific credit and project timing, with landowners to formalise details of infrastructure items to be provided in-kind. All infrastructure items can be provided in-kind under this agreement with the exception of the St Leonards Community Centre.

In determining whether to agree to the provision of works in lieu of cash, the Responsible Authority will have regard to the following:

- Only works or land identified in the SIFP can be provided in lieu of cash;
- Detailed design must be approved by the Responsible Authority and generally accord with the standards outlined unless agreed by the Responsible Authority and the developer; and
- The construction of works must be completed to the satisfaction of the Responsible Authority.

Where the Responsible Authority agrees that works are to be provided by a developer in lieu of cash contributions:

- The credit for the works provided shall equal the value identified in the SIFP taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the developer;
- The developer will not be required to make cash payments for contributions until the value of any credits for the provision of agreed works-in-kind are exhausted;
- Where credit for works-in-kind can't be offset against future levy payments, the developer shall be reimbursed by the Responsible Authority for any excess credit prior to the issue of a Statement of Compliance for the final stage of development of that developer's land;
- Where a developer chooses to bring forward works ahead of the scheduled time in the SIFP, this can be done provided the impact on the SIFP is cost and revenue neutral;
- Where a developer is in credit against their development contributions liability, this credit will be indexed annually in accordance with the annual increase in the Development Contribution Levy.

Given that all landowners are providing less public open space than the 10% requirement under Clause 52.01, additional cash contributions are factored into the infrastructure provision. Should a landowner ultimately provide more public open space than is shown in this SIFP, the value of this open space will be deducted from the POS cash contribution payable by that landowner.

LAND

The provision of land identified in this SIFP is suitable as works in-kind to off-set against a landowner's development contribution. As with works-in-kind, the provision of land would be outlined in an agreement between the developer and the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act* (1987). The value of the off-set for providing land will equal the value shown in the SIFP, subject to indexation.

The land, works and levies included in this SIFP and related s173 agreements satisfy all public open space requirements under Clause 52.01 of the Greater Geelong Planning Scheme.

APPENDICES

Appendix A DETAILED LAND BUDGET

Property	Name	Area (ha)	Drainage (ha)	Connector (6m) (ha)	Linear POS - Leviens Rd (ha)	Linear POS - Ibbotson St (ha)	Linear POS Bluff Rd (ha)	Neighbourhood Park (Northern) (ha)	Neighbourhood Park (Southern) (ha)	POS Total (ha)	POS % of NDA	Total land take (ha)	% land encumbered	NDA (ha)
1	St Leonards Property Holdings P/L	19.45	1.79	0.39	0.34					0.34	2.01%	2.52	12.85%	16.93
2	Robinsons	17.63	1.18	0.04			0.19		0.47	0.66	4.19%	1.88	9.53%	15.75
3	Petsinis	8.81	0.58	0.17		0.21	0.24			0.45	5.91%	1.20	11.01%	7.61
4	McHugh	1.17				0.11				0.11	10.38%	0.11	9.40%	1.06
5	Ward	7.65		0.19		0.18			0.53	0.71	10.52%	0.90	11.11%	6.75
6	Debrincat	9.27				0.3		1.00		1.30	16.31%	1.30	14.02%	7.97
7	St Leonards Developments P/L	9.80	0.81		0.31	0.29				0.60	7.15%	1.41	14.22%	8.39
	Total	73.78	4.36	0.79	0.65	1.09	0.43	1.00	1.00	4.17	6.47%	9.32		64.46

Appendix B CONTRIBUTIONS BY PROPERTY

Property No.	1	2	3	4	5	6	7	TOTALS	
Owner	St Leonards Property Holdings P/L	Robinsons	Petsinis	McHugh	Ward	Debrincat	St Leonards Developments P/L		
NDA	16.93	15.75	7.61	1.06	6.75	7.97	8.39	64.46	
Levy per ha	\$189,981.48	\$189,981.48	\$189,981.48	\$189,981.48	\$189,981.48	\$189,981.48	\$189,981.48	\$189,981.48	
Shared Infrastructure Liability	\$3,216,386.54	\$2,992,208.39	\$1,445,759.10	\$201,380.37	\$1,282,375.02	\$1,514,152.43	\$1,593,944.66	\$12,246,206.51	
Shared Infrastructure WIK	\$773,040 DI-RD-01a \$159,900 DI-LA-01a \$93,800 DI-RD-02 \$273,000 DI-LA-02 \$432,567 DI-RD-03 \$191,714 DI-RD-05 \$139,400 DI-LA-06b \$52,688 DI-OS-04b \$733,900 DI-LA-07 \$1,134,660 DI-DR-01 \$436,772 DI-DR-02 \$141,000 DI-PL-01	\$73,800 DI-RD-01b \$16,400 DI-LA-01b \$192,700 DI-LA-05a \$100,680 DI-OS-03a \$483,800 DI-LA-10 \$693,708 DI-DR-06 \$77,900 DI-LA-11b \$56,731 DI-OS-05b	\$386,160 DI-RD-01d \$69,700 DI-LA-01d \$86,100 DI-LA-03e \$98,012 DI-OS-01e \$237,800 DI-LA-09 \$142,345 DI-DR-05 \$98,400 DI-LA-11a \$52,273 DI-OS-05a	\$45,100 DI-LA-03d \$51,296 DI-OS-01d	\$345,480 DI-RD-01c \$77,900 DI-LA-01c \$73,800 DI-LA-03c \$81,524 DI-OS-01c \$217,300 DI-LA-05b \$113,532 DI-OS-03b	\$123,000 DI-LA-03b \$139,232 DI-OS-01b \$410,000 DI-LA-04 \$214,212 DI-OS-02	\$118,900 DI-LA-03a \$132,362 DI-OS-01a \$127,100 DI-LA-06a \$49,125 DI-OS-04a \$336,200 DI-LA-08 \$927,532 DI-DR-03 \$250,502 DI-DR-04		
Value of Shared infrastructure WIK	\$4,562,440.51	\$1,695,718.64	\$1,170,790.00	\$96,396.00	\$909,536.36	\$886,444.00	\$1,941,721.00	\$11,263,046.51	
Net Shared Infrastructure Position (negative = credit to be reimbursed at final stage, positive = cash payable to Council)	-\$1,346,053.97	\$1,296,489.75	\$274,969.10	\$104,984.37	\$372,838.66	\$627,708.43	-\$347,776.34	\$983,160.00	
Community centre contribution per ha NDA	\$38,800.00	\$38,800.00	\$38,800.00	\$38,800.00	\$38,800.00	\$38,800.00	\$38,800.00	\$38,800.00	
Community Centre Liability (cash payable to Council)	\$656,884.00	\$611,100.00	\$295,268.00	\$41,128.00	\$261,900.00	\$309,236.00	\$325,532.00	\$2,501,048.00	