

12.5**Directorate****Director****Manager****Attachment(s)****Brimbank Planning Scheme Amendment C214brim - Development Contributions Plan Overlay**

City Development

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1. Amendment C214brim - Draft Development Contributions Plan [**12.5.1** - 92 pages]
2. Amendment C214brim - Draft Development Contributions Overlay [**12.5.2** - 6 pages]
3. Amendment C214brim - Draft Explanatory Report [**12.5.3** - 7 pages]

Purpose

For Council to consider endorsing the updated Development Contributions Plan (2022) and Amendment C214brim to the Brimbank Planning Scheme for consultation.

Officer Recommendation**That Council:**

- a. **Notes that the approval of the updated Development Plan (2022) and the associated changes to Brimbank Planning Scheme Amendment C214brim exceeds the endorsement delegated by Council to the Director City Development to make further changes required by the Department of Environment, Water, Land and Planning to meet the conditions of Authorisation for Brimbank Planning Scheme Amendment C214brim.**
- b. **Endorses the updated Development Contributions Plan (2022) and Brimbank Planning Scheme Amendment C214brim as shown in Attachments 1, 2 and 3 to this report.**
- c. **Delegates to the Director City Development endorsement to make any further changes required by the Department of Environment, Water, Land and Planning to meet the conditions of Authorisation for Brimbank Planning Scheme Amendment C214brim.**
- d. **Notes that subject to meeting the conditions of Authorisation, Brimbank Planning Scheme Amendment C214brim will be exhibited with reduced notice requirements under Section 20(1) of the *Planning and Environment Act 1987*.**
- e. **Notes that following exhibition Council will receive a further report outlining submissions to Brimbank Planning Scheme Amendment C214brim and Council's options regarding the Amendment.**

Background

In accordance with Part 3B of the *Planning and Environment Act 1987* (the Act), Council can prepare a DCP that requires new development to contribute a proportionate amount to the cost of new, upgraded or replacement infrastructure. The Brimbank Planning Scheme already includes two DCPs:

- Sunshine Town Centre DCP – development Contributions Plan Overlay Schedule 1 (DCPO1), which was adopted by Council in July 2014 and gazetted in December 2015; and
- Brimbank DCP 2016 – development Contributions Plan Overlay Schedule 2 (DCPO2), which was adopted by Council in July 2017 and gazetted in January 2018.

Within the DCP system infrastructure items are classified as either Development Infrastructure (DI) or Community Infrastructure (CI), as defined by the Ministerial Direction on the Preparation and Content of Development Contributions Plans and Reporting Requirements for Development Contributions Plans. The State government has set a cap on the total amount of CI that local government can levy across all active DCPs in a municipality. CI is currently capped at \$1,253 for the 2022-23 financial year (subject to annual indexation).

It is also a requirement of the DCP system that Council must not use funds collected through other statutory charges such as the Public Open Space (POS) levy under Clause 52.01 of the Brimbank Planning Scheme to subsidise DCP projects. It may, however, seek grants and co-funding opportunities from other external parties to deliver the projects.

On 23 June 2020 Council considered a report regarding the draft Brimbank Development Contributions Plan 2019 (draft DCP 2019) and its associated Planning Scheme Amendment - Amendment C214brim. Council resolved to endorse the draft DCP 2019 for consultation, and seek Authorisation from the Minister for Planning (Minister) to prepare and exhibit Amendment C214brim. Council also resolved to delegate to the Director City Development endorsement of any changes required to be made as part of any conditional authorisation for Amendment C214brim.

In accordance with the Development Contribution Plan Guidelines, a DCP is required to demonstrate a 'nexus' between the projects to be funded and the type of development required to pay the charge. Projects included within the draft DCP 2019 were community infrastructure projects derived from the Community Services and Infrastructure Plan 2018-2038 and Sports Facility Development Plan 2018. Residents are deemed to be the primary users of these projects and therefore the charge only applies to new residential development. The draft DCP 2019 did, however, include provision for the exemption of the charge for social housing development delivered by and for registered housing associations.

The draft DCP 2019 was prepared in line with the Ministerial Direction outlined above and the CI cap and allowed for the collection of approximately \$7.2 million from new residential development towards 68 community infrastructure projects with a total value of approximately \$77.4 million. This represented an estimated cost recovery of approximately nine percent.

At the time Amendment C214brim sought to implement the draft DCP 2019 through a third schedule to the Development Contributions Plan Overlay (DCPO3), as well as include it as an Incorporated Document in the Brimbank Planning Scheme.

Amendment C214brim was submitted to the Department of Environment, Land, Water and Planning (DELWP) on 30 June 2020 seeking Authorisation. Several discussions were held between Council officers and DELWP during the following months, and authorisation was granted on 1 February 2022, subject to six conditions. These conditions are summarised below:

1. Prior to exhibition amend Schedule 2 to the Development Contributions Plan Overlay (DCPO2), to introduce the contents proposed in DCPO3, generally in accordance with the draft amended DCPO2 ordinance prepared by DELWP.
2. Update all accompanying documents submitted for authorisation generally in accordance with the approach outlined in Condition 1.
3. Review the DCP to remove completed projects from the DCP and make any consequential revisions to the amendment.
4. Update cost calculations with the current Community Infrastructure levy indexation for the 2021-2022 financial year (now 2022-2023 financial year).
5. Update the Explanatory Report to reflect the approach to current social distancing practices in regard to where the amendment can be viewed.
6. Direct notice of the proposed amendment must be given to the Department of Transport (DoT) and the Department of Jobs, Precincts and the Regions (DJPR).

DCPs are a highly specialised field and to meet the conditions of Authorisation Council officers undertook an internal review of the DCP project list and re-engaged the previous consultant to prepare the necessary updates to the draft DCP, now referred to as draft DCP 2022 (**Attachment 1**).

As part of the updates the consultant took a pragmatic approach and updated relevant inputs, including population projections and the indexing of project costs to the current 2022/23 financial year.

The Director City Development is delegated by Council to make changes required by DELWP to meet the conditions of Authorisation for Amendment C214brim, however, the approval of the updated Development Plan (2022) and the associated changes to the amendment exceeds the endorsement delegated by Council.

Options

There are two options for Council to consider in progressing Amendment C214brim. Council officers recommend Option A:

- Option A – Endorse the updated DCP (2022) and Amendment C214brim documents, consisting of the amended DCPO2 (**Attachment 2**) and updated Explanatory Report (**Attachment 3**), for the purpose of public consultation
- Option B – Abandon Amendment C214brim

The draft Brimbank Development Contributions Plan (2022) and Brimbank Planning Scheme Amendment C214brim allows for the collection of approximately \$7.7m from new development towards 48 community infrastructure projects. The projects are considered necessary in supporting Brimbank's growing community.

Analysis

The draft DCP 2022 updates draft DCP 2019, in line with the conditions of Authorisation, but proposes to collect contributions of approximately \$7.8 million towards 48 new or upgraded infrastructure projects with a total estimate value of \$76 million. This represents an estimate cost recovery of approximately ten (10) percent.

Condition 3 of the Minister's Authorisation required the removal of completed projects from the DCP. On this basis 19 projects worth approximately \$5.3 million (in 2019 dollars) have been removed from the updated draft DCP. These projects were all small-scale sports infrastructure projects of comparatively low value (between \$100-300K) and their removal has not made a substantial difference to the overall value of projects to be delivered under the draft DCP 2022.

In addition to the abovementioned projects, the Sunshine West Children's and Community Centre, worth approximately \$3.7 million (in 2019 dollars), was also removed because it is now being delivered (in part) by the State government on a school site.

Despite the removal of these projects the draft DCP 2022 still contains projects worth approximately \$76 million. This is because the 'update' meant Council officers had the opportunity to revise project costs to reflect recent substantial increase in construction costs due to inflation and the impact of Covid-19 on materials and supply chains.

In addition, population forecasts used to underpin the draft DCP were updated to the most recent available forecasts to ensure the draft DCP 2022 is robust during exhibition and any potential planning panel phase. Accordingly, the number of new dwellings forecast for the municipality during the 20-year delivery timeframe of the draft DCP increased from 10,933 to 14,560.

Within the DCP system, project costs are attributed to a nominated catchment of 'primary users'. This ensures those who benefit most from the infrastructure item are the ones contributing to its delivery through the DCP. As some projects were removed from the draft DCP and costs were increased for others, the impact was not uniform across all charge areas in the municipality.

In accordance with condition 4 of the Minister's Authorisation, the legislated cap on the amount of CI that can be levied has to be applied across all existing and proposed DCP's. Therefore, the amount of CI applicable to some charge areas had to be revised to account for CI already levied under the existing DCP 2016. Details of adjustments made on account of the CI cap relevant to the 2022-23 financial year are contained in Appendix 4 of the draft DCP 2022 (**Attachment 1**).

The total amount of DCP payable per additional dwelling under the existing DCP 2016 plus the draft DCP 2019, ranged from between \$1,442 to \$2,321. Under the updated draft DCP 2022 the total charge per additional dwelling has increased to between \$1,501-\$2,400 per additional dwelling. In accordance with condition 1 of the Minister's Authorisation, the charges applicable under DCP 2016 and the proposed draft DCP 2022 are now presented as separate tables within a single amended DCPO2 (**Attachment 2**).

It is noted that neither DCP 2016, the previous draft DCP 2019 nor the draft DCP 2022 apply to the Sunshine Activity Centre as it is already subject to its own place specific DCP implemented through DCPO1.

Condition 5 of the Minister's Authorisation was drafted at a time when Covid 19 restrictions regarding social distancing were still applicable. While they are no longer in force, the availability of viewing documents in person is still reflected as being subject to COVID restrictions. Further, in accordance with condition 2 the Explanatory Report (**Attachment 3**) for the Amendment has been updated to reflect other changes to the draft DCP 2019 and DCPO2.

Condition 6 of the Minister's Authorisation requires that notice of Amendment C214brim be given directly to DoT and DJPR, which will be undertaken as part of exhibition.

If Amendment C214brim is successfully introduced, Council will be required to deliver all the projects, estimated to cost \$76 million by 2043, regardless of the amount that is collected by the draft 2022 DCP.

Next Steps

Subject to Council endorsing the draft DCP 2022 and Amendment C214brim, and DELWP's confirmation that the changes meet the Minister's conditions of Authorisation, the amendment will be placed on public exhibition. During this time community and other stakeholders will have the opportunity to lodge submissions about the Amendment. Following public exhibition, all submissions will be presented to Council for consideration. Where a submission cannot be resolved, Council can choose to refer the submissions to an independent Planning Panel for consideration, or abandon the amendment (all or in part).

If Council refers the submissions to a Panel, the Panel will hold a public hearing before preparing a report outlining recommendations on how Council may choose to proceed. The Panel Report will be presented to Council for consideration and Council can choose whether it takes on board all, some, or none of the Panel's recommendations prior to considering Amendment C214brim for adoption or abandonment.

If adopted Amendment C214brim will be submitted to the Minister for Planning to consider if it should be approved.

Community Engagement

Under Section 19 of the Act a Planning Authority must give notice to all owners and occupiers of land that it believes may be materially affected by the Amendment. However, where it is impracticable to do so, a Planning Authority may seek an exemption from the Minister for Planning under Section 20(1).

Due to the impracticality of complying with Section 19 in this case, and given the extent of the notification required for a charge which will only apply to a small portion of the population who seek to develop their land, Council sought an exemption from this requirement under Section 20 (1) by providing direct notification to:

- Owners of any large vacant (or not fully developed) sites zoned for residential or mixed residential and commercial land uses and sites recognised as 'transitional' in the Brimbank Industrial Land Strategy;
- Landowners whose property has had a planning permit or building permit issued for new residential or mixed-use development within the last two years;
- Industry professionals (e.g. planning consultants and building surveyors) who frequently lodge permit applications with Council;
- other stakeholders, including adjacent municipalities, the Housing Industry Association and Property Council of Victoria; and
- prescribed Ministers and referral authorities.

Exhibition of the Amendment C214brim would (subject to Covid-19 restrictions) also include:

- two public 'drop in' information sessions to be held in Sunshine and St Albans libraries
- notice in the local newspaper (Brimbank Star Weekly)
- notice in the Victoria Government Gazette
- information on both the Council, and Department of Environment, Land, Water and Planning websites, and hard copies available at Brimbank Community and Civic Centre, 301 Hampshire Road, Sunshine.

Resource And Risk Implications

Resource requirements for Amendment C214brim can be met within the Annual Budget 2022/2023. All projects selected for inclusion in DCP 2022 are listed in the existing capital works plan and have been confirmed as key Council priority projects. If Amendment C214brim is successfully introduced, Council will be required to deliver all the projects, estimated to cost \$76 million by 2043, regardless of the amount of DCP it

collects.

Community: potential impact on community, including public trust and customer service impact

- Yes – Subject to adoption by Council and approval from the Minister for Planning, DCP 2022 requires Council to deliver all the nominated projects giving the community greater certainty about future delivery and to help meet the future needs of the community. DCP 2022 will also provide greater transparency and certainty for the community and developers in Brimbank about how development levies will be spent.

Environmental: impacts on environmental sustainability, including water/waste management, climate change, and contaminated land

- None

Financial: significant financial impacts

- Yes - Under an approved DCP Council is required to deliver all the projects in the nominated period (by 2043) regardless of the amount of DCP collected. It also increases the cost of residential development however, this amount is considered reasonable, and appropriate given the costs associated with Council providing new community infrastructure to support a growing community.

Regulatory: legal, legislative or regulatory implications including the rights/obligations of stakeholders

- Yes – Amendment C214brim must comply with the Act and Ministerial Direction, and if successfully introduced, Council must hold all DCP income in a separate interest-bearing account and report to the Minister for Planning annually on the number of levies collected under the DCP and any expenditure of any infrastructure levy paid to it. In addition, should a DCP collect more revenue than anticipated or projects are not be delivered on time in accordance with the adopted DCP, Council is required under Section 3B of the Act to seek Ministerial approval for the reappropriation of the money or to refund it to landowners.

Safety: health, safety or duty of care impacts

- None

Legislation/Council Plan/Policy Context

This report supports the Council Plan 2021-2025 strategic direction and objective of:

1. People and Community – A welcoming, safe and supported community – An inclusive place for all

- Wellbeing and Belonging – Responsive services that support mental and physical wellbeing

2. Places and Spaces – Liveable and connected neighbourhoods that support healthy and sustainable futures – A green place for all

- Liveable and Connected – Inviting and liveable spaces and facilities, connected so people can get around
- Sustainable and Green – Protect natural environments for current and future generations

3. Opportunity and Prosperity – A future focused, transforming city where all have opportunities to learn and earn – A prosperous place for all

- Growing and Transforming – optimise community opportunities through infrastructure innovation and investment
- Earning and Learning – Everyone has access to education, training and lifelong learning to support their aspirations

4. Leadership and Governance- A high performing organisation that enacts the vision and decisions of Council through the delivery of quality and innovative services – A fairer place for all

- Engaged and Responsive – Community insights are valued to enhance connection and engagement with Council
- High Performing and Accountable – Our workforce strive to enhance services and liveability for the Brimbank community.

This report complies with the *Planning and Environment Act 1987*.

Council officers contributing to the preparation and approval of this report, have no conflicts of interests to declare.

City Strategy

Brimbank Development Contributions Plan 2022

DRAFT 4 October 2022

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1. Introduction

1.1 Background

Brimbank City Council has previously prepared two Development Contribution Plans (DCPs) to help support provision of essential infrastructure that is planned and scheduled:

- Sunshine Town Centre DCP - Schedule 1 to the Development Contributions Plan Overlay (DCPO1), gazetted in 2015; and
- Brimbank DCP 2016 - Schedule 2 to the Development Contributions Plan Overlay (DCPO2), gazetted in 2018.

At the time of the preparation of the Brimbank DCP 2016 (Schedule 2 gazetted 2018), Council did not include a comprehensive list of community infrastructure and sporting infrastructure projects due to the strategic work for those projects being incomplete.

That strategic work is now complete and has been adopted by Council. A selection of eligible projects has been nominated for this DCP. The strategic work is:

- Community Services and Infrastructure Plan 2018-2038; and
- Sports Facility Development Plan Updated 2018.

1.2 Purpose of the DCP

The purpose of this DCP is to collect financial contributions for essential infrastructure and to ensure that the cost of providing new infrastructure is shared between Council, developers and the wider community on a fair and reasonable basis. Fairness requires that costs be apportioned according to share of usage of the required infrastructure. This DCP has been developed to:

- Identify the new or upgraded infrastructure and facilities needed within the City of Brimbank to meet contemporary standards and community expectations of service delivery;
- Determine the development contribution levies; and
- Explain the method used in determining the development contribution levies.

The Brimbank Development Contributions Plan 2022 (DCP) applies to all new residential development within the City of Brimbank apart from development in the Sunshine Town Centre DCP Area (which is subject to a separate DCP Overlay Schedule 1) and developments which are exempt (see Section 7 of this DCP for details).

This DCP levies contributions from residential development only. The projects included in this DCP are deemed to have a nexus with the local residential population (measured by dwelling units).

1.3 Implementation of the DCP

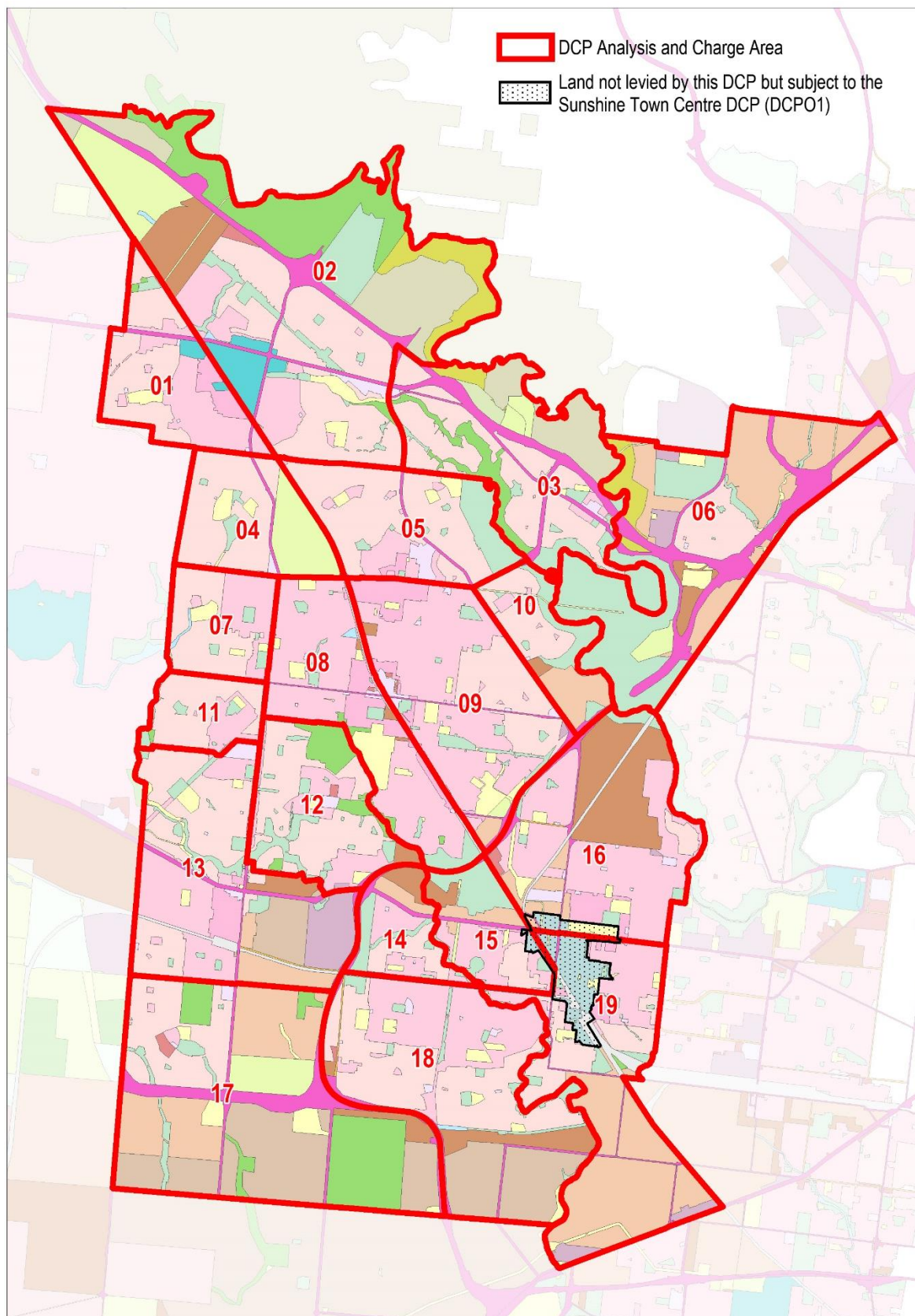
This DCP is implemented via an update to Schedule 2 to the Development Contributions Overlay. Schedule 2 merges the levies of the 2016 and 2022 DCPs (shown in July 2022 dollars).

1.4 DCP Area

The area to which the Brimbank Development Contributions Plan (DCP) applies is shown in Map 1 below. The DCP Area is divided into 19 separate charging areas for the purpose of this DCP. This is explained in section 4 of this report.

1.5 Acknowledgement

This document has been prepared by Brimbank City Council with the assistance of HillPDA.

Map 1. Brimbank Development Contributions Plan Area

2. Infrastructure Funding Principles

2.1 Infrastructure Subject to DCP Funding

A Development Contribution Plan (DCP) is a mechanism used to levy new development for contributions towards planned infrastructure needed by the community.

As part of the implementation of Brimbank's land use and development planning framework, Council would collect development contributions from new development through an approved DCP, which is contained within the Planning Scheme. The funds collected would be used to help deliver the nominated infrastructure projects in the DCP.

