



# Banyule Development Contributions Plan 2016-17

Final Report

Prepared for Banyule City Council

**Adopted** – August 2017

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# 1 INTRODUCTION

## Background

The City of Banyule is an established municipality located within in the middle ring of the Melbourne metropolitan area. The municipality is located between approximately 7 and 21 kilometres from central Melbourne and accommodates over 126,000 residents (as at 2016).

The municipality is experiencing development intensification around activity centres, particularly in the southern half of the municipality around Heidelberg and Ivanhoe. Population and development projections suggest the rate of growth will remain significant over the foreseeable future as new dwellings, businesses and community facilities continue to be developed.

In this context, Council will be required to construct a range of new infrastructure projects and upgrade, extend or replace existing infrastructure in order to maintain and improve the functionality and amenity of the area.

To assist this significant task of Council, this document has been prepared to determine fair and reasonable developer contribution charges. The funds collected will be used to help deliver the required infrastructure.

## Purpose of the DCP

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

This DCP has been developed to:

- Identify the infrastructure and facilities needed within the City of Banyule to meet contemporary standards and community expectations of service delivery;
- Determine the charge or levy rate of development contribution for various development types; and
- Explain the method of calculation used in determining the rate of the development contribution charge.

The Banyule Development Contributions Plan (DCP) 2016-17 applies to all land and new development within the City of Banyule, unless specific exemptions apply.

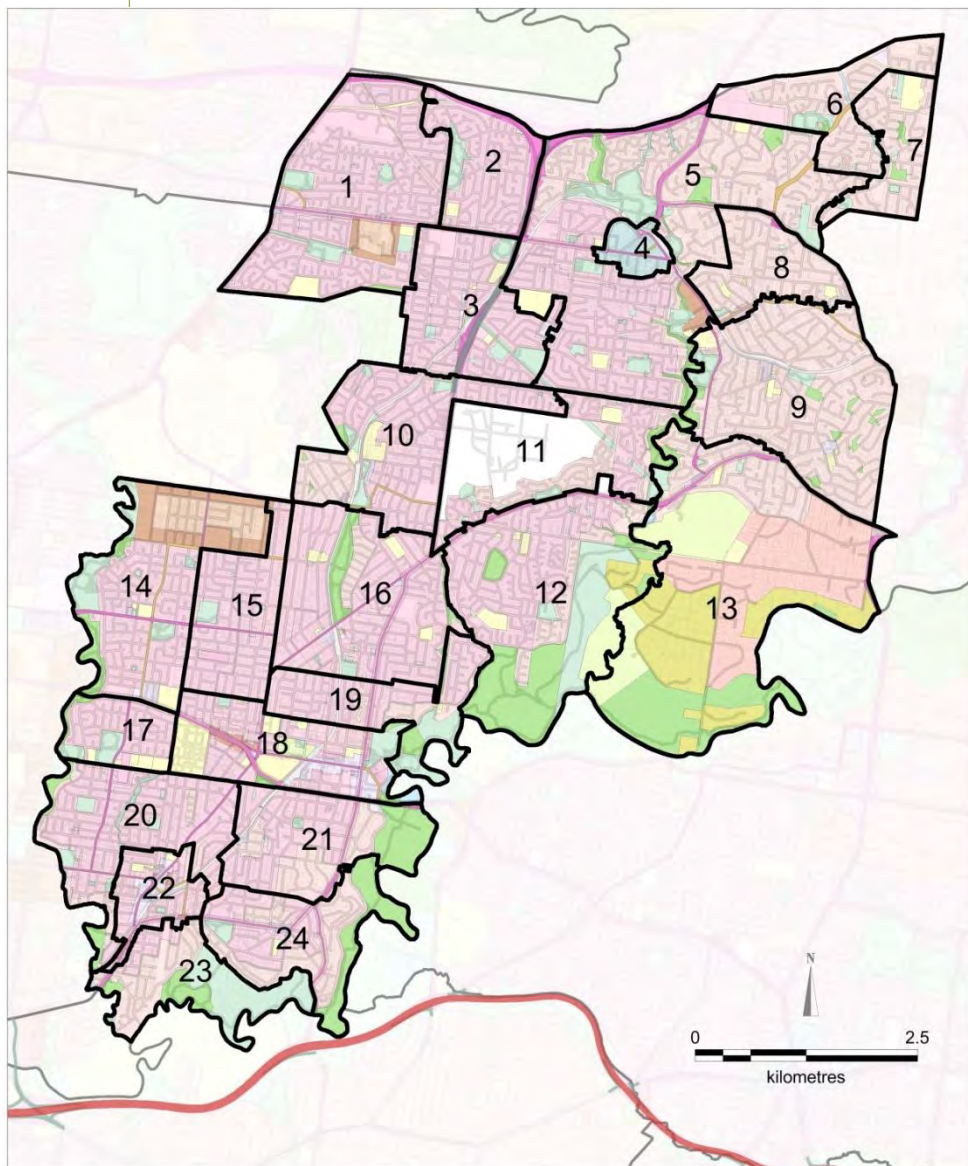
## Acknowledgement

This document has been prepared by HillPDA with the assistance of Banyule City Council officers. Council officers provided infrastructure project information and advice regarding project specifications and selection.