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 community infrastructure 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.

2.2 Infrastructure Funding Principles

The DCP seeks to ensure that developers and the community are able to share the cost of new (or upgraded or replacement) infrastructure, on a basis that is proportional to the share of usage for the infrastructure. The infrastructure projects that are covered in this DCP are community facilities and sporting facilities.

The nexus principle is used to determine infrastructure usage. A dwelling will be considered to have a nexus with a facility if the dwelling is located in the assessed facility catchment.

The apportionment of costs is based upon projected share of infrastructure usage, whereby all anticipated users of the facility share in the cost apportionment so that when a dwelling pays a contribution for infrastructure, it pays a best estimate of its own share of use for that item.

In practice this means that the total cost of an infrastructure item is divided by the total dwellings (also called demand units) within its catchment area. An allowance is also made to consider external usage of an infrastructure item from outside the catchment area or from beyond the time horizon of the DCP.

3. Strategic Context of the DCP

3.1 Strategic Basis for the DCP

The DCP is based on strategic documents and plans of the City of Brimbank, and relevant state legislation and policy, as described below.

3.2 Planning and Environment Act 1987

The Planning and Environment Act 1987 Part 3B nominates the purpose of the Development Contributions Plan for 'levying contributions for the provisions of works, services and facilities'. This DCP follows the provisions of the Act and related DCP Guidelines 2007 and Ministerial Directions 2016.

3.3 Brimbank Planning Scheme

The Planning Scheme provides long term directions regarding land use and development for the City of Brimbank. It has the aim to manage and enhance the provision of community services, infrastructure and urban development within the municipality. The Planning Scheme encourages high quality urban design to ensure a sustainable future in Brimbank. It also aims to develop activity centres which provide a mix of commercial and community facilities, and connections to walking, cycling, and public transport. Industrial areas and development is an important part of the local economy.

Clause 21.07 of the Brimbank Planning Scheme addresses Housing Key Issues. The Planning Scheme states that residential growth expectations are based on the Metropolitan Strategy and the Western Regional Housing Statement.

The Planning Scheme references historical residential growth expectations based on now outdated data sources. The historical data estimated approximate growth of 410 dwellings per year on average in the municipality. This DCP uses the latest available projections data which suggests growth of approximately 700 dwelling per year on average over the DCP period, which is 2022 to 2043. See section 4.3 for more information.

3.4 Plan Melbourne – Metropolitan Planning Strategy

Plan Melbourne (Metropolitan Planning Strategy) is a vision for Melbourne, designed to guide housing, commercial and industrial development through to 2050. Plan Melbourne identifies Sunshine and surrounds as an emerging National Employment and Innovation Cluster, which is a mixed-use centre that contains residential and business activity of national significance. The Sunshine Town Centre has been further recognised as a key Metropolitan Activity Centre, which will comprise a range of services including government health, justice and education services, providing a diverse range of jobs, activities and housing.

3.5 Brimbank Community Vision 2040

The Brimbank Community Vision 2040 describes the community's vision and priorities for the next 20 years. It establishes a shared framework for collaboration between Council, partner organisations and the community.

The Brimbank Community Vision 2040 has three themes: People, Place and Prosperity. Each theme contains strategic directions which the community identified as priorities.

3.6 Brimbank Council Plan 2017-2021 and 2021-2025

The Council Plan sets out a four-year action plan that informs the development of Council's Annual Plan and Budget. The plan provides strategic direction in fostering sustainable urban development by continuing implementation of strategic plans and capital works infrastructure delivery.

3.7 Community Services and Infrastructure Plan 2018-2038

The Community Services and Infrastructure Plan 2018-2038 provides a strategic document for the provision of community facilities across the City. The plan:

- Explains Council's approach to planning and delivery;
- Describes Council's role in developing, and maintaining community infrastructure;
- Provides an overview of current infrastructure provision;
- Nominates community infrastructure that will be needed in the future; and
- Guides decision-making on future projects, funding, advocacy and partnership opportunities.

The Plan focuses on provision for and activation of facilities that house services which meet the needs, and promote the wellbeing, of Brimbank's community, and fulfil a generic community function such as:

- Community health;
- Education;
- Meeting spaces;
- Childcare;
- Libraries;
- Recreation; and
- Arts and culture.

3.8 Sports Facility Development Plan Updated 2018

The Brimbank Sports Facility Development Plan identifies the key sporting infrastructure challenges posed by recreation participation trends and population change in Brimbank and presents solutions for these challenges. The plan maintains a focus on high-level social and health outcomes. It aims to support participation in physical activity by improving the quality of access to, and the provision and promotion of, sport and recreation facilities. The overarching aim of the plan is to identify Brimbank's sports facility development needs for the next 10 years and provide direction on how best to manage the identified gaps of provision.

3.9 Capital Works Plan and DCP Infrastructure Project List

Brimbank City Council has utilised the above reports to identify a list of projects it intends to deliver over the DCP period. The projects are libraries, children's centres and sports facilities as nominated in this DCP.

4. Charging Areas and Development Scenario

4.1 Analysis Area and Charging Area

This DCP has 19 analysis areas and charging areas, being the DCP Areas as shown in Map 1 above. The areas are suburb-based data cells within the municipality. The rationale for the selection of these areas for this DCP is as follows:

- Maintaining consistency with approach taken for Brimbank DCP 2016 (Schedule 2 gazetted 2018);
- The areas are based on suburbs of the municipality and therefore represent communities of interest;
- The areas are based on data cells derived by Brimbank City Council for which development projections information is available; and
- The areas are used to define catchments in this DCP (by amalgamating areas to form catchments).

Additional information on project catchments is shown in section 5 and in the appendices to this DCP.

4.2 Population Projections

According to Forecast ID data (as at May 2021), the City of Brimbank had approximately 209,500 residents in 2021. The population is expected to grow to approximately 243,400 by 2041. That equates to 16.2% growth at a rate of 0.75% per annum.

The expected trajectory of population growth is shown in Figure 1 below.

Figure 1. Forecast Population and Household Growth, City of Brimbank, 2021-2041

Forecast population, households

City of Brimbank



Source: Population and household forecasts, 2016 to 2041, prepared by .id (opens a new window) (informed decisions), May 2021.

.id informed decisions

4.3 Residential Development Conditions and Projections

Residential development data is sourced from Brimbank City Council's dwelling projections provided by Forecast ID (May 2021) to the year 2041. The data was extrapolated to 2043 using a 20 year average trend, as shown in Table 1 below.

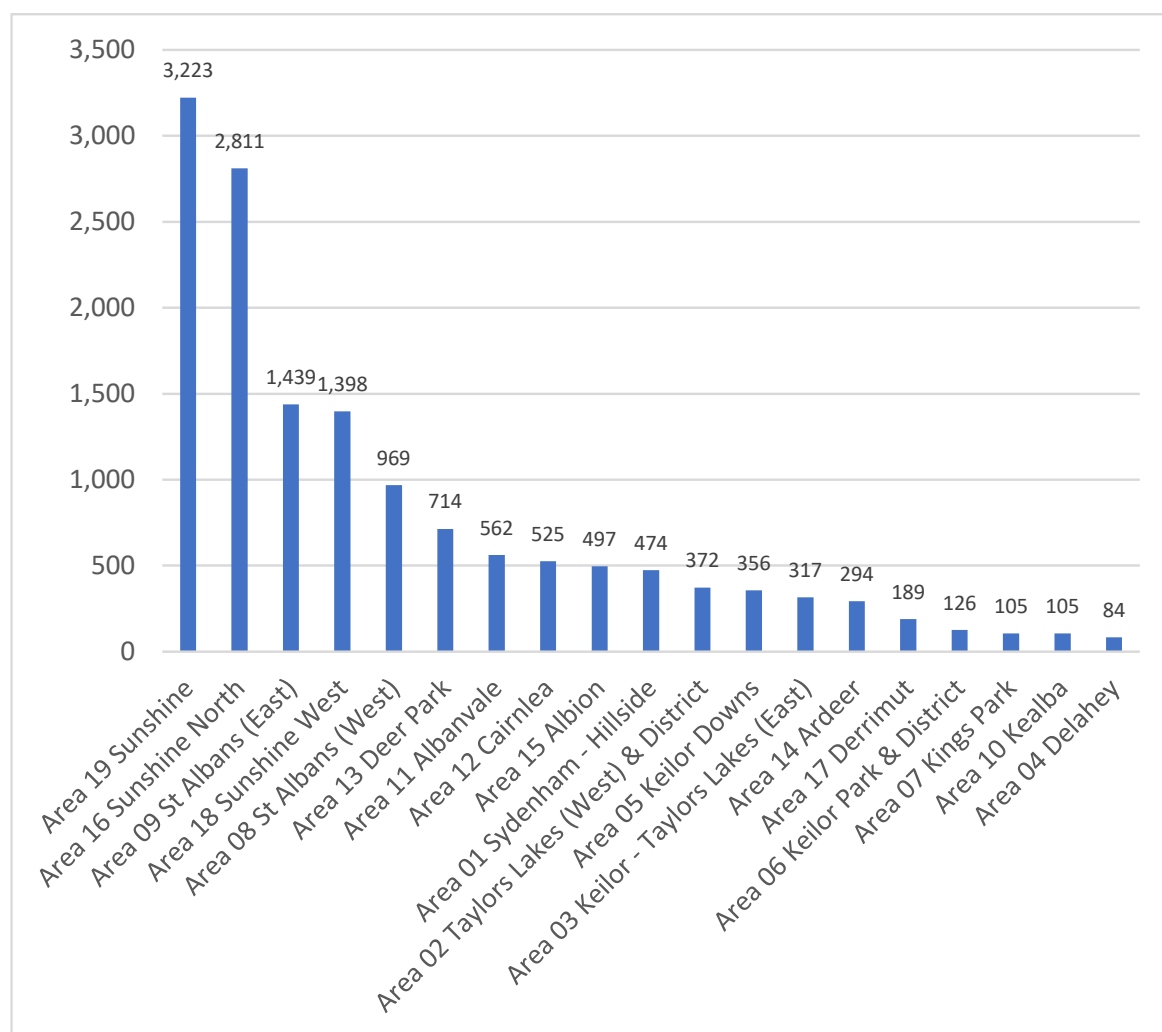
The Forecast ID data is the latest available small-area projections data that includes the year 2041. The data links to Brimbank's Planning Scheme and housing strategy. Victoria in Future data has also been reviewed.

Table 1. Development Conditions and Projections

Area No.	Area Name	Residential Dwellings			
		2022	2043	Change in DCP Period	
Area 01	Sydenham - Hillside	4,225	4,699	474	11.2%
Area 02	Taylors Lakes (West) & District	5,337	5,709	372	7.0%
Area 03	Keilor - Taylors Lakes (East)	3,022	3,339	317	10.5%
Area 04	Delahey	2,960	3,044	84	2.8%
Area 05	Keilor Downs	3,752	4,108	356	9.5%
Area 06	Keilor Park & District	1,156	1,282	126	10.9%
Area 07	Kings Park	2,935	3,040	105	3.6%
Area 08	St Albans (West)	5,797	6,766	969	16.7%
Area 09	St Albans (East)	8,610	10,049	1,439	16.7%
Area 10	Kealba	1,243	1,348	105	8.4%
Area 11	Albanvale	2,044	2,606	562	27.5%
Area 12	Cairnlea	2,969	3,494	525	17.7%
Area 13	Deer Park	6,790	7,504	714	10.5%
Area 14	Ardeer	1,340	1,634	294	21.9%
Area 15	Albion	2,280	2,777	497	21.8%
Area 16	Sunshine North	4,713	7,524	2,811	59.6%
Area 17	Derrimut	2,469	2,658	189	7.7%
Area 18	Sunshine West	7,304	8,702	1,398	19.1%
Area 19	Sunshine	4,093	7,316	3,223	78.7%
Total		73,039	87,599	14,560	19.9%

Source: Forecast ID, Brimbank City Council Online May 2021; HILPDA extrapolation to 2043

The following Figure 2 shows the location of expected growth in the municipality ranked from highest to lowest.

Figure 2. Residential Growth Projections by Area, 2022-2043

Source: Forecast ID, Brimbank City Council Online May 2021; HillPDA extrapolation to 2043

4.4 Demand Unit

This DCP has been prepared on the basis that demand for the DCP projects will be generated by residential development. For this reason, this DCP does not levy contributions from retail, commercial or industrial development.

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

Equivalence ratios are not required given contributions are only levied against residential development.

4.5 Sunshine Town Centre Excluded from this DCP

This DCP, like the associated Brimbank DCP 2016, excludes land within the Sunshine Town Centre from development contributions liability under this DCP. However, residential demand from the Sunshine Town Centre area is included in levy calculations for this DCP to ensure that development in this DCP's charge areas pay a fair share for relevant infrastructure costs.

Brimbank City Council is working on major projects with the state government relating to the Sunshine Town Centre and surrounds. Plans are being developed to deliver new infrastructure to

the western Melbourne region and to facilitate new investment in jobs and housing supply. The projects include:

- Melbourne Airport Rail Link (MARL) project;
- Sunshine Health, Wellbeing and Education Precinct (SHWEP); and
- The Sunshine Super Hub (a large economic development and urban renewal precinct).

In addition, the Sunshine Town Centre is already subject to a DCP (Schedule 1). Council has made a policy decision to not apply the updated Schedule 2 to the Sunshine Town Centre for the following reasons:

- Maintaining consistency with approach taken for Brimbank DCP 2016 (Schedule 2 gazetted 2018);
- Concerns over low development take up to date in the Sunshine Town Centre; and
- Pending review of planning and infrastructure strategies for Sunshine in light of new infrastructure proposed by the State Government.

5. Infrastructure Projects

5.1 Projects Included in the DCP

As noted above, numerous strategic studies have been undertaken in relation to the municipality over a number of years. Most of those studies have identified a long list of infrastructure projects, improvements and upgrades, and other initiatives to accommodate anticipated levels of new development and community need. Of the list of projects, Council identified some of the projects for inclusion in this DCP.

The list of projects selected for this DCP is shown in Table 2 below. The location of projects is shown in Maps 2 to 5 below. Appendix 1 provides further project details. Appendix 2 provides information on scope of works for project categories.

Brimbank City Council has committed to deliver these projects through Council adopted plans and via its capital works budget.

In total, the DCP comprises 48 projects with a value of approximately \$76m (July 2022 dollars). The projects are classified as follows:

- Community Facility (Community Infrastructure Levy) CFCI: 22 projects with a total cost of approximately \$42m; and
- Community Facility (Development Infrastructure Levy) CFDI: 26 projects with a total cost of approximately \$34m.

Projects are coded DI or CI in this DCP. The Planning and Environment Act 1987 requires that infrastructure be classified under two categories:

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

Development infrastructure is defined as infrastructure which is required for basic community health, safety or wellbeing, and this may involve works to open space and sporting fields.

Community infrastructure includes construction of all other buildings or facilities that will be used for community or social purposes. However, some community infrastructure facilities have been defined by Ministerial Direction as Development Infrastructure for DCP purposes, these being children-related facilities including kindergartens and maternal and child health care facilities.

It should be noted that the projects shown in this DCP do not overlap with Council's Open Space Levy. The Open Space Levy will not be used for funding of projects in this DCP.

Furthermore, the projects included in this DCP do not include all projects nominated within the Community Services and Infrastructure Plan 2018-2038 and Sports Facility Development Plan Updated 2018. Only selected projects from these strategic documents are included in this DCP.

The projects have been selected based on:

- Compliance with DCP eligibility criteria; and
- Commitment by Council to deliver the projects within the DCP timeframe.

Compliance with DCP eligibility criteria is met by all projects being capital works for facilities that will be used by a wide-cross section of the community. The projects are compliant with the requirements of Act, Ministerial Directions and DCP Guidelines as referenced in this report.

Table 2. Infrastructure Projects Included in this DCP

Project Number	Project Category	Project Name	Reference Document	Estimated Cost	Main Catchment Area (MCA)
A	Community Infrastructure Levy	St Albans Library redevelopment	City of Brimbank Community Services and Infrastructure Plan 2018-2038	\$9,986,310	Area 04 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12
B	Community Infrastructure Levy	Deer Park Library redevelopment	City of Brimbank Community Services and Infrastructure Plan 2018-2039	\$7,644,385	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
C	Development Infrastructure levy	Deer Park West Children's and Community Centre	City of Brimbank Community Services and Infrastructure Plan 2018-2040	\$4,797,031	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
D1	Development Infrastructure levy	Albanvale Children's and Community Centre (Development Infrastructure Levy Components)	City of Brimbank Community Services and Infrastructure Plan 2018-2042	\$5,003,754	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
D2	Community Infrastructure Levy	Albanvale Children's and Community Centre (Community Infrastructure Levy Components)	City of Brimbank Community Services and Infrastructure Plan 2018-2043	\$1,153,141	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
F	Development Infrastructure levy	Furlong Road Children's and Community Centre	City of Brimbank Community Services and Infrastructure Plan 2018-2045	\$4,087,492	Area 14 Area 15 Area 16 Area 18 Area 19
G	Development Infrastructure levy	Dempster Park Children's and Community Hub	City of Brimbank Community Services and Infrastructure Plan 2018-2047	\$3,880,769	Area 14 Area 15 Area 16 Area 18 Area 19
2	Development Infrastructure levy	Keilor Lodge Reserve - Soccer Irrigation upgrade	Sports Facility Development Plan Updated 2018	\$126,071	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
4	Development Infrastructure levy	Keilor Lodge Pitch 4 new sports ground	Sports Facility Development Plan Updated 2018	\$1,749,758	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
5	Community Infrastructure Levy	Lionheart Reserve Tennis Sports Pavilion	Sports Facility Development Plan Updated 2018	\$1,545,430	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
6	Community Infrastructure Levy	Keilor Park New Female Friendly Sports Change Rooms - Oval 2	Sports Facility Development Plan Updated 2018	\$893,363	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
7	Community Infrastructure Levy	Keilor Park New Female Friendly Sports Change Rooms - Oval 5	Sports Facility Development Plan Updated 2018	\$893,363	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
9	Development Infrastructure levy	Keilor Park Synthetic soccer pitches reconstruction	Sports Facility Development Plan Updated 2018	\$2,085,227	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
11	Community Infrastructure Levy	Keilor Park Reserve Softball Pavilion	Sports Facility Development Plan Updated 2018	\$1,545,430	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
12	Development Infrastructure levy	Keilor Park Reserve Softball Diamond 1 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10

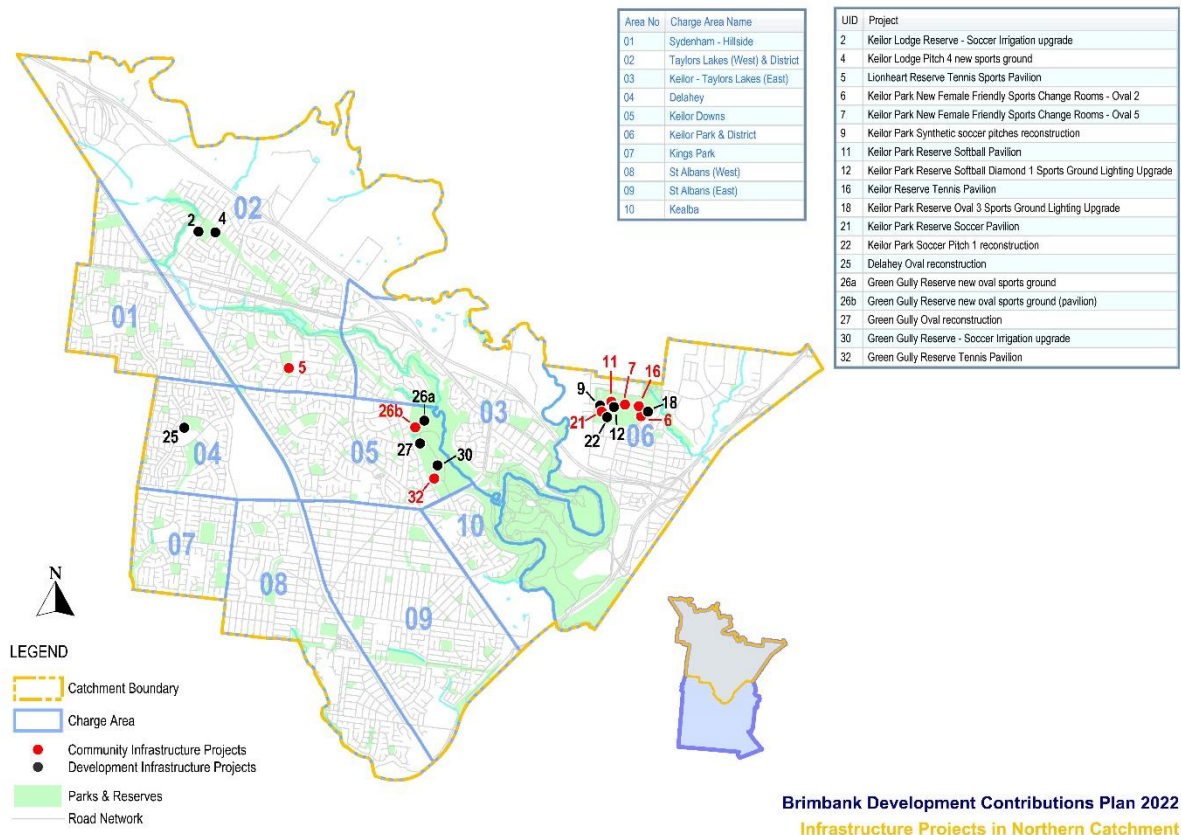
Project Number	Project Category	Project Name	Reference Document	Estimated Cost	Main Catchment Area (MCA)
16	Community Infrastructure Levy	Keilor Reserve Tennis Pavilion	Sports Facility Development Plan Updated 2018	\$1,545,430	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
18	Development Infrastructure levy	Keilor Park Reserve Oval 3 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
21	Community Infrastructure Levy	Keilor Park Reserve Soccer Pavilion	Sports Facility Development Plan Updated 2018	\$1,829,954	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
22	Development Infrastructure levy	Keilor Park Soccer Pitch 1 reconstruction	Sports Facility Development Plan Updated 2018	\$1,052,156	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
25	Development Infrastructure levy	Delahey Oval reconstruction	Sports Facility Development Plan Updated 2018	\$1,379,657	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
26(a)	Development Infrastructure levy	Green Gully Reserve new oval sports ground	Sports Facility Development Plan Updated 2018	\$3,189,270	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
26(b)	Community Infrastructure Levy	Green Gully Reserve new oval sports ground (pavilion)	Sports Facility Development Plan Updated 2018	\$2,640,243	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
27	Development Infrastructure levy	Green Gully Oval reconstruction	Sports Facility Development Plan Updated 2018	\$1,379,657	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
30	Development Infrastructure levy	Green Gully Reserve - Soccer Irrigation upgrade	Sports Facility Development Plan Updated 2018	\$126,071	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
32	Community Infrastructure Levy	Green Gully Reserve Tennis Pavilion	Sports Facility Development Plan Updated 2018	\$1,545,430	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10
33	Community Infrastructure Levy	Kings Park Bowls Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 04 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12
35	Development Infrastructure levy	Diamond Reserve Oval Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
36	Community Infrastructure Levy	Diamond Reserve Sports Pavilion	Sports Facility Development Plan Updated 2018	\$1,638,361	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
37	Community Infrastructure Levy	McKechnie Reserve Soccer Pavilion	Sports Facility Development Plan Updated 2018	\$1,638,361	Area 04 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12
38	Community Infrastructure Levy	Robert Bruce Sports Pavilion	Sports Facility Development Plan Updated 2018	\$1,638,361	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
39	Development Infrastructure levy	Kevin Flint Reserve - Pitch 2 Warm Season Grass conversion	Sports Facility Development Plan Updated 2018	\$107,435	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
40	Development Infrastructure levy	Kevin Flint Reserve - Pitch 1 Warm Season Grass conversion	Sports Facility Development Plan Updated 2018	\$107,435	Area 07 Area 08 Area 09 Area 10 Area 11

Project Number	Project Category	Project Name	Reference Document	Estimated Cost	Main Catchment Area (MCA)
					Area 12 Area 13 Area 17
41	Community Infrastructure Levy	Kevin Flint Reserve Soccer Female Friendly change room upgrade	Sports Facility Development Plan Updated 2018	\$811,885	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
43	Development Infrastructure levy	Sassella Athletics Track Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
44	Community Infrastructure Levy	Sassella Park Tennis Courts 5 & 6 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$161,700	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
45	Development Infrastructure levy	Carrington Reserve Off Road Cars Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 14 Area 15 Area 16 Area 18 Area 19
46	Development Infrastructure levy	John McLeod Reserve Oval 2 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
48	Development Infrastructure levy	Ardeer Soccer Pitch reconstruction	Sports Facility Development Plan Updated 2018	\$1,052,156	Area 14 Area 15 Area 16 Area 18 Area 19
50	Community Infrastructure Levy	Barclay Reserve Baseball Pavilion	Sports Facility Development Plan Updated 2018	\$1,704,264	Area 14 Area 15 Area 16 Area 18 Area 19
51	Development Infrastructure levy	Selwyn Park Reserve - Oval Irrigation upgrade	Sports Facility Development Plan Updated 2018	\$126,071	Area 14 Area 15 Area 16 Area 18 Area 19
52	Community Infrastructure Levy	Selwyn Park Tennis Courts 1-4 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$305,859	Area 14 Area 15 Area 16 Area 18 Area 19
53	Community Infrastructure Levy	Selwyn Park Tennis Courts 5 & 6 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$161,700	Area 14 Area 15 Area 16 Area 18 Area 19
54	Community Infrastructure Levy	Ralph Reserve Soccer Female Friendly change room upgrade	Sports Facility Development Plan Updated 2018	\$811,885	Area 14 Area 15 Area 16 Area 18 Area 19
55	Development Infrastructure levy	JR Parsons Reserve - Oval Irrigation upgrade	Sports Facility Development Plan Updated 2018	\$126,071	Area 14 Area 15 Area 16 Area 18 Area 19
56	Development Infrastructure levy	Talintyre Reserve Oval Warm Season Grass conversion	Sports Facility Development Plan Updated 2018	\$107,435	Area 14 Area 15 Area 16 Area 18 Area 19
57	Community Infrastructure Levy	Talintyre Reserve Sports Pavilion	Sports Facility Development Plan Updated 2018	\$1,638,361	Area 14 Area 15 Area 16 Area 18 Area 19
58	Development Infrastructure levy	Talintyre Reserve Oval Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	\$303,667	Area 14 Area 15 Area 16 Area 18 Area 19
59	Development Infrastructure levy	Talintyre Oval reconstruction	Sports Facility Development Plan Updated 2018	\$1,379,657	Area 14 Area 15 Area 16 Area 18 Area 19

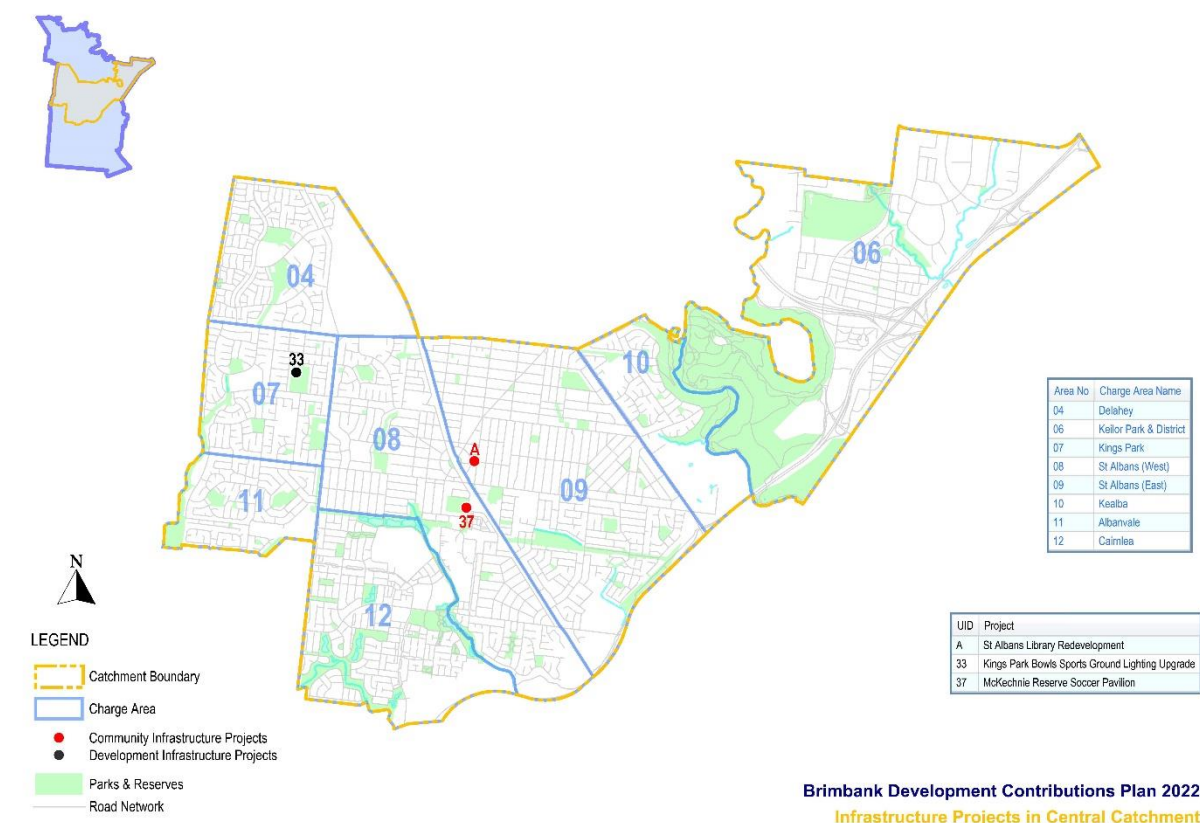
5.2 Project Locations

Maps 2 to 5 below show the project locations by catchment, as follows:

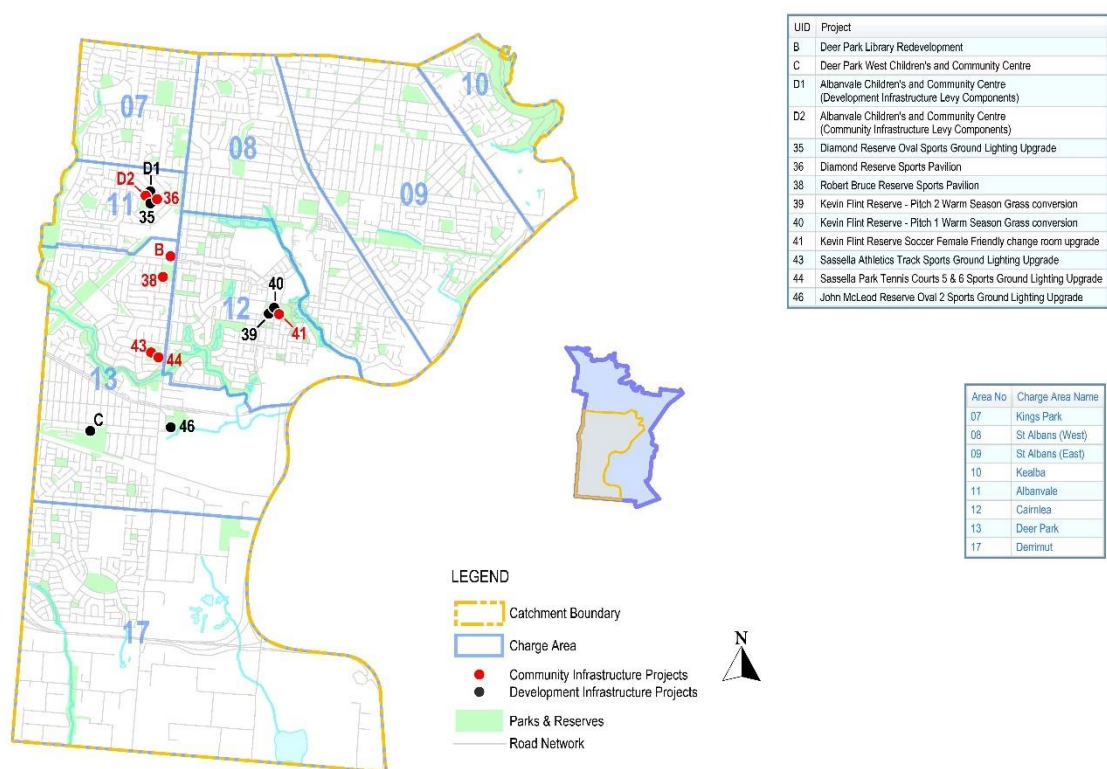
- Map 2 - Northern Catchment;
- Map 3 - Central Catchment;
- Map 4 - Western Catchment; and
- Map 5 - Eastern Catchment.

Map 2. DCP Project Locations in Northern Catchment

Map 3. DCP Project Locations in Central Catchment

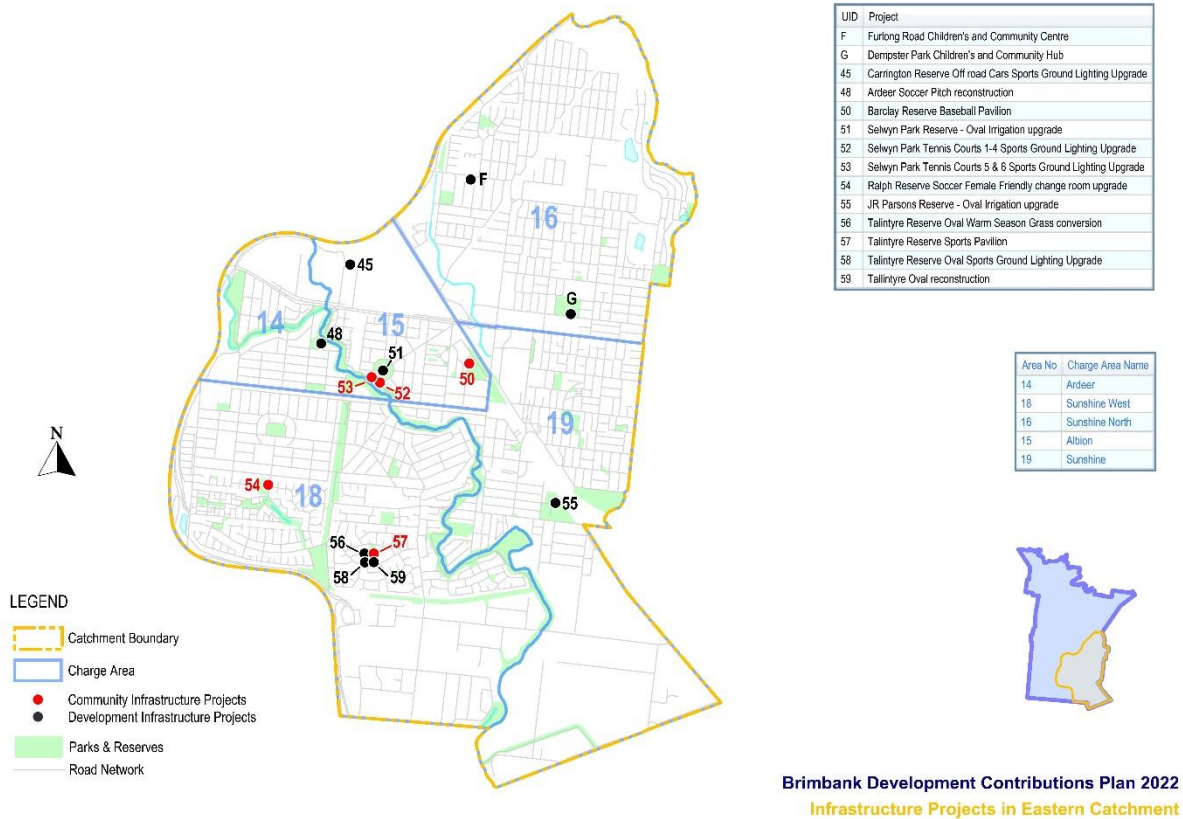


Map 4. DCP Project Locations in Western Catchment



Brimbank Development Contributions Plan 2022
Infrastructure Projects in Western Catchment

Map 5. DCP Project Locations in Eastern Catchment



6. Development Contribution Levies

6.1 Calculation Method

The cost apportionment methodology adopted in this DCP relies on the nexus principle. A dwelling is assessed to have a nexus with a facility if the dwelling is located in the assessed facility catchment. Costs are apportioned according to projected share of infrastructure usage.

The cost apportionment method is (as stated in the Development Contribution Plan Guidelines 2007):

- List the infrastructure projects and costs included in the DCP;
- Identify the main catchment area for each infrastructure project;
- Quantify development in each main catchment area (this is based on the latest available data as shown earlier in this report);
- Calculate the infrastructure levy payable for each infrastructure project by dividing the cost of the project by the total number of dwellings (demand units) in the main catchment area; and
- Calculate the total infrastructure levies in each area by community infrastructure projects and development infrastructure projects.

Appendix 1 shows the levy calculations for each project, along with and project details.

6.2 Identification of Catchment Areas

The process to identify the main catchment area for each project in this DCP was as follows:

- Identify the location of each DCP project within the municipality;
- Assess the role and service area of each project having regard to the supporting strategic documents referred to earlier in this document and based on consultation with infrastructure category experts within Council; and
- Using a best fit of the 19 DCP areas to derive a main catchment area for each project in the DCP.

Policy and strategy information provides guidance for catchment identification purposes. This information includes:

- Four catchments (as shown in Maps 2 to 5 of this report); and
- Indicative diagrams of catchment areas for projects listed in the supporting policy base.

This DCP has adopted DCP main catchment areas generally in line with the planning precincts (although smaller in some cases) but generally larger than that shown in the Community Services and Infrastructure Plan 2018-2038 and Sports Facility Development Plan Updated 2018 based on an assessment that users of facilities will also include residents from a local sub-region.

Additional information on DCP areas and catchments is shown in Appendix 3.

6.3 External Demand

Development in the DCP Areas will be required to pay a contribution in accordance with estimated share of use of the scheduled infrastructure. In some cases, the scheduled infrastructure may be assessed to service areas outside of the nominated project main catchment areas and / or beyond the life of the DCP. In such circumstances, an allowance for the cost attributable to external use is discounted from the DCP calculations to ensure development within the DCP is charged fairly.

The DCP adopts a nominal 5% allowance for external demand, to acknowledge the fact that cost apportionment in a DCP is not a precise science. A nominal allowance is deemed reasonable because all of the projects included in this DCP are designed to service residents of Brimbank.

This ensures that development in the DCP Areas will pay a contribution in accordance with estimated share of use of scheduled infrastructure, in accordance with the requirements of the DCP Guidelines 2007.

6.4 DCP Levies

The DCP levies are shown in Table 3 below. This shows the levies summed for each project by levy category and area to generate a total DCP figure per demand unit for each of the 19 DCP Areas in the municipality.

The levies shown for this DCP have been adjusted down to ensure that the sum of Community Infrastructure Levies for DCP Schedule 2 does not exceed the cap of \$1,253 per dwelling in the 2022-23 financial year. Refer to Appendix 4 for details.

Table 3. 2022 DCP Levies (1 July 2022\$)

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$256	\$272	\$528
Area 02	Taylors Lakes (West) & District	\$256	\$272	\$528
Area 03	Keilor - Taylors Lakes (East)	\$256	\$272	\$528
Area 04	Delahey	\$256	\$246	\$502
Area 05	Keilor Downs	\$256	\$266	\$522
Area 06	Keilor Park & District	\$256	\$422	\$678
Area 07	Kings Park	\$533	\$246	\$780
Area 08	St Albans (West)	\$533	\$0	\$533
Area 09	St Albans (East)	\$533	\$1	\$534
Area 10	Kealba	\$533	\$266	\$799
Area 11	Albanvale	\$277	\$246	\$523
Area 12	Cairnlea	\$277	\$147	\$424
Area 13	Deer Park	\$277	\$147	\$424
Area 14	Ardeer	\$386	\$157	\$543
Area 15	Albion	\$386	\$157	\$543
Area 16	Sunshine North	\$386	\$157	\$543
Area 17	Derrimut	\$277	\$331	\$608
Area 18	Sunshine West	\$386	\$157	\$543
Area 19	Sunshine	\$386	\$157	\$543

6.5 Indexation of DCP Charges

The Development Infrastructure Levy will be adjusted annually on July 1 each year to cover inflation, by applying the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics.

Where the DCP provides for a Community Infrastructure Levy \$1,253, Council will charge the maximum dwelling amount which will be determined in accordance with Part 3B of the Planning and Environment Act 1987. Where the DCP provides for a Community Infrastructure Levy less than \$1,253, that amount will be adjusted on July 1 using the Producer Price Index for Non-Residential Building Construction in Victoria as published by the Australian Bureau of Statistics.

All adjustments will occur and take effect from the date of index publication.

6.6 Summary of DCP

The following table provides a summary of anticipated future DCP collection, compared to the total cost commitment. An approximate 10% collection rate is anticipated for this DCP (after levies and income estimates have been adjusted down to ensure the sum of the 2018 and 2022 DCPs does not exceed the community infrastructure levy cap).

The funding gap is generated by existing development (which is not levied), external demand and capping of the Community Infrastructure Levy.

Table 4. Summary of DCP Costs and Collection

Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility CFI	\$42,036,884	2022-2043	\$2,214,638	5%
Community Facility CFDI	\$33,988,839	2022-2043	\$5,566,456	16%
Total	\$76,025,724		\$7,781,094	10%

7. Procedural Matters

7.1 Collecting Agency and Development Agency

Brimbank City Council is Collecting Agency and Development Agency for this DCP.

7.2 Liability for Development Contributions

This DCP applies to residential development as measured by dwelling units. A dwelling unit is defined by Section 46H of the Planning and Environment Act 1987.

7.3 Payment of Development Contributions

Payment of development contributions is to be made in cash. Council, at its discretion, may consider accepting works and / or land in lieu of cash contributions, provided the value of the works / land in question does not exceed the cash liability of the proponent under this DCP (unless the proponent agrees).

Payment of the Development Infrastructure Levy may be required at Subdivision stage or Planning Permit stage or Building Permit stage.

- Development Infrastructure Levy at Subdivision stage: Payment of the 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 levy is to be made prior to issue of a building permit.
- Development Infrastructure Levy at Building Permit stage where no planning permit is required: Payment of the levy is to be made prior to issue of a building permit under the Building Act 1993.

Payment of the Community Infrastructure Levy is to be made prior to issue of a building permit under the Building Act 1993.

At Council's discretion, payment of any levy may be made at an alternative date, subject to the proponent entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date agreed upon.

7.4 Charge Areas

The Charge Areas for this DCP are the 19 Analysis Areas of the municipality excluding the Sunshine Town Centre (which is subject to a separate DCP Overlay Schedule 1).

7.5 Exemptions

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Brimbank City Council or stated below.

The following development is exempt from a development contribution under 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 dated 11 October 2016. This applies to social housing development delivered by and for registered housing associations. This

exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations.

- Construction of a building or carrying out of works or a subdivision that does not result in the creation of net additional demand units, such as:
 - renovations or alterations to an existing dwelling.
 - construction of outbuildings normal to an existing dwelling.
 - construction of a fence.
 - demolition of a dwelling followed by construction of a replacement dwelling on the same land. This exemption applies to a single dwelling but not to a second dwelling or subsequent dwellings on the same land.
 - construction of a building or carrying out of works to reinstate the pre-existing standard of a building other than a dwelling unintentionally damaged or destroyed. This exemption applies only to the extent that the floor area of the new building is not greater than that of the damaged or destroyed building.
- Servicing infrastructure constructed by a utility authority.
- Where the DCP obligation would be less than \$10.
- Brimbank City Council delivered projects, building or works.
- Land which has an existing section 173 Agreement under the Planning and Environment Act 1987 and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction of a community and/or physical infrastructure and explicitly exempts the development from this DCP.

7.6 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. All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

Brimbank City Council will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through a separate set of audited financial statements and as defined in Ministerial Direction on the Reporting Requirements for Development Contributions Plans of 11 October 2016 (see Appendix 5).

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 infrastructure levies.

7.7 Funding the Gap

The funds received from contributions will only fund part of the infrastructure projects identified in the DCP. Council will source funds to cover the balance of the costs required to construct the items of infrastructure through other mechanisms such as Council rates.

7.8 Project Timing and Delivery

The infrastructure projects listed in this DCP have been selected to ensure that facilities are provided when demand thresholds are achieved and/or at the time existing assets have passed their effective operating life. Brimbank City Council commits to delivering the DCP projects by December 31, 2043 but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.

7.9 Monitoring and Review

Brimbank City Council will maintain annual records of DCP activity and will review the DCP every four years or as otherwise deemed necessary. The DCP review will be undertaken to ensure the general nature of the document is reasonably consistent with estimates of future development and project needs and costs, but accepting that future conditions will invariably depart from the estimates generated for the DCP to some extent. Should the DCP significantly depart from the future estimates shown in this DCP, as defined by Brimbank City Council, Council will consider options to revise the DCP in full or part as deemed necessary.

7.10 Other Development Contributions

This DCP relates to only scheduled infrastructure listed within the DCP at the time of preparation. Developments may be required to make other development contributions via other means, including but not limited to planning permit conditions, open space levies and other DCP overlays schedules.

8. Appendices

The appendices provided below are as follows:

- Appendix 1. Infrastructure Project Details and Calculations;
- Appendix 2. Scope of Works;
- Appendix 3. DCP Areas and Catchments;
- Appendix 4. DCP Levy Capping; and
- Appendix 5. Ministerial Reporting Requirements.

Appendix 1. Infrastructure Project Details and Calculations

Project Number	Project Category	Project Name	Reference Document	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 by Project Before Cap	Income Estimate by Project Before Cap
A	Community Infrastructure Levy	St Albans Library redevelopment	City of Brimbank Community Services and Infrastructure Plan 2018-2038	2022-2043	\$9,986,310	CFCI	Area 04 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12	31,629	5.0%	95.0%	\$9,486,995	\$299.94	3,915	\$1,174,282	11.8%
B	Community Infrastructure Levy	Deer Park Library redevelopment	City of Brimbank Community Services and Infrastructure Plan 2018-2039	2022-2043	\$7,644,385	CFCI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$7,262,166	\$193.84	4,608	\$893,204	11.7%
C	Development Infrastructure levy	Deer Park West Children's and Community Centre	City of Brimbank Community Services and Infrastructure Plan 2018-2040	2022-2043	\$4,797,031	CFDI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$4,557,180	\$121.64	4,608	\$560,506	11.7%
D1	Development Infrastructure levy	Albanvale Children's and Community Centre (Development Infrastructure Levy Components)	City of Brimbank Community Services and Infrastructure Plan 2018-2042	2022-2043	\$5,003,754	CFDI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$4,753,566	\$126.88	4,608	\$584,661	11.7%
D2	Community Infrastructure Levy	Albanvale Children's and Community Centre (Community Infrastructure Levy Components)	City of Brimbank Community Services and Infrastructure Plan 2018-2043	2022-2043	\$1,153,141	CFCI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$1,095,484	\$29.24	4,608	\$134,738	11.7%
F	Development Infrastructure levy	Furlong Road Children's and Community Centre	City of Brimbank Community Services and Infrastructure Plan 2018-2045	2022-2043	\$4,087,492	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$3,883,117	\$138.91	8,223	\$1,142,270	27.9%
G	Development Infrastructure levy	Dempster Park Children's and Community Hub	City of Brimbank Community Services and Infrastructure Plan 2018-2047	2022-2043	\$3,880,769	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$3,686,731	\$131.89	8,223	\$1,084,500	27.9%
2	Development Infrastructure levy	Keilor Lodge Reserve - Soccer Irrigation upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$126,071	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$119,768	\$2.76	4,347	\$12,000	9.5%

Project Number	Project Category	Project Name	Reference Document	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 by Project Before Cap	Income Estimate by Project Before Cap
4	Development Infrastructure levy	Keilor Lodge Pitch 4 new sports ground	Sports Facility Development Plan Updated 2018	2022-2043	\$1,749,758	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,662,270	\$38.32	4,347	\$166,546	9.5%
5	Community Infrastructure Levy	Lionheart Reserve Tennis Sports Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,545,430	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,468,159	\$33.84	4,347	\$147,098	9.5%
6	Community Infrastructure Levy	Keilor Park New Female Friendly Sports Change Rooms - Oval 2	Sports Facility Development Plan Updated 2018	2022-2043	\$893,363	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$848,695	\$19.56	4,347	\$85,032	9.5%
7	Community Infrastructure Levy	Keilor Park New Female Friendly Sports Change Rooms - Oval 5	Sports Facility Development Plan Updated 2018	2022-2043	\$893,363	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$848,695	\$19.56	4,347	\$85,032	9.5%
9	Development Infrastructure levy	Keilor Park Synthetic soccer pitches reconstruction	Sports Facility Development Plan Updated 2018	2022-2043	\$2,085,227	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,980,966	\$45.66	4,347	\$198,477	9.5%
11	Community Infrastructure Levy	Keilor Park Reserve Softball Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,545,430	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,468,159	\$33.84	4,347	\$147,098	9.5%
12	Development Infrastructure levy	Keilor Park Reserve Softball Diamond 1 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$288,484	\$6.65	4,347	\$28,904	9.5%
16	Community Infrastructure Levy	Keilor Reserve Tennis Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,545,430	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,468,159	\$33.84	4,347	\$147,098	9.5%
18	Development Infrastructure levy	Keilor Park Reserve Oval 3 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$288,484	\$6.65	4,347	\$28,904	9.5%
21	Community Infrastructure Levy	Keilor Park Reserve Soccer Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,829,954	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,738,456	\$40.07	4,347	\$174,179	9.5%
22	Development Infrastructure levy	Keilor Park Soccer Pitch 1 reconstruction	Sports Facility Development Plan Updated 2018	2022-2043	\$1,052,156	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$999,548	\$23.04	4,347	\$100,147	9.5%

Project Number	Project Category	Project Name	Reference Document	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 by Project Before Cap	Income Estimate by Project Before Cap
25	Development Infrastructure levy	Delahey Oval reconstruction	Sports Facility Development Plan Updated 2018	2022-2043	\$1,379,657	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,310,674	\$30.21	4,347	\$131,319	9.5%
26(a)	Development Infrastructure levy	Green Gully Reserve new oval sports ground	Sports Facility Development Plan Updated 2018	2022-2043	\$3,189,270	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$3,029,807	\$69.84	4,347	\$303,562	9.5%
26(b)	Community Infrastructure Levy	Green Gully Reserve new oval sports ground (pavilion)	Sports Facility Development Plan Updated 2018	2022-2043	\$2,640,243	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$2,508,231	\$57.82	4,347	\$251,305	9.5%
27	Development Infrastructure levy	Green Gully Oval reconstruction	Sports Facility Development Plan Updated 2018	2022-2043	\$1,379,657	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,310,674	\$30.21	4,347	\$131,319	9.5%
30	Development Infrastructure levy	Green Gully Reserve - Soccer Irrigation upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$126,071	CFDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$119,768	\$2.76	4,347	\$12,000	9.5%
32	Community Infrastructure Levy	Green Gully Reserve Tennis Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,545,430	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10	43,384	5.0%	95.0%	\$1,468,159	\$33.84	4,347	\$147,098	9.5%
33	Community Infrastructure Levy	Kings Park Bowls Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFCI	Area 04 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12	31,629	5.0%	95.0%	\$288,484	\$9.12	3,915	\$35,708	11.8%
35	Development Infrastructure levy	Diamond Reserve Oval Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFDI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$288,484	\$7.70	4,608	\$35,482	11.7%
36	Community Infrastructure Levy	Diamond Reserve Sports Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,638,361	CFCI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$1,556,443	\$41.54	4,608	\$191,433	11.7%
37	Community Infrastructure Levy	McKechnie Reserve Soccer Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,638,361	CFCI	Area 04 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12	31,629	5.0%	95.0%	\$1,556,443	\$49.21	3,915	\$192,653	11.8%
38	Community Infrastructure Levy	Robert Bruce Sports Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,638,361	CFCI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$1,556,443	\$41.54	4,608	\$191,433	11.7%

Project Number	Project Category	Project Name	Reference Document	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 by Project Before Cap	Income Estimate by Project Before Cap
39	Development Infrastructure levy	Kevin Flint Reserve - Pitch 2 Warm Season Grass conversion	Sports Facility Development Plan Updated 2018	2022-2043	\$107,435	CFDI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$102,063	\$2.72	4,608	\$12,553	11.7%
40	Development Infrastructure levy	Kevin Flint Reserve - Pitch 1 Warm Season Grass conversion	Sports Facility Development Plan Updated 2018	2022-2043	\$107,435	CFDI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$102,063	\$2.72	4,608	\$12,553	11.7%
41	Community Infrastructure Levy	Kevin Flint Reserve Soccer Female Friendly change room upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$811,885	CFCI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$771,291	\$20.59	4,608	\$94,864	11.7%
43	Development Infrastructure levy	Sassella Athletics Track Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFDI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$288,484	\$7.70	4,608	\$35,482	11.7%
44	Community Infrastructure Levy	Sassella Park Tennis Courts 5 & 6 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$161,700	CFCI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$153,615	\$4.10	4,608	\$18,894	11.7%
45	Development Infrastructure levy	Carrington Reserve Off Road Cars Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$288,484	\$10.32	8,223	\$84,861	27.9%
46	Development Infrastructure levy	John McLeod Reserve Oval 2 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFDI	Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17	37,465	5.0%	95.0%	\$288,484	\$7.70	4,608	\$35,482	11.7%
48	Development Infrastructure levy	Ardeer Soccer Pitch reconstruction	Sports Facility Development Plan Updated 2018	2022-2043	\$1,052,156	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$999,548	\$35.76	8,223	\$294,030	27.9%
50	Community Infrastructure Levy	Barclay Reserve Baseball Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,704,264	CFCI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$1,619,051	\$57.92	8,223	\$476,265	27.9%
51	Development Infrastructure levy	Selwyn Park Reserve - Oval Irrigation upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$126,071	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$119,768	\$4.28	8,223	\$35,231	27.9%
52	Community Infrastructure Levy	Selwyn Park Tennis Courts 1-4 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$305,859	CFCI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$290,567	\$10.39	8,223	\$85,474	27.9%
53	Community Infrastructure Levy	Selwyn Park Tennis Courts 5 & 6 Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$161,700	CFCI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$153,615	\$5.50	8,223	\$45,188	27.9%

Project Number	Project Category	Project Name	Reference Document	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 by Project Before Cap	Income Estimate by Project Before Cap
54	Community Infrastructure Levy	Ralph Reserve Soccer Female Friendly change room upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$811,885	CFCI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$771,291	\$27.59	8,223	\$226,885	27.9%
55	Development Infrastructure levy	JR Parsons Reserve - Oval Irrigation upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$126,071	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$119,768	\$4.28	8,223	\$35,231	27.9%
56	Development Infrastructure levy	Talintyre Reserve Oval Warm Season Grass conversion	Sports Facility Development Plan Updated 2018	2022-2043	\$107,435	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$102,063	\$3.65	8,223	\$30,023	27.9%
57	Community Infrastructure Levy	Talintyre Reserve Sports Pavilion	Sports Facility Development Plan Updated 2018	2022-2043	\$1,638,361	CFCI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$1,556,443	\$55.68	8,223	\$457,848	27.9%
58	Development Infrastructure levy	Talintyre Reserve Oval Sports Ground Lighting Upgrade	Sports Facility Development Plan Updated 2018	2022-2043	\$303,667	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$288,484	\$10.32	8,223	\$84,861	27.9%
59	Development Infrastructure levy	Talintyre Oval reconstruction	Sports Facility Development Plan Updated 2018	2022-2043	\$1,379,657	CFDI	Area 14 Area 15 Area 16 Area 18 Area 19	27,953	5.0%	95.0%	\$1,310,674	\$46.89	8,223	\$385,552	27.9%

Appendix 2. Scope of Works

A summary of scope of works for libraries is shown below. Additional information is held by Brimbank Coty Council.

Project Name	St Albans Library Redevelopment	Project Number	A
Description	Library floorspace (multi-storey redevelopment).		
Strategic Justification	<p>The <i>Brimbank Community Services and Infrastructure Plan 2018-38</i> (CSIP) identifies priority community need for community infrastructure on the basis of five provision standards; quantity, quality, catchment, utilisation and asset condition. Council is aspiring to meet a quantity target of 25m² of public library floor space for every 1,000 residents. There is forecast to be an undersupply of 935m² by 2038 based on the ID Forecast population of 57,932. In terms of quality, the existing St Albans library was rated as 'unfit for purpose'. It is, therefore, recommended that the St Albans library is redeveloped and expanded to between 1400m² and 1500m² (plus back of house) to accommodate current needs and future population growth.</p> <p>The St Albans Library redevelopment was identified as the number one priority new development in the CSIP. Council uses the Project Evaluation Framework which is set out on page 64 of the CSIP to determine the priority order for implementation of all planned and emerging projects over time.</p>		
Project Scope	The project is classed as the total replacement of an infrastructure item after it has reached the end of its economic life. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP.		
Catchment	<p>The CSIP aims to meet a catchment standard that 95% of residents are within 3km of a library. This is in line with the Plan Melbourne 20 minute neighbourhood principles that people should be within a 20 minute drive of a library, which equates to 3km.</p> <p>The main catchment area for the project has been determined as the Central Main Catchment Area, consisting of analysis and charge areas; Area 04, Area 06, Area 07, Area 08, Area 09, Area 10, Area 11, and Area 12.</p>		
Cost	The nominated project cost of \$9,109,348 is for capital works only and is based on the cost plan prepared by RLB excluding the allowance for FFE. The cost plan is based on estimated space requirements and is not based on detailed design.		

Project Name	Deer Park Library Redevelopment	Project Number	B
Description	Library floorspace (single storey redevelopment).		
Strategic Justification	The Brimbank Community Services and Infrastructure Plan 2018-38 (CSIP) identifies priority community need for community infrastructure on the basis of five provision standards; quantity, quality, catchment, utilisation and asset condition. Council is aspiring to meet a quantity target of 25m2 of public library floor space for every 1,000 residents. There is forecast to be an undersupply of 136m2 by 2038 based on the ID Forecast population of 44,183. In terms of quality, the existing Deer Park library building was rated 'attention required'. It is, therefore, recommended that the Deer Park library be redeveloped and expanded to between 1100m2 and 1200m2 (plus back of house) to accommodate current needs and future population growth.		
Project Scope	The project is classed as the total replacement of an infrastructure item after it has reached the end of its economic life. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP.		
Catchment	<p>The CSIP aims to meet a catchment standard that 95% of residents are within 3km of library. This is in line with the Plan Melbourne 20 minute neighbourhood principles that people should be within a 20 minute drive of a library, which equates to 3km.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	The nominated project cost of \$6,973,082 is for capitol works only and is based on the costs plan prepared by RLB excluding the allowance for FFE. The cost plan is based on estimated space requirements and is not based on detailed design.		

Project Name	Deer Park West Children's and Community Centre	Project Number	C
Description	Kindergarten, district community centre (playgroup focus), outdoor kindergarten space and outdoor playgroup space.		
Strategic Justification	<p>The Deer Park West Children's and Community Centre will replace the existing Deer Park West kindergarten facility which is a standalone facility with a capacity of 25 licensed places. The new centre will include a 66 licensed place (+41 licensed spaces) kindergarten and multipurpose community space that can be used as a district community hall and a playgroup space.</p> <p>1. Justification for kindergarten:</p> <p>The <i>Brimbank Community Services and Infrastructure Plan 2018-38</i> (CSIP) identifies priority need for community infrastructure on the basis of five provision standards; quantity, quality, catchment, utilisation and asset condition. Council is aspiring to meet two quantity targets with regard to 4 year old kindergartens:</p> <ul style="list-style-type: none"> • 100% participation of the 4 year old population in kindergarten • 80% of maximum kindergarten capacity will be considered "full capacity" to allow for new arrivals to enrol locally <p>Based on these targets, the Deer Park planning district is forecast to have an undersupply of 66 places by 2038 based on an ID Forecast population of 651 four year olds. All kindergartens in Deer Park are operating at full capacity. The CSIP therefore recommends a new 66 licensed place kindergarten in Deer Park West which will add 41 licence places to the existing supply.</p> <p>2. Justification for multipurpose community space (district community hall and playgroup space):</p> <p>The multipurpose community space would be used a district community hall and playgroup space. The Deer Park planning district does not have an undersupply of playgroup facilities however a number of nearby facilities are of poor quality and these would be considered for rationalisation as part of the development of the new Deer Park West Children's Centre. The community hub model of co-locating facilities is a key principle of the CSIP: Council aims to align services that address all life-stages through the provision of community infrastructure that is modern, flexible, well located and accessible rather than developing 'single use' facilities.</p> <p>The multipurpose community space would also be used as a district community hall space. In terms of quantity, Council is aspiring to meet a target of 1 district level space per 15,000 residents and based on this target there will be an undersupply of 1.9 district level spaces by 2038.</p> <p>The Deer Park West Children's and Community Centre was identified as the number three priority new development in the CSIP. Council uses the Project Evaluation Framework which is set out on page 64 of the CSIP to determine the priority order for implementation of all planned and emerging projects over time.</p>		
Project Scope	The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP.		
Catchment	The CSIP aims to meet a catchment standard for kindergartens that 95% of residents are within 800 metres of a kindergarten facility and for district community halls that 95% of residents are within 2km of a district community hall. Catchment standards for playgroup space are applied relative to the relevant SEIFA score of an area.		

Project Name	Deer Park West Children's and Community Centre	Project Number	C
	The main catchment area for the project has been determined as the Western Catchment Area, consisting of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.		
Cost	The nominated project cost of \$4,375,773 is for capitol works only. Costs were calculated by applying the P90 rate for Community Facilities Level 1 set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/		

Project Name	Albanvale Children's and Community Centre (DI Component)	Project Number	D1
Description	Maternal and child health offices, kindergarten, district community centre (playgroup focus), outdoor kindergarten space and outdoor playgroup space.		
Strategic Justification	<p>The Albanvale Children's and Community Centre will replace the existing Albanvale Community Centre facility which has a 31 licensed place kindergarten, community hall and playgroup space. The new centre will include a 66 licensed place (+35 licensed spaces) kindergarten and multipurpose community space that can be used as a district community hall and a playgroup space and two maternal and child health offices.</p> <p>1. Justification for kindergarten:</p> <p>The <i>Brimbank Community Services and Infrastructure Plan 2018-38</i> (CSIP) identifies priority need for community infrastructure on the basis of five provision standards; quantity, quality, catchment, utilisation and asset condition. Council is aspiring to meet two quantity targets with regard to 4 year old kindergarten:</p> <ul style="list-style-type: none"> 100% participation of the 4 year old population in kindergarten 80% of maximum kindergarten capacity will be considered "full capacity" to allow for new arrivals to enrol locally. <p>The Deer Park planning district is forecast to have an undersupply of 66 places by 2038 based on the ID Forecast population of 651 4 year olds by 2038. In terms of utilisation, the Deer Park West kindergarten has 89% utilisation, which exceeds the 80% usage target. The CSIP therefore recommends a new 66 licensed place kindergarten be built as part of the new Albanvale Children's and Community Centre, which will double the existing supply.</p> <p>2. Justification for multipurpose community space with playgroup primary user:</p> <p>The multipurpose community space would be used a district community hall space and a playgroup space. The Deer Park planning district does not have an undersupply of playgroup facilities however a number of nearby facilities are poor quality and these would be considered for rationalisation as part of the development of the new Albanvale Children's and Community Centre. The community hub model of co-locating facilities is a key principle of the CSIP: Council aims to align services that address all life-stages through the provision of community infrastructure that is modern, flexible, well located and accessible rather than developing 'single use' facilities</p> <p>The multipurpose community space would also be used as a district community hall space. In terms of quantity, Council is aspiring to meet a target of 1 district level space per 15,000 residents and based on this target there will be an undersupply of 1.9 district level spaces by 2038. The existing Albanvale Community Centre Hall building was rated not fit for purpose based on the quality assessment and does not comply with accessibility standards.</p> <p>3. Maternal and Child Health offices</p> <p>In terms of quantity, Council is aspiring to meet a target of 1 dual office per 1500 children. Based on this target, the Deer Park planning district is predicted to have an undersupply of 2.1 MCH offices by 2038.</p> <p>The Albanvale Children's and Community Centre was identified as the number four priority new development in the CSIP. Council uses the Project Evaluation Framework which is set out on page 64 of the CSIP to determine the priority order for implementation of all planned and emerging projects over time.</p>		

Project Name	Albanvale Children's and Community Centre (DI Component)	Project Number	D1
Project Scope	The project is classed as the total replacement of an infrastructure item after it has reached the end of its economic life. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP.		
Catchment	<p>The CSIP aims to meet a catchment standard for kindergartens that 95% of residents are within 800 metres of a kindergarten, for maternal child health (MCH) offices that 95% of residents are within 2.5km of a MCH office and for district community halls that 95% of residents are within 2km of a district community hall. Catchment standards for playgroup space are applied relative to the relevant SEIFA score of an area.</p> <p>The main catchment area for the project has been determined as the Western Catchment Area, consisting of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	<p>The nominated project cost of \$4,564,342 is for capitol works only. Costs were calculated by applying the P90 rate and m2 rates for Community Facilities Level 1 set out in the Victoria Planning Authority (VPA) Benchmark Infrastructure and Costs Guide.</p> <p>M2 rates for MCH consulting room and waiting area were derived from the recent Alexandria Ave Children's Centre because the proposed m2 rate in the VPA guide were larger than Council's standards.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Albanvale Children's and Community Centre (CI Component)	Project Number	D2
Description	Sport change rooms (Football & Cricket) - New build sports change room, 2 x 40m2 change rooms 2 x 20m2 change room amenities, 2 x 10m2 umpires' room, 1 x 15m2 first aid room, 1 x 20m2 storage, 1 10m2 DDA toilet/shower = Total: 185m2		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Some sportsgrounds in Brimbank do not have any supporting infrastructure such as sports pavilions or change rooms and cannot be allocated to clubs to use for training and matches and are only used on a casual basis. It is estimated that building a new pavilion where one does not exist will increase ground use capacity by 80% because it enables the ground to be allocated to a club.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is classed as a new infrastructure item. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is the equivalent of population provision ratios of 1 oval to 7,591 residents for AFL football and 1 oval to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Western Catchment Area, consisting of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	<p>The nominated project cost of \$1,051,876 is for capitol works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Furlong Road Children's and Community Centre	Project Number	F
Description	Maternal child health offices, kindergarten, kindergarten outdoor space and parking.		
Strategic Justification	<p>The Furlong Road Children's and Community Centre will consolidate a number of existing facilities that are currently adjacent but in separate buildings: the 33 licensed place Dorothy Carlton Kindergarten and Romsey Villa PAG Centre. The new centre will include a 66 licensed place kindergarten (+33 licensed places), two maternal and child health offices and district community hall that can facilitate playgroups.</p> <p>1. Justification for kindergarten:</p> <p>The <i>Brimbank Community Services and Infrastructure Plan 2018-38</i> (CSIP) identifies priority need for community infrastructure on the basis of five provision standards; quantity, quality, catchment, utilisation and asset condition. In terms of quantity, Council is aspiring to meet two quantity targets with regard to 4 year old kindergartens:</p> <ul style="list-style-type: none"> 100% participation of the 4 year old population in kindergarten 80% of maximum kindergarten capacity will be considered "full capacity" to allow for new arrivals to enrol locally. <p>Based on these targets, the Sunshine planning district is forecast to have an undersupply of 87 places by 2038. In terms of utilisation, the Dorothy Carlton kindergarten has 91% utilisation which exceeds the 80% usage target. The CSIP therefore recommends a new 66 licensed place kindergarten be built as part of the new Dempster Park Children's and Community Centre which will provide an additional 33 kindergarten places.</p> <p>2. Maternal and Child Health offices</p> <p>In terms of quantity, Council is aspiring to meet a target of 1 dual office per 1500 children. Based on this target, the Sunshine planning district is predicted to have an undersupply of 1.8 MCH offices by 2038. The new Furlong Road Children's and Community Centre will add two new MCH offices and address the undersupply within the Sunshine Planning District.</p> <p>The Furlong Road Children's and Community Centre was identified as the number six priority new development in the CSIP. Council uses the Project Evaluation Framework which is set out on page 64 of the CSIP to determine the priority order for implementation of all planned and emerging projects over time.</p>		
Project Scope	The project is classed as the total replacement of an infrastructure item after it has reached the end of its economic life. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP.		
Catchment	<p>The CSIP aims to meet a catchment standard for kindergartens that 95% of residents are within 800 metres of a kindergarten and for maternal child health (MCH) offices that 95% of residents are within 2.5km of a MCH office.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	The nominated project cost of \$3,728,543 is for capitol works only. Costs were calculated by applying the P90 rate for Community Facilities Level 1 set out in the Victoria Planning Authority (VPA) Benchmark Infrastructure and Costs Guide.		

Project Name	Furlong Road Children's and Community Centre	Project Number	F
	Note that m2 rates for MCH consulting room and waiting area were derived from the recent Alexandria Ave Children's Centre because the proposed m2 rate in the VPA guide were larger than Council standards. https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/ .		

Project Name	Dempster Park Children's and Community Hub	Project Number	G
Description	Kindergarten including kindergarten outdoor space.		
Strategic Justification	<p>The Dempster Park Children's and Community Centre will consolidate a number of existing facilities that are currently adjacent but in separate buildings: the North Sunshine Kindergarten which has 28 licensed places, Phoenix Street Children's Centre which has 18 licensed kindergarten places and Dempster Park Community Hall. The new centre will provide a 66 licensed place kindergarten (+20 licensed spaces).</p> <p>1. Justification for kindergarten:</p> <p>The <i>Brimbank Community Services and Infrastructure Plan 2018-38</i> (CSIP) identifies priority need for community infrastructure on the basis of five provision standards; quantity, quality, catchment, utilisation and asset condition. Council is aspiring to meet two quantity targets with regard to 4 year old kindergartens:</p> <ul style="list-style-type: none"> • 100% participation of the 4 year old population in kindergarten • 80% of maximum kindergarten capacity will be considered "full capacity" to allow for new arrivals to enrol locally. <p>The Sunshine planning district is forecast to have an undersupply of 87 places by 2038 based of ID Forecast population projections of 782 four year olds. In terms of utilisation, the North Sunshine kindergarten has 104% utilisation and the Phoenix Street Children's Centre has 94% utilisation which strongly exceeds the 80% usage target. The CSIP therefore recommends a new 66 licensed place kindergarten be built as part of the new Dempster Park Children's and Community Centre which will provide an additional 20 kindergarten places.</p> <p>The Dempster Park Children's and Community Centre was identified as the number seven priority new development in the CSIP. Council uses the Project Evaluation Framework which is set out on page 64 of the CSIP to determine the priority order for implementation of all planned and emerging projects over time.</p>		
Project Scope	The project is classed as the total replacement of an infrastructure item after it has reached the end of its economic life. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the CSIP.		
Catchment	<p>The CSIP aims to meet a catchment standard for kindergartens that 95% of residents are within 800 metres of a kindergarten.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	<p>The nominated project cost of \$3,539,974 is for capitol works only. Costs were calculated by applying the P90 rate for Community Facilities Level 1 set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Keilor Lodge Reserve - Soccer Irrigation Upgrade	Project Number	2
Description	Excavate existing irrigation, replace with new irrigation, line plant excavated areas and update controller, new tank.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through irrigation upgrades. Sportsgrounds with no irrigation system or an irrigation system that has reached the end of its useful life develop an uneven surface and will suffer quicker wear and tear and can result in periods where the playing surface cannot be used. It is estimated that irrigation upgrades increase ground use capacity by 15%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.”</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$115,000 is for capital works only and is based on the RFQ for Churchill Reserve undertaken in 2019/20 with a cost of \$85,000. Note that this project did not include a water tank which costs \$30,000.</p>		

Project Name	Keilor Lodge Pitch 4 New Sports Ground	Project Number	4
Description	Greenfield site- Full excavation sports surface, new drainage, new irrigation, new sand profile, sod turving, new spoon drains, new sports ground fencing, New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition, path around the ground and connecting to current path network.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that there will be a shortfall by 2027 of 12 sportsgrounds (7 soccer, 3 AFL and 2 rugby pitches). The strategic approach within the SFDP is to develop additional facilities at existing sports sites in Brimbank. Council assessed all sporting reserves to identify which reserves had capacity to spatially accommodate additional sportsgrounds. Six reserves in Brimbank were identified as having capacity to accommodate additional sportsgrounds and these reserves were then prioritised based on the level of existing and projected demand at those sites.</p> <p>Keilor Lodge Reserve was identified as a priority site to accommodate a new sports ground based on the high level of existing demand. The sportsground would be built as a rectangular pitch to accommodate soccer or rugby and an Expression of Interest process would be run to allocate the ground.</p>		
Project Scope	The project is the provision of a new infrastructure item (sports ground). Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	The nominated project cost of \$1,596,100 is for capital works only and is based on the RFQ for the new Bon Thomas sports ground 2018/19.		

Project Name	Lionheart Reserve Tennis Sports Pavilion	Project Number	5
Description	Tennis pavilion with Football change rooms- Knock down and rebuild- 1 x 100m2 social room, 2 x 40m2 change rooms, 2 x 20m2 change room amenities, 2 x 15m2 social toilets, 1 x 25m2 kitchen, 2 x 15m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 340m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Poor quality sporting pavilions that are only appropriate for a summer or winter user limit the use of existing reserves and upgrading these pavilions to support summer and winter users (e.g. cricket and soccer) will help to optimise the use of associated sporting fields. It is estimated that upgrading pavilions will increase ground use capacity by 20%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is considered to be a new facility in line with the provisions of the P&E Act. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP is based on population provision ratio of 1 court to 4,000 residents for tennis. The need for new AFL ovals is assessed based on current participation rates and the number of teams a single oval can support (on average). This is equivalent to 1 oval to 7,591 residents for AFL football.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$1,409,716 is for capitol works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Keilor Park New Female Friendly Sports Change Rooms – Oval 2	Project Number	6
Description	Football & Cricket- New build sports change room, 2 x 40m2 change rooms 2 x 20m2 change room amenities, 2 x 10m2 umpires' room, 1 x 15m2 first aid room, 1 x 20m2 storage, 1 10m2 DDA toilet/shower - Total: 185m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that there has been an increase in female participation across a number of sports. Accordingly, Council undertook an audit of all sporting facilities to identify facilities that need to be upgraded in order to be welcoming and inclusive to female players. The growth is expected to continue with the establishment of elite level national competitions and more female sport being televised. As such these upgrades are integral to meeting the expectations of current and future populations.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the provision of a new infrastructure item (Female Friendly Change Rooms). The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is the equivalent of a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$814,911 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Keilor Park New Female Friendly Sports Change Rooms - Oval 5	Project Number	7
Description	Football & Cricket- New build sports change room, 2 x 40m2 change rooms 2 x 20m2 change room amenities, 2 x 10m2 umpires' room, 1 x 15m2 first aid room, 1 x 20m2 storage, 1 10m2 DDA toilet/shower - Total: 185m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that there has been an increase in female participation across a number of sports. Accordingly, Council undertook an audit of all sporting facilities to identify facilities that need to be upgraded in order to be welcoming and inclusive to female players. The growth is expected to continue with the establishment of elite level national competitions and more female sport being televised. As such these upgrades are integral to meeting the expectations of current and future populations.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the provision of a new infrastructure item (Female Friendly Change Rooms). The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is the equivalent of a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$814,911 is for capitol works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Keilor Park Synthetic Soccer Pitches Reconstruction	Project Number	9
Description	Remove existing surface, ensure base hasn't moved, reapply sub surface, and apply new synthetic top and rubber infill.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through sports ground reconstruction. When a sportsground reaches the end of its useful life and has poor infrastructure like drainage, base profile, grass coverage and irrigation it results in a poor uneven/unsafe surface and can result in periods where the playing surface cannot be used. It is estimated that sportsground reconstruction increases ground use capacity by 20% because it delivers new grass and irrigation systems.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.”</i>. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This gives an equivalent population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$1,902,110 is for capital works only and is based on the RFQ for Keilor Park Synthetic Grounds built in 2009. Note Council has not built synthetics since that time and costs will have escalated since then.</p>		

Project Name	Keilor Park Reserve Softball Pavilion	Project Number	11
Description	Softball pavilion- Knock down and rebuild- 1 x 75m2 social room, 2 x 30m2 change rooms, 2 x 15m2 change room amenities, 2 x 15m2 social toilets, 1 x 25m2 kitchen, 2 x 15m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 285m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Poor quality sporting pavilions that are only appropriate for a summer or winter user limit the use of existing reserves and upgrading these pavilions to support summer and winter users (e.g. cricket and soccer) will help to optimise the use of associated sporting fields. It is estimated that upgrading pavilions will increase ground use capacity by 20%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an infrastructure item after it has reached the end of its economic life.. The project is considered to be a replacement facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new softball grounds based on current participation rates and the number of teams a single ground can support (on average). This is equivalent to a population provision ratio of 1 ground to 16,934 residents for softball.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$1,409,716 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Keilor Park Reserve Softball Diamond 1 Sports Ground Lighting Upgrade	Project Number	12
Description	Softball Diamond - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assess the need for new softball grounds of based on current participation rates and the number of teams a single ground can support (on average). This is equivalent to a population provision ratio of 1 ground to 16,934 residents for softball.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	The nominated project cost of \$277,000 is for capitol works only. Costs are based on Kevin Flint Pitch 1 & 2 2019/20 works with a cost of \$282,500. Note the lighting installation at Kevin Flint cost more because 6 light poles were installed instead of 4.		

Project Name	Keilor Reserve Tennis Pavilion	Project Number	16
Description	Tennis pavilion- Knock down and rebuild- 1 x 75m2 social room, 2 x 15m2 change rooms, 2 x 15m2 change room amenities, 2 x 15m2 social toilets, 1 x 25m2 kitchen, 2 x 15m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 255m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Poor quality sporting pavilions that are only appropriate for a summer or winter user limit the use of existing reserves and upgrading these pavilions to support summer and winter users (e.g. cricket and soccer) will help to optimise the use of associated sporting fields. It is estimated that upgrading pavilions will increase ground use capacity by 20%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is considered to be the total replacement of an infrastructure item after it has reached the end of its economic life. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP is based on population a provision ratio of 1 court to 4,000 residents for tennis.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$1,409,716 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Keilor Park Reserve Oval 3 Sports Ground Lighting Upgrade	Project Number	18
Description	Football oval - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is considered to be an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals based on current participation rates and the number of teams a single oval can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	The nominated project cost of \$277,000 is for capitol works only. Costs are based on Kevin Flint Pitch 1 & 2 works 2019/20 with a cost of \$282,500. Note the Kevin Flint works cost more because 6 light poles were installed instead of 4.		

Project Name	Keilor Park Reserve Soccer Pavilion	Project Number	21
Description	Soccer pavilion- Knock down and rebuild- 1 x 100m2 social room, 4 x 30m2 change rooms, 4 x 15m2 change room amenities, 2 x 15m2 social toilets, 2 x 10m2 umpires' rooms, 1 x 25m2 kitchen, 2 x 20m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 430m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Poor quality sporting pavilions that are only appropriate for a summer or winter user limit the use of existing reserves and upgrading these pavilions to support summer and winter users (eg. cricket and soccer) will help to optimise the use of associated sporting fields. It is estimated that upgrading pavilions will increase ground use capacity by 20%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an infrastructure item after it has reached the end of its economic life. The project is a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This gives an equivalent population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$1,669,254 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Keilor Park Soccer Pitch 1 Reconstruction	Project Number	22
Description	Full excavation sports surface, new drainage, new irrigation, new sand profile, sod turfing, new spoon drains, new sports ground fencing. Ground offline 6 to 8 months.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through sports ground reconstruction. When a sportsground reaches the end of its useful life and has poor infrastructure like drainage, base profile, grass coverage and irrigation it results in a poor uneven/unsafe surface and can result in periods where the playing surface cannot be used. It is estimated that sportsground reconstruction increases ground use capacity by 20% because it delivers new grass and irrigation systems.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.”</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This gives an equivalent population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	The nominated project cost of \$959,759 is for capitol works only. Costs are based on the RFQ for pitch reconstruction of McKechnie Reserve Soccer Pitch 1 works 2018/19 with a cost of \$959,759.		

Project Name	Delahey Oval Reconstruction	Project Number	25
Description	Full excavation sports surface, new drainage, new irrigation, new sand profile, sod turfing, new spoon drains, new sports ground fencing. Ground offline 8 to 10 months.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through sports ground reconstruction. When a sportsground reaches the end of its useful life and has poor infrastructure like drainage, base profile, grass coverage and irrigation it results in a poor uneven/unsafe surface and can result in periods where the playing surface cannot be used. It is estimated that sportsground reconstruction increases ground use capacity by 20% because it delivers new grass and irrigation systems.</p> <p>Council uses the facility development matrix set out on page 52 of the (SFDP) to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>"works" includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil."</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single ova/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	The nominated project cost of \$1,258,500 is for capitol works only. Costs are based on the RFQ for the pitch reconstruction works at Errington Oval Reserve 2019/20 with a cost of \$1,258,500.		

Project Name	Green Gully Reserve New Oval Sports Ground	Project Number	26(a)
Description	<p>New sportsground. Full excavation sports surface, new drainage, new irrigation, new sand profile, sod turfing, new spoon drains, new sports ground fencing, includes:</p> <ul style="list-style-type: none"> - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition; and - 50% share in a new car park with 100 spots and lighting. 		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that there will be a shortfall by 2027 of 12 sportsgrounds (7 soccer, 3 AFL and 2 rugby pitches). The strategic approach within the SFDP is to develop additional facilities at existing sports sites in Brimbank. Council assessed all sporting reserves to identify which reserves had capacity to spatially accommodate additional sportsgrounds. Six reserves in Brimbank were identified as having capacity to accommodate additional sportsgrounds and these reserves were then prioritised based on the level of existing and projected demand at those sites.</p> <p>Green Gully Reserve was identified as a priority site to accommodate a new sports ground based on the high level of existing demand. The sportsground would be built as an oval that can accommodate soccer, AFL or rugby and an Expression of Interest process would be run to allocate the ground.</p>		
Project Scope	<p>The project is the provision of a new infrastructure item (sports ground and associated car park). The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new AFL, cricket, soccer and rugby grounds based on current participation rates and the number of teams a single ground can sustain (on average). This is equivalent to population provision ratios of 1 to 7,591 residents for AFL, 1 to 8,805 residents for cricket, 1 to 4,785 residents for soccer and 1 to 55,035 for rugby (league and union).</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$2,909,200 is for capital works only.</p> <p>This includes:</p> <ul style="list-style-type: none"> • New sportsground \$1,596,100 (costs based on Bon Thomas new sports ground 2018/19 at a cost of \$1,596,100; • New sportsground lighting \$277,000 (costs based on Kevin Flint Pitch 1 & 2 2019/20 at a cost of \$282,500). Note this cost more because 6 light poles were installed instead of 4); • A 50% allocation of the cost of 100 car parks \$250,000 (costs worked out based on \$5,000 per car park); • A 50% allocation of the cost of car park lighting - \$75,000; and <p>A 54.71% allocation of the cost of native grass offsets equivalent to \$711,100 (based on a proportional share of the land requiring native vegetation removal).</p>		

Project Name	Green Gully Reserve New Oval Sports Ground (Pavilion)	Project Number	26(b)
Description	This project consists of a new sports pavilion - 1 x 100m2 social room, 2 x 40m2 change rooms, 2 x 20m2 change room amenities, 2 x 25m2 social toilets, 1 x 25m2 kitchen, 2 x 20m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet = Total: 370m2. It includes 50% share in a new car park with 100 spots and lighting.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that there will be a shortfall by 2027 of 12 sportsgrounds (7 soccer, 3 AFL and 2 rugby pitches). The strategic approach within the SFDP is to develop additional facilities at existing sports sites in Brimbank. Council assessed all sporting reserves to identify which reserves had capacity to spatially accommodate additional sportsgrounds. Six reserves in Brimbank were identified as having capacity to accommodate additional sportsgrounds and these reserves were then prioritised based on the level of existing and projected demand at those sites.</p> <p>Green Gully Reserve was identified as a priority site to accommodate a new sports ground based on the high level of existing demand. The sportsground would be built as an oval that can accommodate soccer, AFL or rugby and an Expression of Interest process would be run to allocate the ground.</p>		
Project Scope	The project is the provision of a new infrastructure item (sports ground and pavilion). The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL, cricket, soccer and rugby grounds based on current participation rates and the number of teams a single ground can sustain (on average). This is equivalent to population provision ratios of 1 to 7,591 residents for AFL, 1 to 8,805 residents for cricket, 1 to 4,785 residents for soccer and 1 to 55,035 for rugby (league and union).</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$2,408,386 is for capital works only.</p> <p>This includes:</p> <ul style="list-style-type: none"> • New football / cricket pavilion \$1,494,486 (costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide (https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/); • A 50% allocation of the cost of 100 car parks \$250,000 (costs worked out based on \$5,000 per car park); • A 50% allocation of the cost of car park lighting - \$75,000; and <p>A 45.29% allocation of the cost of native grass offsets equivalent to \$588,900 (based on a proportional share of the land requiring native vegetation removal).</p>		

Project Name	Green Gully Oval Reconstruction	Project Number	27
Description	Full excavation sports surface, new drainage, new irrigation, new sand profile, sod turfing, new spoon drains, new sports ground fencing. Ground offline 8 to 10 months.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through sports ground reconstruction. When a sportsground reaches the end of its useful life and has poor infrastructure like drainage, base profile, grass coverage and irrigation it results in a poor uneven/unsafe surface and can result in periods where the playing surface cannot be used. It is estimated that sportsground reconstruction increases ground use capacity by 20% because it delivers new grass and irrigation systems.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	The nominated project cost of \$1,258,500 is for capital works only. Costs are based on the RFQ for Errington Oval Reserve works 2019/20 with a cost of \$1,258,500.		

Project Name	Green Gully Reserve Soccer Irrigation Upgrade	Project Number	30
Description	Excavate existing irrigation, replace with new irrigation, line plant excavated areas and update controller.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through irrigation upgrades. Sportsgrounds with no irrigation system or an irrigation system that has reached the end of its useful life develop an uneven surface and will suffer quicker wear and tear and can result in periods where the playing surface cannot be used. It is estimated that irrigation upgrades increase ground use capacity by 15%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an infrastructure item that has reached the end of its life. Meets P&E Act definition of works <i>"works" includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i></p> <p>The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$115,000 is for capitol works only and is based on the RFQ for Churchill Reserve undertaken in 2019/20 with a cost of \$85,000. Note that this project did not include a water tank which costs \$30,000.</p>		

Project Name	Green Gully Reserve Tennis Pavilion	Project Number	32
Description	Tennis pavilion - Knock down and rebuild- 1 x 75m2 social room, 2 x 15m2 change rooms, 2 x 15m2 change room amenities, 2 x 15m2 social toilets, 1 x 25m2 kitchen, 2 x 15m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 255m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Some sportsgrounds in Brimbank do not have any supporting infrastructure such as sports pavilions and cannot be allocated to clubs to use for training and matches and are only used on a casual basis. It is estimated that building a new pavilion where one does not exist will increase ground use capacity by 80% because it enables the ground to be allocated to a club.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an infrastructure item that has reached the end of its life. The project is a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP is based on a population provision ratio of 1 court to 4,000 residents for tennis.</p> <p>The main catchment area for the project has been determined as the Northern Main Catchment Area, consisting of analysis and charge areas; Area 01, Area 02, Area 03, Area 04, Area 05, Area 06, Area 07, Area 08, Area 09 and Area 10.</p>		
Cost	<p>The nominated project cost of \$1,409,716 is for capitol works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Kings Park Bowls Sports Ground Lighting Upgrade	Project Number	33
Description	Bowling greens - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> SFDP identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is considered to be an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new bowling greens based on current participation rates and the number of members a green can sustain (on average). This is equivalent to 1 green to 55,035 residents for bowls.</p> <p>The main catchment area for the project has been determined as the Central Main Catchment Area, consisting of analysis and charge areas; Area 04, Area 06, Area 07, Area 08, Area 09, Area 10, Area 11, and Area 12.</p>		
Cost	The nominated project cost of \$277,000 is for capitol works only. Costs are based on the Kevin Flint Pitch 1 & 2 works 2019/20 with a cost of \$282,500. Note that the Kevin Flint works cost more because 6 light poles were installed instead of 4.		

Project Name	Diamond Reserve Oval Sports Ground Lighting Upgrade	Project Number	35
Description	Football oval - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is considered to be an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals based on current participation rates and the number of teams a single oval can sustain (on average). This is the equivalent of a population provision ratio of 1 oval to 7,591 residents for AFL.</p> <p>The main catchment areas for the project has been determined as; Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17 based on service provision standards underpinning the SFDP.</p>		
Cost	The nominated project cost of \$277,000 is for capital works only. Costs are based on the Kevin Flint Pitch 1 & 2 works 2019/20 with a cost of \$282,500. Note that the Kevin Flint Works cost more because 6 light poles were installed instead of 4.		

Project Name	Diamond Reserve Sports Pavilion	Project Number	36
Description	Football/Cricket pavilion- Brand new - 1 x 100m2 social room, 2 x 40m2 change rooms, 2 x 20m2 change room amenities, 2 x 25m2 social toilets, 1 x 25m2 kitchen, 2 x 20m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 370m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Some sportsgrounds in Brimbank do not have any supporting infrastructure such as sports pavilions and cannot be allocated to clubs to use for training and matches and are only used on a casual basis. It is estimated that building a new pavilion where one does not exist will increase ground use capacity by 80% because it enables the ground to be allocated to a club.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is a new infrastructure item. The project is a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	<p>The nominated project cost of \$1,494,486 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	McKechnie Reserve Soccer Pavilion	Project Number	37
Description	Soccer pavilion- Knock down and rebuild- 1 x 100m2 social room, 2x 30m2 change rooms, 2 x 15m2 change room amenities, 2 x 15m2 social toilets, 2 x 10m2 umpires' rooms, 1 x 25m2 kitchen, 2 x 20m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 340m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Poor quality sporting pavilions that are only appropriate for a summer or winter user limit the use of existing reserves and upgrading these pavilions to support summer and winter users (e.g. cricket and soccer) will help to optimise the use of associated sporting fields. It is estimated that upgrading pavilions will increase ground use capacity by 20%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an infrastructure item after it has reached the end of its economic life. The project is a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	<p>The nominated project cost of \$1,494,486 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Robert Bruce Reserve Sports Pavilion	Project Number	38
Description	Football/Cricket pavilion- Knock down and rebuild- 1 x 100m2 social room, 2 x 40m2 change rooms, 2 x 20m2 change room amenities, 2 x 25m2 social toilets, 1 x 25m2 kitchen, 2 x 20m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 370m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Poor quality sporting pavilions that are only appropriate for a summer or winter user limit the use of existing reserves and upgrading these pavilions to support summer and winter users (e.g. cricket and soccer) will help to optimise the use of associated sporting fields. It is estimated that upgrading pavilions will increase ground use capacity by 20%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an infrastructure item after it has reached the end of its economic life. The project is a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	<p>The nominated project cost of \$1,494,486 is for capitol works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Kevin Flint Reserve – Pitch 2 Warm Season Grass Conversion	Project Number	39
Description	Existing vegetation poisoned off, ground reshaped, full surface line planted. 4 to 6 month process.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through warm season grass conversion. Warm season grass provides a better playing surface for the winter months as it is active in summer and means the surface is in good condition when the heavy use winter sports start. A cool season grass means the grass is dormant in summer and requires a lot of water to keep it from dying and by the time it gets to the winter sport season the grass is bare and gets chopped up and turns into mud, which can result in periods where the playing surface cannot be used. It is estimated that warm season grass conversion increases ground use capacity by about 15%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	The nominated project cost of \$98,000 is for capital works only and is based on the cost of the recent warm season grass conversion undertaken at Dempster Park Oval.		

Project Name	Kevin Flint Reserve – Pitch 1 Warm Season Grass Conversion	Project Number	40
Description	Existing vegetation poisoned off, ground reshaped, full surface line planted. 4 to 6 month process.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through warm season grass conversion. Warm season grass provides a better playing surface for the winter months as it is active in summer and means the surface is in good condition when the heavy use winter sports start. A cool season grass means the grass is dormant in summer and requires a lot of water to keep it from dying and by the time it gets to the winter sport season the grass is bare and gets chopped up and turns into mud, which can result in periods where the playing surface cannot be used. It is estimated that warm season grass conversion increases ground use capacity by about 15%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>"works" includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil."</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	<p>The nominated project cost of \$98,000 is for capital works only and is based on the cost of the recent warm season grass conversion undertaken at Dempster Park Oval.</p>		

Project Name	Kevin Flint Reserve Soccer Female Friendly Change Room Upgrade	Project Number	41
Description	Soccer- Refurb of existing building to create 2 x 30m2 change rooms, 2 x 20m2 change room amenities, 2 x 10m2 umpires' room, 1 x 15m2 first aid room, 1 x 20m2 storage, 1 x 10m2 DDA toilet/shower- Total: 165m2		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that there has been an increase in female participation across a number of sports. Accordingly, Council undertook an audit of all sporting facilities to identify facilities that need to be upgraded in order to be welcoming and inclusive to female players. The growth is expected to continue with the establishment of elite level national competitions and more female sport being televised. As such these upgrades are integral to meeting the expectations of current and future populations.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade to the standard provision of an existing infrastructure item. The project is considered to be an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participate rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	<p>The nominated project cost of \$740,588 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Sassella Athletics Track Sports Ground Lighting Upgrade	Project Number	43
Description	Athletics track - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the <i>Sports Facility Development Plan Updated 2018</i> to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new athletics tracks based on current participation rates and the number of members a single track can sustain (on average). This is equivalent to a population provision ratio of 1 track to 73,381 residents for athletics.</p> <p>The main catchment area for the project has been determined as the Western Catchment Area, consisting of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	The nominated project cost of \$277,000 is for capital works only. Costs are based on the Kevin Flint Pitch 1 & 2 works 2019/20 with a cost of \$282,500. Note that the Kevin Flint works cost more because 6 light poles were installed instead of 4.		

Project Name	Sassella Park Tennis Courts 5&6 Sports Ground Lighting Upgrade	Project Number	44
Description	Tennis courts - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP is based on a population provision ratio of 1 court to 4,000 residents for tennis.</p> <p>The main catchment area for the project has been determined as the Western Catchment Area, consisting of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	The nominated project cost of \$147,500 is for capital works only. Costs are based on the Errington Tennis Court works 2019/120 with a cost of \$160,460. Note that the Errington Tennis Court works included a PA system which is not part of this project.		

Project Name	Carrington Reserve Off Road Cars Sports Ground Lighting Upgrade	Project Number	45
Description	Car track - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP does not provide a target ratio for niche sports such as remote control car race tracks, however, membership and demand will be monitored by Council officers.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	The nominated project cost of \$277,000 is for capital works only. Costs are based on the Kevin Flint Pitch 1 & 2 works 2019/20 with a cost of \$282,500. Note the lighting installation at Kevin Flint cost more because 6 light poles were installed instead of 4.		

Project Name	John McLeod Reserve Oval 2 Sports Ground Lighting Upgrade	Project Number	46
Description	Football oval - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the (SFDP) to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP		
Catchment	<p>The SFDP assesses the need for new AFL ovals based on current participation rates and the number of teams a single oval can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football.</p> <p>The main catchment areas for the project has been determined as the Western Main Catchment Area, costing of analysis and charge areas; Area 07, Area 08, Area 09, Area 10, Area 11, Area 12, Area 13 and Area 17.</p>		
Cost	The nominated project cost of \$277,000 is for capital works only. Costs are based on the Kevin Flint Pitch 1 & 2 works 2019/20 at a cost of \$282,500. Note the lighting installation at Kevin Flint cost more because 6 light poles were installed instead of 4.		

Project Name	Ardeer Soccer Pitch Reconstruction	Project Number	48
Description	Full excavation sports surface, new drainage, new irrigation, new sand profile, sod turfing, new spoon drains, new sports ground fencing. Ground offline 6 to 8 months.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through sports ground reconstruction. When a sportsground reaches the end of its useful life and has poor infrastructure like drainage, base profile, grass coverage and irrigation it results in a poor uneven/unsafe surface and can result in periods where the playing surface cannot be used. It is estimated that sportsground reconstruction increases ground use capacity by 20% because it delivers new grass and irrigation systems.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>"works" includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i>" The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on current participation rates and the number of teams a single ground can sustain (on average). This is equivalent to a population provision ratios of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	<p>The nominated project cost of \$959,759 is for capital works only. Costs are based on the RFQ for pitch reconstruction at McKechnie Reserve Soccer Pitch 1 2018/19 with a cost of \$959,759.</p>		

Project Name	Barclay Reserve Baseball Pavilion	Project Number	50
Description	Baseball pavilion- Knock down and rebuild- 1 x 75m2 social room, 4 x 30m2 change rooms, 4 x 15m2 change room amenities, 2 x 15m2 social toilets, 1 x 25m2 kitchen, 2 x 15m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 375m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Poor quality sporting pavilions that are only appropriate for a summer or winter user limit the use of existing reserves and upgrading these pavilions to support summer and winter users (e.g. Cricket and soccer) will help to optimise the use of associated sporting fields. It is estimated that upgrading pavilions will increase ground use capacity by 20%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new baseball pitches based on current participation rates and the number of teams a single pitch can sustain (on average). This is the equivalent of a population provision ratio of 1 pitch to 16,934 residents for baseball.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	<p>The nominated project cost of \$1,554,602 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Selwyn Park Reserve - Oval Irrigation Upgrade	Project Number	51
Description	Excavate existing irrigation, replace with new irrigation, line plant excavated areas and update controller.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through irrigation upgrades. Sportsgrounds with no irrigation system or an irrigation system that has reached the end of its useful life develop an uneven surface and will suffer quicker wear and tear and can result in periods where the playing surface cannot be used. It is estimated that irrigation upgrades increase ground use capacity by 15%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>"works" includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i>" The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new soccer/cricket pitches based on current participation rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 8,805 residents for cricket and 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	<p>The nominated project cost of \$115,000 is for capital works only and is based on the RFQ for Churchill Reserve undertaken in 2019/20 with a cost of \$85,000. Note that this project did not include a water tank which costs \$30,000.</p>		

Project Name	Selwyn Park Tennis Courts 1-4 Sports Ground Lighting Upgrade	Project Number	52
Description	Tennis courts - New sports ground lighting, six new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item. The project is an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP is based on population provision ratio of 1 court to 4,000 residents for tennis.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	The nominated project cost of \$279,000 is for capital works only. Costs are based on the Errington Reserve tennis courts works 2019/20.		

Project Name	Selwyn Park Tennis Courts 5&6 Sports Ground Lighting Upgrade	Project Number	53
Description	Tennis courts - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP. The project is an upgrade in the standard provision of an existing infrastructure item. The project is considered to be a Community Infrastructure item in accordance with the Guidelines 2007.		
Catchment	<p>The SFDP is based on population provision ratios of 1 court to 4,000 residents for tennis.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	The nominated project cost of \$147,500 is for capital works only. Costs are based on Errington Tennis 2019/120 with a cost of \$160,460. Note that the Errington Reserve tennis court works included a PA system which this project does not.		

Project Name	Ralph Reserve Soccer Female Friendly Change Room Upgrade	Project Number	54
Description	Soccer- Refurb of existing building to create 2 x 30m2 change rooms, 2 x 20m2 change room amenities, 2 x 10m2 umpires' room, 1 x 15m2 first aid room, 1 x 20m2 storage, 1 x 10m2 DDA toilet/shower - Total: 165m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that there has been an increase in female participation across a number of sports. Accordingly, Council undertook an audit of all sporting facilities to identify facilities that need to be upgraded in order to be welcoming and inclusive to female players. The growth is expected to continue with the establishment of elite level national competitions and more female sport being televised. As such these upgrades are integral to meeting the expectations of current and future populations.</p> <p>Council uses the facility development matrix set out on page 52 of the <i>Sports Facility Development Plan Updated 2018</i> to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is an upgrade in the standard provision of an existing infrastructure item (Female Friendly Change Rooms). The project is considered to be an upgrade to an existing facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new soccer pitches based on existing participation rates and the number of teams a single pitch can sustain (on average). This is equivalent to a population provision ratio of 1 pitch to 4,785 residents for soccer.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	<p>The nominated project cost of \$740,588 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	JR Parsons - Oval Irrigation Upgrade	Project Number	55
Description	Excavate existing irrigation, replace with new irrigation, line plant excavated areas and update controller.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through irrigation upgrades. Sportsgrounds with no irrigation system or an irrigation system that has reached the end of its useful life develop an uneven surface and will suffer quicker wear and tear and can result in periods where the playing surface cannot be used. It is estimated that irrigation upgrades increase ground use capacity by 15%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i>” The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	<p>The nominated project cost of \$115,000 is for capital works only and is based on the RFQ for Churchill Reserve undertaken in 2019/20 with a cost of \$85,000. Note that this project did not include a water tank which costs \$30,000.</p>		

Project Name	Talintyre Reserve Oval Warm Season Grass Conversion	Project Number	56
Description	Existing vegetation poisoned off, ground reshaped, full surface line planted. 4 to 6 month process.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through warm season grass conversion. Warm season grass provides a better playing surface for the winter months as it is active in summer and means the surface is in good condition when the heavy use winter sports start. A cool season grass means the grass is dormant in summer and requires a lot of water to keep it from dying and by the time it gets to the winter sport season the grass is bare and gets chopped up and turns into mud, which can result in periods where the playing surface cannot be used. It is estimated that warm season grass conversion increases ground use capacity by about 15%.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	<p>The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.</p>		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	The nominated project cost of \$98,000 is for capital works only. Costs are based on the Dempster Park Oval Warm Season Grass Conversion 2017/18.		

Project Name	Talintyre Reserve Sports Pavilion	Project Number	57
Description	Football/Cricket pavilion- Brand new - 1 x 100m2 social room, 2 x 40m2 change rooms, 2 x 20m2 change room amenities, 2 x 25m2 social toilets, 1 x 25m2 kitchen, 2 x 20m2 store rooms, 1 x 15m2 first aid room, 1 x 10m2 office, 1 x 10m2 DDA toilet- Total: 370m2.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to develop additional facilities at existing sports sites in Brimbank. Some sportsgrounds in Brimbank do not have any supporting infrastructure such as sports pavilions and cannot be allocated to clubs to use for training and matches and are only used on a casual basis. It is estimated that building a new pavilion where one does not exist will increase ground use capacity by 80% because it enables the ground to be allocated to a club.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the provision of a new infrastructure item (pavilion). The project is considered to be a new facility in line with the provisions of the P&E Act. The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	<p>The nominated project cost of \$1,494,486 is for capital works only. Costs were calculated using the Facility Standards set out in the SFDP and by applying the P90 rate for pavilions set out in the Victoria Planning Authority Benchmark Infrastructure and Costs Guide.</p> <p>https://vpa.vic.gov.au/greenfield/infrastructure-contributions-plans/benchmark-costings/</p>		

Project Name	Talintyre Reserve Oval Sports Ground Lighting Upgrade	Project Number	58
Description	Football/cricket oval - New sports ground lighting, four new poles, new cabling, LED light fittings, lights to meet Australian Standards for competition.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address the current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through lighting upgrades. Sportsgrounds without lighting or with poor lighting that does not meet training standard are restricted to daylight use hours only and the installation of sports ground lighting has the ability to significantly increase the capacity of sportsgrounds. Lighting upgrades increase ground use capacity in winter months by 50% by allowing ground use in the evenings from 5pm-9pm.</p> <p>Council uses the facility development matrix set out on page 52 of the <i>Sports Facility Development Plan Updated 2018</i> to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	The nominated project cost of \$277,000 is for capital works only. Costs are based on the Kevin Flint Pitch 1 & 2 works 2019/20 with a cost of \$282,500. Note that the Kevin Flint works cost more because 6 light poles were installed instead of 4.		

Project Name	Talintyre Oval Reconstruction	Project Number	59
Description	Full excavation sports surface, new drainage, new irrigation, new sand profile, sod turfing, new spoon drains, new sports ground fencing. Ground offline 6 to 8 months.		
Strategic Justification	<p>The <i>Sports Facility Development Plan Updated 2018</i> (SFDP) identifies that the strategic approach to address current and future projected gaps in sporting facility provision is to optimise the use of existing facilities, including through sports ground reconstruction. When a sportsground reaches the end of its useful life and has poor infrastructure like drainage, base profile, grass coverage and irrigation it results in a poor uneven/unsafe surface and can result in periods where the playing surface cannot be used. It is estimated that sportsground reconstruction increases ground use capacity by 20% because it delivers new grass and irrigation systems.</p> <p>Council uses the facility development matrix set out on page 52 of the SFDP to assess and prioritise sports facility development projects. The matrix uses findings from the recent provision, condition and compliance audits and assesses each proposed project against set criteria.</p>		
Project Scope	The project is the total replacement of an existing infrastructure item after it has reached the end of its economic life. Meets P&E Act definition of works <i>“works” includes any change to the natural or existing condition or topography of land including the removal, destruction or lopping of trees and the removal of vegetation or topsoil.</i> The project is consistent with the current community expectation of what is required to meet its health, safety and well-being in accordance with the SFDP.		
Catchment	<p>The SFDP assesses the need for new AFL ovals/cricket pitches based on current participation rates and the number of teams a single oval/pitch can sustain (on average). This is equivalent to a population provision ratio of 1 oval to 7,591 residents for AFL football and 1 pitch to 8,805 residents for cricket.</p> <p>The main catchment area for the project has been determined as the Eastern Main Catchment Area, consisting of analysis and charge areas; Area 14, Area 15, Area 16, Area 18 and Area 19.</p>		
Cost	The nominated project cost of \$1,258,500 is for capital works only. Costs are based on the RFQ for pitch reconstruction of Errington Oval Reserve 2019/20 with a cost of \$1,258,501.		

Appendix 3. DCP Areas and Catchments

DCP Areas Background

The principal reference for preparing a Development Contributions Plan (DCP) is the 2007 Development Contribution Guidelines (the Guidelines) published by the then Department of Sustainability and Environment. The Guidelines provide general guidance on how DCP areas should be defined. The Guidelines state that infrastructure in a DCP:

- Must serve a neighbourhood or larger area;
- Must be used by a broad section of the community, and
- Will in most cases serve a wider catchment than an individual development.

This means that the infrastructure provided should be used by a broad range of people, given the likely profile of the expected community (age, ethnicity, sex) which justifies the selection of the infrastructure.

The Guidelines provide some further definition of the area to be serviced by a project when it states that the infrastructure projects must serve a neighbourhood-sized catchment or larger area.

There are three area definitions of note in a DCP:

- DCP area - This is the total area covered by a DCP Overlay in the Planning Scheme.
- Analysis area - This area is used to define infrastructure project catchments in a DCP, separately for each project. A project catchment can be the whole DCP area or part of it. An analysis area is the smallest potential project catchment. Multiple analysis areas can be aggregated to define larger catchments for infrastructure projects that have larger catchments.
- Charge area - This is an area for which a unique DCP charge is set in the Planning Scheme. In most cases, charge areas are exactly the same as analysis areas.

However, it is possible to amalgamate a group of analysis areas into one charge area to reduce the number of areas shown in the Planning Scheme, if it is deemed desirable to do so for some reason. The lowest charge shown in an amalgamated analysis area must be selected for the whole charge area if this process is used.

In the section of the Guidelines dealing with full cost apportionment DCPs, the following criteria are proposed in defining an analysis area: Councils usually have their own system of dividing their municipality into suburbs, communities of interest or neighbourhoods, which could form the basis of analysis areas.

Analysis Areas

The Brimbank 2022 DCP adopts 19 analysis (and charge) areas.

The areas in this DCP follow those used in the Brimbank DCP 2016, which uses suburbs of the municipality as defined by Forecast ID. The areas are used to inform service planning and for population profiling and projection purposes by Council.

Therefore, the rationale for selection of the 19 areas for this DCP is as follows:

- Maintaining consistency with approach taken for Brimbank DCP 2016;
- The areas are based on suburbs of the municipality and therefore represent communities of interest;
- The areas are based on data cells for which development projections information is available;
- The areas can be amalgamated to form larger catchments where necessary; and

- The areas were tested against infrastructure projects within this DCP and it was concluded that fair catchment areas could be developed using the 19 areas as a base.

An early version of a DCP that adopted very small analysis areas and charge area is the Darebin all of municipality DCP which used over 200 small areas when it was developed in 2003. However, since that time, the DCP system has evolved and Planning Panels more recently have accepted suburb or precinct based areas for DCPs, such as the 12 area Moreland DCP (2015), the 19 area Brimbank DCP (2016), the 24 area Banyule DCP (2016-17) and the 11 area Yarra DCP (2017).

Catchments

The cost of an infrastructure item in a DCP is apportioned over a defined catchment area. As noted above, the catchment in a DCP is a best fit selection of one or more DCP analysis areas.

A project catchment should seek to take in areas (and nominated development types within areas) that are likely to use an infrastructure item.

The cost apportionment method is to apportion the DCP cost of each project across (existing and anticipated future) development within its catchment area.

The concept of 'use' is not exact but rather is based on a reasonableness test. The main issue is to select areas so as to avoid the prospect of building in serious cross-subsidies in DCP design. A serious cross subsidy is defined as development paying for infrastructure that it will definitely not use (i.e. the catchment is too big and the development is located remotely from the project) or development is asked to pay above its fair share of infrastructure use (i.e. the catchment is too small and charges are set too high for development within the catchment).

Project catchments can be one analysis area, or multiple analysis areas or the whole municipality. Community and sporting facilities generally service 'larger' rather than 'smaller' areas. A library for example, will usually serve a sub-region of a municipality and thus include a number of neighbourhoods (or analysis areas) as its catchment.

This DCP has a total of 48 projects, which are made up of:

- 7 referenced from the Community Services and Infrastructure Plan 2018-2038; and
- 41 referenced from the Sports Facility Development Plan Updated 2018.

The Community Services and Infrastructure Plan 2018-2038 defines the criteria as the basis for an assessment of the reasonable distance that residents should expect to have to undertake to access facilities:

- People can travel to services and facilities within a reasonable journey time/distance.
- Where feasible, the location and development of community infrastructure will be consistent with the principles of Plan Melbourne 2017-2050. Priority is given to disadvantaged communities and reducing social inequality.
- Facility provision to meet the 'public interest test' in regard to reducing inequity and strengthening the local community, achieving strategic priorities in the Council Plan.
- Location of facilities close to activity centres, community focal points, public transport, pedestrian and cycling networks.
- People in the target population have access to facilities in line with the Plan Melbourne '20-minute neighbourhoods' objective (20 minute travel either by walking, cycling, public transport or driving, dependent on service).
- Facility provision gaps in areas within planning districts.

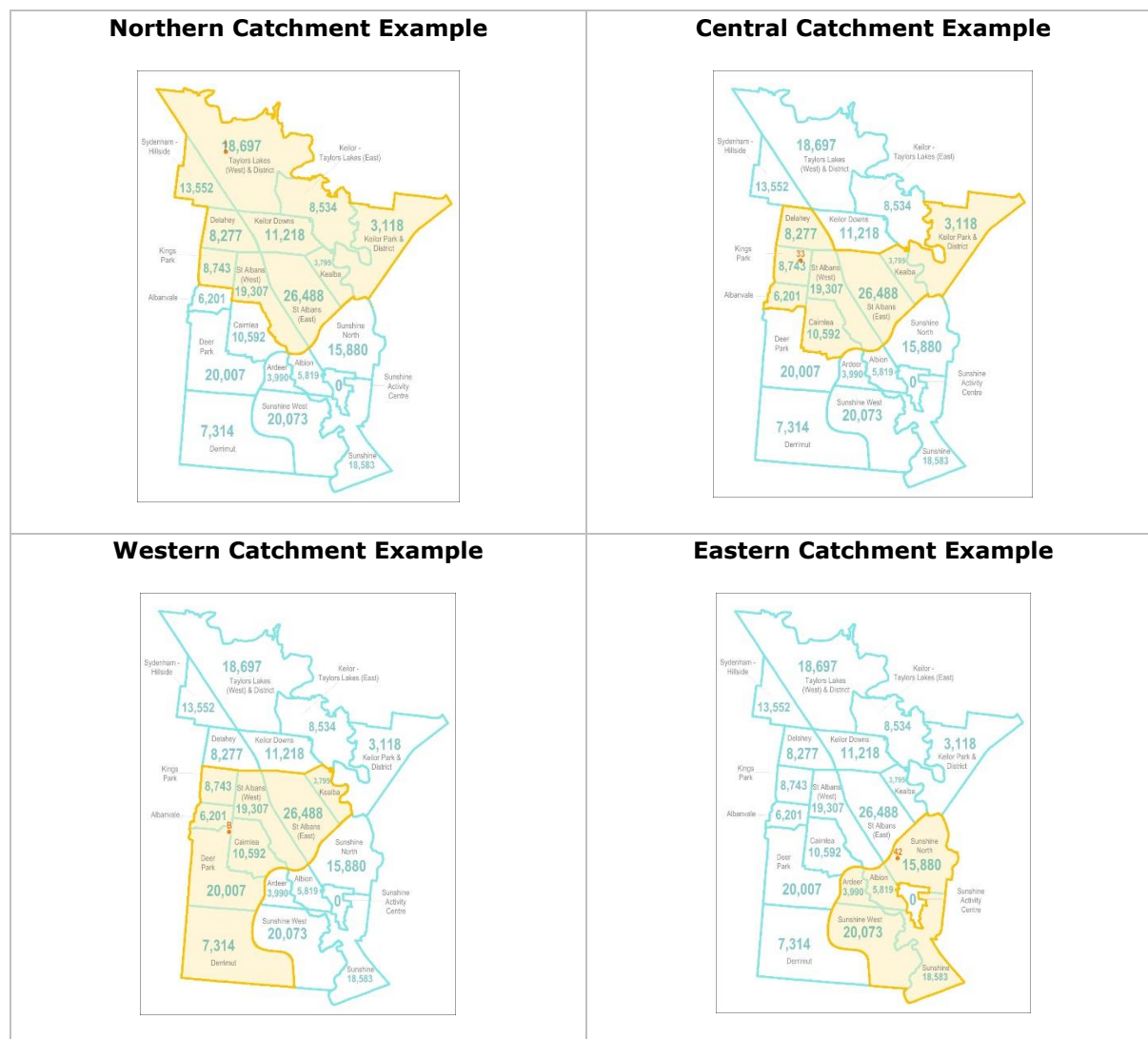
The Sports Facility Development Plan Updated 2018 uses a nominal local area walking distance from a facility as the basis for a catchment.

Both documents assess service and facility provision at the planning district level.

This DCP has adopted the primary catchment area identified for projects in the above policy documents and selected surrounding analysis areas to define a main catchment area for DCP cost apportionment purposes.

Brimbank City Council has prepared individual project catchment maps for this DCP. All catchment correspond to one of the sub-regions shown below.

- Northern: Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10)
- Central: Area 04 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12)
- Western: Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 17
- Eastern: Area 14 Area 15 Area 16 Area 18 Area 19



Appendix 4. DCP Levy Capping

This DCP applies to the 19 charge areas of the municipality excluding Sunshine Town Centre. The DCP includes Community Infrastructure Levies.

At the time of DCP preparation, a cap of \$1,253 per dwelling applies to the Community Infrastructure Levy for the 2022-23 financial year (Department of Environment, Land, Water and Planning).

The levies of both the 2016 and 2022 DCPs (indexed to current dollars) were summed to check if any area has a Community Infrastructure Levy that exceeded the cap.

This was the case in 10 of the 19 areas as follows:

- Area 08 St Albans (West) \$2,215 (combined CIL per dwelling in July 2022 dollars)
- Area 09 St Albans (East) \$2,214
- Area 07 Kings Park \$1,968
- Area 10 Kealba \$1,948
- Area 12 Cairnlea \$1,795
- Area 11 Albanvale \$1,696
- Area 04 Delahey \$1,637
- Area 06 Keilor Park & District \$1,462
- Area 13 Deer Park \$1,437
- Area 05 Keilor Downs \$1,259.

The remaining nine areas have a combined CIL of between \$918 and \$1,162 per dwelling.

The Community Infrastructure Levies in this 2022 DCP have been adjusted down to ensure that the sum of the two DCP does not exceed the cap in the 2022-23 financial year. Details follow.

Brimbank DCP 2016 (Schedule 2 gazetted 2018) indexed to July 2022 dollars

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$215	\$841	\$1,056
Area 02	Taylors Lakes (West) & District	\$201	\$841	\$1,042
Area 03	Keilor - Taylors Lakes (East)	\$141	\$831	\$972
Area 04	Delahey	\$297	\$1,007	\$1,303
Area 05	Keilor Downs	\$238	\$987	\$1,225
Area 06	Keilor Park & District	\$108	\$831	\$939
Area 07	Kings Park	\$199	\$1,007	\$1,206
Area 08	St Albans (West)	\$614	\$1,253	\$1,867
Area 09	St Albans (East)	\$576	\$1,252	\$1,829
Area 10	Kealba	\$179	\$987	\$1,166
Area 11	Albanvale	\$494	\$1,007	\$1,501
Area 12	Cairnlea	\$527	\$1,106	\$1,634
Area 13	Deer Park	\$644	\$1,106	\$1,750
Area 14	Ardeer	\$296	\$786	\$1,082
Area 15	Albion	\$271	\$786	\$1,056
Area 16	Sunshine North	\$255	\$761	\$1,016
Area 17	Derrimut	\$151	\$831	\$982

Area 18	Sunshine West	\$421	\$859	\$1,280
Area 19	Sunshine	\$397	\$859	\$1,256

Calculated Brimbank DCP 2022 before Community Infrastructure Levy cap

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$256	\$272	\$528
Area 02	Taylors Lakes (West) & District	\$256	\$272	\$528
Area 03	Keilor - Taylors Lakes (East)	\$256	\$272	\$528
Area 04	Delahey	\$256	\$631	\$887
Area 05	Keilor Downs	\$256	\$272	\$528
Area 06	Keilor Park & District	\$256	\$631	\$887
Area 07	Kings Park	\$533	\$962	\$1,495
Area 08	St Albans (West)	\$533	\$962	\$1,495
Area 09	St Albans (East)	\$533	\$962	\$1,495
Area 10	Kealba	\$533	\$962	\$1,495
Area 11	Albanvale	\$277	\$689	\$966
Area 12	Cairnlea	\$277	\$689	\$966
Area 13	Deer Park	\$277	\$331	\$608
Area 14	Ardeer	\$386	\$157	\$543
Area 15	Albion	\$386	\$157	\$543
Area 16	Sunshine North	\$386	\$157	\$543
Area 17	Derrimut	\$277	\$331	\$608
Area 18	Sunshine West	\$386	\$157	\$543
Area 19	Sunshine	\$386	\$157	\$543

Total of 2016 and 2022 DCPs before additional Community Infrastructure Levy capping

Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$471	\$1,114	\$1,585
Area 02	Taylors Lakes (West) & District	\$457	\$1,114	\$1,571
Area 03	Keilor - Taylors Lakes (East)	\$397	\$1,104	\$1,501
Area 04	Delahey	\$553	\$1,637	\$2,190
Area 05	Keilor Downs	\$494	\$1,259	\$1,753
Area 06	Keilor Park & District	\$364	\$1,462	\$1,826
Area 07	Kings Park	\$732	\$1,968	\$2,700
Area 08	St Albans (West)	\$1,147	\$2,215	\$3,362
Area 09	St Albans (East)	\$1,110	\$2,214	\$3,323
Area 10	Kealba	\$713	\$1,948	\$2,661
Area 11	Albanvale	\$771	\$1,696	\$2,467
Area 12	Cairnlea	\$804	\$1,795	\$2,600

Area 13	Deer Park	\$921	\$1,437	\$2,358
Area 14	Ardeer	\$683	\$943	\$1,626
Area 15	Albion	\$657	\$943	\$1,600
Area 16	Sunshine North	\$641	\$918	\$1,559
Area 17	Derrimut	\$428	\$1,162	\$1,590
Area 18	Sunshine West	\$808	\$1,016	\$1,824
Area 19	Sunshine	\$784	\$1,016	\$1,800

Required adjustment to Brimbank DCP 2022

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$0	\$0	\$0
Area 02	Taylors Lakes (West) & District	\$0	\$0	\$0
Area 03	Keilor - Taylors Lakes (East)	\$0	\$0	\$0
Area 04	Delahey	\$0	-\$384	-\$384
Area 05	Keilor Downs	\$0	-\$6	-\$6
Area 06	Keilor Park & District	\$0	-\$209	-\$209
Area 07	Kings Park	\$0	-\$715	-\$715
Area 08	St Albans (West)	\$0	-\$962	-\$962
Area 09	St Albans (East)	\$0	-\$961	-\$961
Area 10	Kealba	\$0	-\$695	-\$695
Area 11	Albanvale	\$0	-\$443	-\$443
Area 12	Cairnlea	\$0	-\$542	-\$542
Area 13	Deer Park	\$0	-\$184	-\$184
Area 14	Ardeer	\$0	\$0	\$0
Area 15	Albion	\$0	\$0	\$0
Area 16	Sunshine North	\$0	\$0	\$0
Area 17	Derrimut	\$0	\$0	\$0
Area 18	Sunshine West	\$0	\$0	\$0
Area 19	Sunshine	\$0	\$0	\$0

Total of 2016 and 2022 DCPs after Community Infrastructure Levy adjustment

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$471	\$1,114	\$1,585
Area 02	Taylors Lakes (West) & District	\$457	\$1,114	\$1,571
Area 03	Keilor - Taylors Lakes (East)	\$397	\$1,104	\$1,501
Area 04	Delahey	\$553	\$1,253	\$1,806
Area 05	Keilor Downs	\$494	\$1,253	\$1,747
Area 06	Keilor Park & District	\$364	\$1,253	\$1,617

Area 07	Kings Park	\$732	\$1,253	\$1,985
Area 08	St Albans (West)	\$1,147	\$1,253	\$2,400
Area 09	St Albans (East)	\$1,110	\$1,253	\$2,363
Area 10	Kealba	\$713	\$1,253	\$1,966
Area 11	Albanvale	\$771	\$1,253	\$2,024
Area 12	Cairnlea	\$804	\$1,253	\$2,057
Area 13	Deer Park	\$921	\$1,253	\$2,174
Area 14	Ardeer	\$683	\$943	\$1,626
Area 15	Albion	\$657	\$943	\$1,600
Area 16	Sunshine North	\$641	\$918	\$1,559
Area 17	Derrimut	\$428	\$1,162	\$1,590
Area 18	Sunshine West	\$808	\$1,016	\$1,824
Area 19	Sunshine	\$784	\$1,016	\$1,800

Brimbank DCP 2022 adjusted

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$256	\$272	\$528
Area 02	Taylors Lakes (West) & District	\$256	\$272	\$528
Area 03	Keilor - Taylors Lakes (East)	\$256	\$272	\$528
Area 04	Delahey	\$256	\$246	\$502
Area 05	Keilor Downs	\$256	\$266	\$522
Area 06	Keilor Park & District	\$256	\$422	\$678
Area 07	Kings Park	\$533	\$246	\$780
Area 08	St Albans (West)	\$533	\$0	\$533
Area 09	St Albans (East)	\$533	\$1	\$534
Area 10	Kealba	\$533	\$266	\$799
Area 11	Albanvale	\$277	\$246	\$523
Area 12	Cairnlea	\$277	\$147	\$424
Area 13	Deer Park	\$277	\$147	\$424
Area 14	Ardeer	\$386	\$157	\$543
Area 15	Albion	\$386	\$157	\$543
Area 16	Sunshine North	\$386	\$157	\$543
Area 17	Derrimut	\$277	\$331	\$608
Area 18	Sunshine West	\$386	\$157	\$543
Area 19	Sunshine	\$386	\$157	\$543

Appendix 5. Ministerial Reporting Requirements

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

Annexure MINISTERIAL REPORTING REQUIREMENTS

Table 1 – Total DCP levies received in *[Insert Financial Year]*

DCP name and year approved	Levies received in <i>[Insert Year]</i> 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								

Language link

Arabic	عربي	9209 0131
Croatian	Hrvatski	9209 0132
Greek	Ελληνικά	9209 0133
Italian	Italiano	9209 0134
Macedonian	Македонски	9209 0135
Serbian	Српски	9209 0136
Spanish	Español	9209 0137
Turkish	Türkçe	9209 0138
Vietnamese	Việt-ngữ	9209 0139
All other languages		9209 0140
English		9209 0141

Local call costs apply

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 You Tube: **www.youtube.com/brimbankcitycouncil**

Customer Service

Sydenham
 Station Street, Taylors Lakes
 (located within Sydenham Library)

Opening hours

M: 10.30am - 7pm
Tu: 1.00pm - 7pm
W: 10.30am - 7pm
Th: 10.30am - 7pm
F: 10.00am - 5pm
Sa: 10.00am - 12.30pm

Sunshine
 301 Hampshire Road, Sunshine

Monday to Friday
 8.45am - 5pm

Keilor
 704B Old Calder Highway, Keilor

Monday to Friday
 8.45am - 5pm

Municipal Offices

Keilor Offices
 704B Old Calder Highway, Keilor

Sunshine Offices
 6 -18 Alexandra Avenue, Sunshine

Opening hours

Monday to Friday
 8.45am - 5pm

Monday to Friday
 8.45am - 5pm

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SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

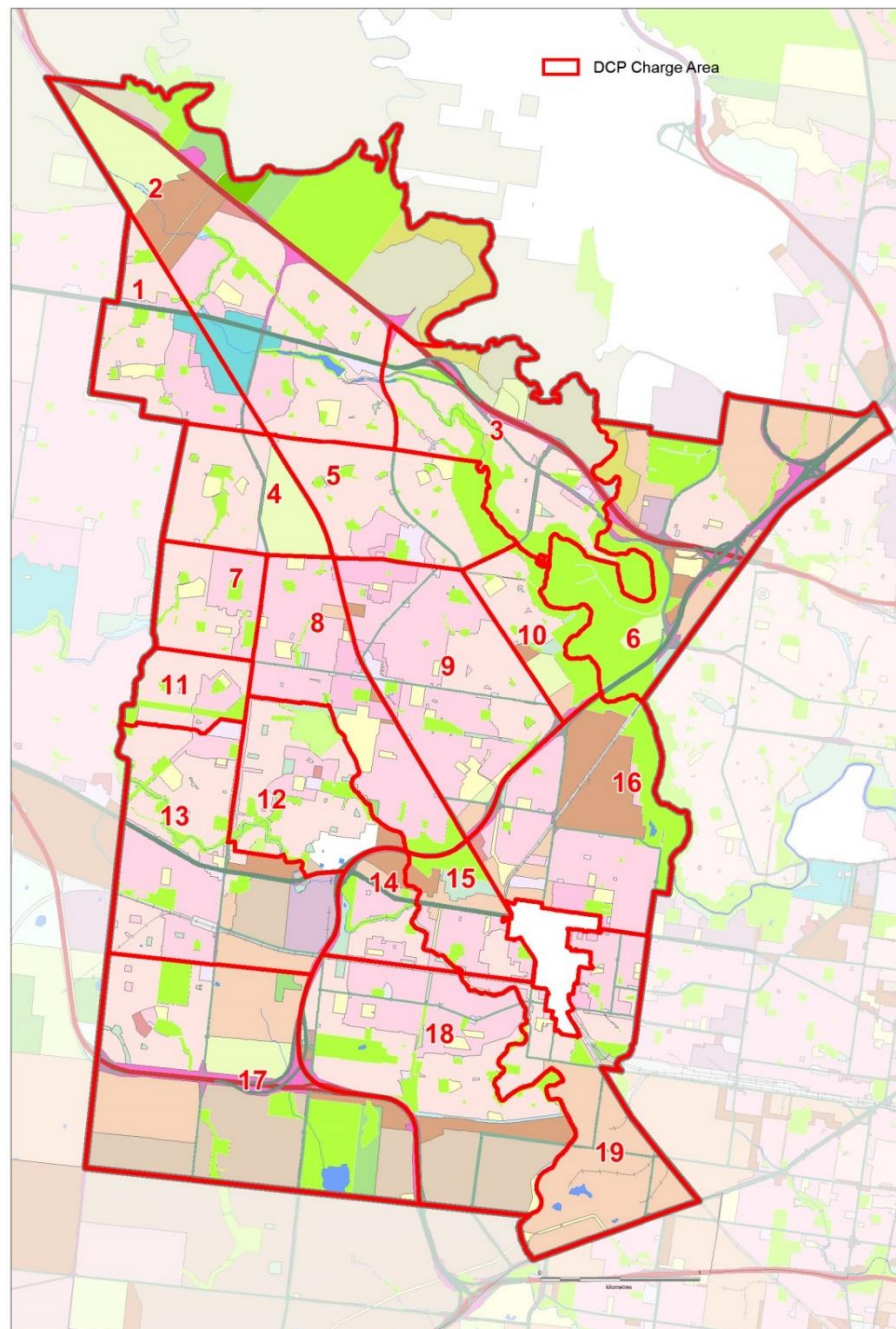
BRIMBANK DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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The Brimbank Development Contributions Plan (November 2016) and Brimbank Development Contributions Plan (October 2022) applies to all new development within the 19 Charge Areas as shown below in Map 1.

Map 1 to Schedule 2 to Clause 45.06 – DCP area and charging areas



2.0 Summary of costs

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Brimbank Development Contributions Plan (November 2016)

Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility CFCI	\$71,293,993	2016-2036	\$8,414,388	11.8%
Community Facility CFDI	\$8,800,000	2016-2036	\$1,122,994	12.8%
Path PADI	\$25,763,200	2016-2036	\$4,220,166	16.4%
Road RDDI	\$4,573,500	2016-2036	\$849,365	18.6%
Total	\$110,430,693		\$14,606,913	13.2%

Note 1:

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the incorporated document for details.

Brimbank City Council is Collecting Agency and Development Agency for this DCP.

Brimbank City Council commits to deliver the DCP projects for Brimbank Development Contributions Plan (November 2016) by December 31 2036, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.

Brimbank Development Contributions Plan (October 2022)

Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility CFCI	\$42,036,884	2022-2043	\$2,214,638	5.3%
Community Facility CFDI	\$33,988,839	2022-2043	\$5,566,456	16.4%
Total	\$76,025,724		\$7,781,094	10.2%

Note 2:

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the incorporated document for details.

Brimbank City Council commits to deliver the DCP projects for Brimbank Development Contributions Plan (October 2022) by December 31 2043, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.

Brimbank City Council is Collecting Agency and Development Agency for this DCP.

3.0 Summary of contributions

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Brimbank Development Contribution Plan (November 2016)

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure Per Dwelling	Community Infrastructure Per Dwelling	All Infrastructure Per Dwelling
Area 01	Sydenham - Hillside	\$185	\$723	\$907
Area 02	Taylors Lakes (West) & District	\$173	\$723	\$895
Area 03	Keilor - Taylors Lakes (East)	\$121	\$714	\$835
Area 04	Delahey	\$255	\$865	\$1,120
Area 05	Keilor Downs	\$204	\$848	\$1,052
Area 06	Keilor Park & District	\$93	\$714	\$807
Area 07	Kings Park	\$171	\$865	\$1,036
Area 08	St Albans (West)	\$528	\$1,093	\$1,621
Area 09	St Albans (East)	\$495	\$1,076	\$1,571
Area 10	Kealba	\$154	\$848	\$1,002
Area 11	Albanvale	\$425	\$865	\$1,290
Area 12	Cairnlea	\$453	\$950	\$1,404
Area 13	Deer Park	\$553	\$950	\$1,503
Area 14	Ardeer	\$255	\$675	\$930
Area 15	Albion	\$233	\$675	\$908
Area 16	Sunshine North	\$219	\$654	\$873
Area 17	Derrimut	\$130	\$714	\$844
Area 18	Sunshine West	\$362	\$738	\$1,100
Area 19	Sunshine	\$341	\$738	\$1,079

AREA		LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Retail DIL Per Square Metre (SQM) of Floorspace	Commercial DIL Per Square Metre (SQM) of Floorspace	Industrial DIL Per Square Metre (SQM) of Floorspace
Area 01	Sydenham - Hillside	\$5.43	\$2.00	\$0.48
Area 02	Taylors Lakes (West) & District	\$4.53	\$1.99	\$0.42
Area 03	Keilor - Taylors Lakes (East)	\$2.23	\$1.95	\$0.25
Area 04	Delahey	\$5.20	\$3.75	\$0.55
Area 05	Keilor Downs	\$3.55	\$3.02	\$0.40
Area 06	Keilor Park & District	\$1.77	\$1.39	\$0.19
Area 07	Kings Park	\$1.93	\$2.71	\$0.27
Area 08	St Albans (West)	\$4.92	\$5.49	\$0.62
Area 09	St Albans (East)	\$4.83	\$5.03	\$0.59
Area 10	Kealba	\$2.72	\$2.60	\$0.32
Area 11	Albanvale	\$5.87	\$7.70	\$0.80
Area 12	Cairnlea	\$4.40	\$5.67	\$0.59
Area 13	Deer Park	\$6.17	\$8.11	\$0.84
Area 14	Ardeer	\$1.97	\$2.34	\$0.25
Area 15	Albion	\$1.84	\$1.84	\$0.22
Area 16	Sunshine North	\$4.78	\$3.77	\$0.52
Area 17	Derrimut	\$1.90	\$2.58	\$0.26
Area 18	Sunshine West	\$4.04	\$4.61	\$0.51
Area 19	Sunshine	\$3.98	\$4.13	\$0.49

Note 3:

Square metres of floor space (SQM) refers to gross floor space. The above listed contribution amounts are current as at 30 June 2016. They will be adjusted annually on July 1 each year to cover inflation, by applying the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics. A list showing the current contribution amounts will be held at Council's Planning Department.

Payment of development contributions is to be made in cash. Council, at its discretion, may consider accepting works in lieu of cash contributions, provided the value of the works/land in question does not exceed the cash liability of the proponent under this DCP (unless the proponent agrees).

Payment of the Development Infrastructure Levy at Subdivision Stage is to be made prior to the issue of a statement of compliance for the approved subdivision. At Council's discretion, payment of the levy may be deferred to a later date, subject to the developer/landowner entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date agreed upon.

Payment of the Development Infrastructure Levy at Planning Permit Stage where there is no subdivision is to be made prior to the commencement of any development or works.

Payment of the Community Infrastructure Levy is to be made at the building permit stage, no later than the date of issue of a building permit under the Building Act 1993.

Where no permit is required for a development, the contribution must be made no later than the date of issue of a building permit under the Building Act 1993.

Payment of a development contribution required under this DCP must be made for all development of the land. New development is taken to include construction of a new dwelling or building or an extension to an existing retail building or commercial office building or industrial building, unless exempt from this DCP.

For land uses not included within the planning scheme definition of the above uses, the development contribution that is required for "commercial office" will be applied unless Council agrees to vary that rate, on submission by a permit applicant on the basis of information provided that justifies the application of an alternative rate.

Brimbank Development Contributions Plan (October 2022)

AREA Charge Area Number and Name		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$256	\$272	\$528
Area 02	Taylors Lakes (West) & District	\$256	\$272	\$528
Area 03	Keilor - Taylors Lakes (East)	\$256	\$272	\$528
Area 04	Delahey	\$256	\$246	\$502
Area 05	Keilor Downs	\$256	\$266	\$522
Area 06	Keilor Park & District	\$256	\$422	\$678
Area 07	Kings Park	\$533	\$246	\$780
Area 08	St Albans (West)	\$533	\$0	\$533
Area 09	St Albans (East)	\$533	\$1	\$534
Area 10	Kealba	\$533	\$266	\$799
Area 11	Albanvale	\$277	\$246	\$523
Area 12	Cairnlea	\$277	\$147	\$424
Area 13	Deer Park	\$277	\$147	\$424
Area 14	Ardeer	\$386	\$157	\$543
Area 15	Albion	\$386	\$157	\$543
Area 16	Sunshine North	\$386	\$157	\$543
Area 17	Derrimut	\$277	\$331	\$608
Area 18	Sunshine West	\$386	\$157	\$543
Area 19	Sunshine	\$386	\$157	\$543

Note 4:

The above listed contribution amounts are current at 1 July 2022.

The Development Infrastructure Levy will be adjusted annually on July 1 each year to cover inflation, by applying the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics.

Where the DCP provides for a Community Infrastructure Levy of \$1,253, Council will charge the maximum dwelling amount which will be determined in accordance with Part 3B of the Act.

Where the DCP provides for a Community Infrastructure Levy less than \$1,253, that amount will be adjusted on July 1 using the Producer Price Index for Non-Residential Building Construction in Victoria as published by the Australian Bureau of Statistics.

All adjustments will occur and take effect from the date of index publication.

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

Payment of development contributions is to be made in cash. Council, at its discretion, may consider accepting works and / or land in lieu of cash contributions, provided the value of the works / land in question does not exceed the cash liability of the proponent under this DCP (unless the proponent agrees).

Payment of the Development Infrastructure Levy may be required at Subdivision stage or Planning Permit stage or Building Permit stage.

Development Infrastructure Levy at Subdivision stage: Payment of the 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 levy is to be made prior to issue of a building permit.

Development Infrastructure Levy at Building Permit stage where no planning permit is required: Payment of the levy is to be made prior to issue of a building permit under the Building Act 1993.

Payment of the Community Infrastructure Levy is to be made prior to issue of a building permit under the Building Act 1993.

4.0

Land or development excluded from development contributions plan

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No land or development is exempt from Development Contributions unless exempt by Legislation or Ministerial Direction or Legal Agreement with Brimbank City Council or stated below.

The following development is exempt from the development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016. This applies to social housing development delivered by and for registered housing associations. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations.
- Construction of a building or carrying out of works or a subdivision that does not result in the creation of net additional demand units, such as:
 - renovations or alterations to an existing dwelling.
 - construction of outbuildings normal to an existing dwelling.
 - construction of a fence.
 - demolition of a dwelling followed by construction of a replacement dwelling on the same land. This exemption applies to a single dwelling but not to a second dwelling or subsequent dwellings on the same land.
 - construction of a building or carrying out of works to reinstate the pre-existing standard of a building other than a dwelling unintentionally damaged or destroyed. This exemption applies only to the extent that the floor area of the new building is not greater than that of the damaged or destroyed building.

- Servicing infrastructure constructed by a utility authority.
- Where the DCP obligation would be less than \$10.
- Brimbank City Council delivered projects, building or works.
- Land which has an existing section 173 Agreement under the Planning and Environment Act 1987 and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction of a community and/or physical infrastructure and explicitly exempts the development from this DCP schedule.

Planning and Environment Act 1987

C214 PLANNING SCHEME

AMENDMENT C214brim

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Brimbank City Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Brimbank City Council.

Land affected by the amendment

The Amendment applies to all land in the municipality with the exclusion of land within the Sunshine Major Activity Centre (Sunshine MAC), where the Sunshine Town Centre Development Contributions Plan (Sunshine DCP) applies.

The Amendment affects the same land as currently subject to the Brimbank Development Contributions Plan 2016 (Brimbank DCP 2016).

A map of the land affected by this Amendment is provided at Attachment 1 to this Explanatory Report.

What the amendment does

The Amendment ensures new development in the municipality contributes an equitable share of the cost of new, upgraded or replacement community and sporting infrastructure to meet future community need in the municipality. This is done through implementation of the Brimbank Development Contributions Plan 2022 (Brimbank DCP 2022).

Specifically, the Amendment alters Schedule 2 to the Development Contributions Plan Overlay (DCPO2) at Clause 45.06 to include the relevant contributions tables and requirements for the Brimbank DCP 2022.

The Amendment updates Clause 21.11 Community and Leisure Facilities by including two new objectives and strategies and one new implementation action that relate to the need to use development contributions plans to ensure new development contributes to the cost of sports and community infrastructure. It also updates the list of reference documents associated with this clause to include background documents relevant to Brimbank DCP 2022.

Finally, it includes the Brimbank DCP 2022 into the Brimbank Planning Scheme as an Incorporated Document at Clause 72.04.

Strategic assessment of the amendment

Why is the amendment required?

The Amendment is required to ensure that Council is able to meet the future needs and expectations of the community. New development places strain on existing community and sporting infrastructure as demand intensifies.

Section 3B of the *Planning and Environment Act 1987* (P&E Act) allows for the preparation, adoption and implementation of Development Contributions Plans (DCPs) to ensure that new development contributes a proportionate amount towards the costs of new infrastructure, upgrades to existing infrastructure and the replacement of infrastructure that has reached the end of its useful life.

The Brimbank DCP 2022 has been prepared in accordance with Section 3B of the P&E Act, the *Development Contributions Plan Guidelines March 2007* (DCP Guidelines), and the *Ministerial Direction on the Preparation and Content of Development Contributions Plans* and *Ministerial*

Reporting Requirements for Development Contributions Plans October 2016 (Ministerial Direction on DCPs).

Implementation of the Brimbank DCP 2022 will commit Council to the delivery of 48 new community infrastructure projects to the approximate value of \$76m over the next 20 years. Seven (7) of the projects included were derived from the Brimbank Community Services and Infrastructure Plan 2018-2038 (CSIP) and 41 were derived from the Brimbank Sports Facilities Development Plan Updated 2018 (SFDP).

These two Council adopted documents contain the strategic justification for the projects. Prior to Council adoption, community consultation was undertaken on both draft plans for a period of four weeks. Consultation included advertisement through social media, the Brimbank website, community forums and targeted stakeholder workshops.

All projects proposed for inclusion are part of Council's capital works program

How does the amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives for planning in Victoria as outlined in section 4 of the P&E Act:

- *To provide for the fair, orderly, economic and sustainable use, and development of land*
- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; and*
- *To protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*

How does the amendment address any environmental, social and economic effects?

The Amendment is expected to have positive environmental effects as a number of the projects included in the Brimbank DCP 2022 will upgrade existing infrastructure to be more water and energy efficient and allow more intensive use of existing assets in order to accommodate anticipated population growth (in line with ID profile forecasts) within the existing urban growth boundary.

The Amendment is expected to have a positive social effect in that it will contribute to the delivery of essential community facilities required to meet the needs of the existing and current projections for future population in line with community expectations.

The Brimbank Planning Scheme currently includes two (2) Schedules to the Development Contributions Plan Overlay (DCPO) as well as Schedule 1 to Clause 53.01, which requires a developer contribution for the provision Public Open Space (POS).

The DCP Guidelines require that there is no "double dipping" between a DCP and POS contributions levied under the Subdivision Act 1988 or through Clause 53.01 of the planning scheme. Projects proposed for inclusion in the Brimbank DCP 2022 are not projects for which contributions are collected through Clause 53.01.

The scope of the new projects included within DCPO2 has also been reviewed against that of DCPO1 and those within the existing DCPO2. Revisions have been made where necessary to ensure a charge is not applied twice for the same scope of works.

In accordance with the Ministerial Direction on DCPs all infrastructure included within a DCP is classed as either Development Infrastructure (DI) or Community Infrastructure (CI). A cap of \$1,253 (current for the 2022-23 financial year but subject to annual indexation) is applied by the State government to the total amount of CI levied per dwelling.

As such, the combined total of CI levied under the existing and proposed updates to DCPO2 was assessed. Where the introduction of new projects would have exceeded the cap, the new levy for draft DCP 2022 has been revised down to ensure the cap is maintained. These figures will be revised annually in accordance with relevant provisions of the Planning and Environment Act 1987 to provide for indexation and any other changes to the cap as directed by the State government.

The final combined DCPO2 and draft DCP 2022 levy ranges from \$1,501 to \$2,400 per dwelling (for the 2022-23 financial year). This represents a project cost recovery to Council of approximately 10 percent which is considered reasonable in the context of an existing urban area. There will also be a net community benefit to the introduction of draft DCP 2022 through the contribution it will make to the timely provision of needed community infrastructure.

Does the amendment address relevant bushfire risk?

The Amendment will not result in any increased risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

Ministerial Direction on the Form and Content of Planning Schemes:

The Ministerial Direction on the Form and Content of Planning Schemes provides a series of templates and instructions for planning authorities on how to draft a planning scheme ordinance in accordance with section 7 of the P&E Act. However, this direction does not provide a suitable template for a DCP that has more than one charge area and is inconsistent with the DCP Guidelines 2007 and Ministerial Directions for DCPs.

For example, the template table at section 2 regarding summary of costs includes sub-headings that do not match project types in the draft DCP 2022 or project categories in the Ministerial Directions for DCPs or in the DCP Guidelines.

The template table at section 3 should state the levy payable but it does not enable the user to insert DCP levy values for more than one DCP charge area. The reader of the table will therefore be unclear as to what levy is legally payable and may need to search for and locate the Incorporated Document to work that out. This is considered to be a poor outcome in terms of transparency and usability.

Conversely, the same table asks for the detailed breakdown of the levy for one area. It is considered that this is unnecessary detail for the overlay schedule, which can be included in the Incorporated Document. In addition, the notes and conditions in the prescribed format should enable a Council to clearly state all operational matters, payment terms and exemptions for the DCP, however, it is not clear whether the prescribed format allows that information to be included.

As such, the draft updated DCPO2 to include the draft DCP 2022 has been prepared to be consistent with the existing and approved DCPO2, whereby the table at section 3 states the DIL and CIL payable for each land use by charge area and the notes section provides a comprehensive list of operational matters.

The proposed variations in the draft Amendment documents have been discussed with DELWP and form part of conditional authorisation.

Ministerial Direction on the Preparation and Content of Development Contributions Plan (Part A) and Reporting Requirements for Development Contributions Plan (Part B) 2016:

Part A provides clarity for the preparation of DCPs by defining particular land use terms, limiting land to which a DCP can apply, identifying particular land use exemptions and nominating the types of infrastructure which can be funded through a DCP. The Amendment is consistent with the Ministerial Direction.

Part B sets out the reporting requirements for collection agencies to the Minister for Planning. Including a pro-forma table for collecting agencies to use in order to meet these requirements. Council is already required to comply with this direction with regards to its two existing DCPs. These requirements have been noted within the Draft Brimbank DCP 2022.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The State Planning Policy Framework (SPPF) has been considered as follows:

Clause 11.01-1R – Settlement – Metropolitan Melbourne

Clause 11.01 seeks to “Maintain a permanent urban growth boundary around Melbourne to create a more consolidated sustainable city and protect the values of non-urban land. Create mixed use neighbourhoods at varying densities, including through the development of urban renewal precincts that offer more choice in housing, create jobs and opportunities for local businesses and deliver better access to services and facilities.”

The Amendment will help achieve this by supporting the sustainable intensification of existing urban land, delivering housing choice and better access to community services and facilities. Noting that whilst discouraged, if there was to be any intensification of rural residential uses outside the urban growth boundary, a contribution is still being sought as those communities have equal access to Council’s community and sporting facilities.

Clause 19.03-1S – Development and infrastructure contributions plans

Clause 19.03-1S seeks to “To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans. Collect development contributions on the basis of approved development and infrastructure contributions plans. Require annual reporting by collecting agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.”

Being an existing urban area, DCPs are the most appropriate tool for Council to seek developer contributions for community assets in accordance with this policy direction.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Municipal Strategic Statement (MSS) is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives.

Clause 21.02 – Key Land Use Issues (Housing)

This clause anticipates that housing within Brimbank is expected to increase from approximately 61,411 dwellings in 2006 to 72,570 dwellings in 2026 (approximately 560 dwelling per year on average). However, these figures differ from residential dwelling projections contained at clause 21.07 Housing (see further discussion below).

Clause 21.02 identifies that “...it is expected that population growth will be contained within infill medium and higher density developments, in activity centres, the General Residential Zone and Residential Growth Zone.”

Given current forecast growth within the municipality it is appropriate and consistent with State and local government policy for Council to seek developer contributions for new, upgraded or replacement community assets to meet community need and expectations.

Clause 21.07 Housing

This clause states that residential growth expectations are based on the Metropolitan Strategy and the Western Regional Housing Statement. This clause references residential growth expectations to 2030 based on now outdated data sources (which estimate approximate growth of 410 dwellings per year on average).

Given the inconsistencies and outdated nature of this data the draft DCP 2022 uses the latest available projections to 2041, which predict an increase of approximately 500 dwellings per year, on average. This is consistent with the approach used for the Brimbank DCP 2016.

How does the amendment support or implement the Municipal Planning Strategy?

The Brimbank MPS is currently under preparation. This does not affect the content of this Amendment, however, if it were to be approved prior to this Amendment the draft updated Clause 21.11 would be translated into the approved MPS format prior to approval.

Does the amendment make proper use of the Victoria Planning Provisions?

The Brimbank DCP 2022 and associated Amendment C214brim have been prepared in accordance with the DCP Guidelines. The DCP Guidelines provide advice about the Victoria Planning Provision tools that should be used to give effect to a DCP. The DCPO at Clause 45.06 and Incorporated Documents list at 72.04 are identified as the most appropriate tools.

How does the amendment address the views of any relevant agency?

The amendment will consider and address the view of any relevant agency as part of the exhibition process.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is not anticipated to have an impact on the transport network.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

Council must provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through a set of audited financial statements as defined in the Ministerial Direction on DCPs. It must also meet financial requirements, monitoring and reporting in line with Local Government Act 1989.

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

In accordance with the DCP Guidelines, Council should review the Brimbank DCP 2022 every four years in line with a broader review of the Brimbank Planning Scheme. The DCP review will be undertaken to ensure the general nature of the document is reasonably consistent with estimates of future development and project needs and costs. Should the DCP significantly depart from the future estimates used to calculate the DCP, Council must consider options to revise the DCP in full or part as deemed necessary.

All of the above resource and administration requirements can be met within Councils standard annual operating budgets, subject to approval.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places (subject to Covid-19 restrictions):

- Brimbank City Council, 301 Hampshire Road, Sunshine 3020
- Councils website <http://brimbank.vic.gov.au>

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

[The following sections of the Explanatory Report are only applicable to exhibited amendments and should be removed at the adoption stage]

Submissions

Any person who may be affected by the amendment make a submission to the planning authority. Submissions about the amendment must be received by [date to be inserted prior to Exhibition].

A submission must be sent to: PO Box 70 Sunshine 3020

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [date to be inserted prior to Exhibition]
- panel hearing: [date to be inserted prior to Exhibition]

ATTACHMENT 1 – Development Contributions Area DCPO2