## DCP Area

The area to which the Banyule Development Contributions Plan (DCP) applies is shown in Figure 1 below. The DCP Area is divided into 24 separate charging areas for the purpose of this DCP.

**Figure 1 – Banyule Development Contributions Plan Area**



## 2 INFRASTRUCTURE FUNDING PRINCIPLES

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

### Infrastructure Subject to DCP Funding

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

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

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

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

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

### 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 roads, paths (i.e. streetscape or urban design works), drainage and community facilities.

The nexus principle is used to determine infrastructure usage. In accordance with the DCP Guidelines, nexus is defined as occupants of or visitors to a development site being likely users of specified infrastructure.

The apportionment of costs in a DCP is based upon projected share of infrastructure usage. This means that all anticipated users of the infrastructure share in the cost apportionment so that when a development 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 demand units within its catchment area. An allowance can be made to consider external usage of an infrastructure from outside the catchment area or from beyond the time horizon of the DCP.

### 3 STRATEGIC BASIS FOR THE DCP

#### DCP Legislation and Directions

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.

#### Plan Melbourne 2017-2050

Plan Melbourne identifies areas of state significance and areas of local significance. The planning for areas identified as being of state significance will be led by the Victorian Planning Authority in partnership with local government. Areas of local significance will continue to be managed by local government.

Plan Melbourne identifies two areas of state significance in Banyule, these being the La Trobe National Employment Cluster and Watsonia Train Station Urban Renewal Area. These two areas are identified as Strategic Development Areas.

The potential future designation of such areas in Banyule is significant from a development contributions perspective because these areas may be able to use the proposed Infrastructure Contributions Plan (ICP) model of contributions, if and when that model is formally approved. If so and if Council chooses that model of development contributions, those areas could be excised from the municipal-wide DCP in order to use ICP system.

#### Banyule Planning Scheme

Banyule's Municipal Strategic Statement (MSS) nominates the vision for the municipality and documents aims, actions and key strategic directions.

The vision nominates that Banyule will be regarded as a city offering a range of quality lifestyles in an urban setting enhanced by the natural environment.

An overarching Strategic Framework nominates the broad land use precincts of the municipality including large areas of landscape value and open space. The framework shows Banyule's Activity Centres, which generally sit within surrounding residential neighbourhoods.

Clause 21.06 identifies the built environment features of significance in the municipality. The Residential Areas Framework Map within

this clause nominates six classifications of residential area within the municipality and shows major transport networks. The classifications relate to the level of density and future development that is expected in the municipality and has been relied upon to inform housing development projections prepared by ID Consulting for Banyule City Council.

## **Banyule City Council Planning Framework**

The planning framework for Banyule is established by:

- Banyule Planning Scheme;
- Plan Melbourne (the State Government's Metropolitan Planning Strategy); and
- Supporting reports that provide specific strategies or plans and are incorporated in the Planning Scheme.

The primary supporting documents are activity area plans for the three largest centres of the municipality:

- Greensborough;
- Heidelberg; and
- Ivanhoe.

Other plans have been developed for smaller centres and specific precincts:

- Heidelberg West - Bell Street Mall;
- Heidelberg West - Olympic Village; and
- Ivanhoe Civic Precinct Master Plan.

A current major planning project that is in progress is the Victorian Planning Authority led project for the La Trobe National Employment Cluster, which is a precinct that includes parts of Banyule and Darebin councils around La Trobe University. The precinct is being planned to accommodate intensified development.

## **Strategic Framework for Contribution Schemes**

Banyule City Council commissioned a strategic review of development contributions in the report 'Strategic Framework for Contribution Schemes' (March 2016, HillPDA for Banyule City Council). That report reviewed the various contribution tools available to local government and explored options for establishing a DCP in Banyule.

The report identified a preferred DCP model for Banyule having regard to the local context and cost benefit considerations,

summarised as an all-of-municipality DCP designed to help pay for selected projects drawn from Council's Capital Works Plan. The projects selected could focus on (but not necessarily exclusively on) the City's major activity centres. It could also potentially focus on a future La Trobe National Employment Cluster if that concept is declared at some future time (with the Cluster potentially using an alternative infrastructure contribution tool called an Infrastructure Contributions Plan or ICP).

## Capital Works Plan and DCP Infrastructure Project List

Banyule City Council has utilised various reports to derive its rolling 4-year and longer term Capital Works Plan. The Capital Works Plan has undergone a community consultation and Council decision process.

From the Capital Works Plan, a list of projects has been prepared for this DCP (including cost of infrastructure projects). More detail on the projects used in this DCP is shown later in this report.

## Supporting Policies and Strategies

The DCP projects that are drawn from the Capital Works Plan are based on a range of other related policies, strategies and reports, as follows.

**Table 1 – Summary of Relevant Policies, Strategies and Reports**

Document	Description
City Plan 2013-2017 and Proposed City Plan 2017-2021	<p>The 4-year City Plan sets Council's priorities and direction over four years. It helps guide services and facilities to be provided for the community. The City Plan is reviewed and updated each year.</p> <p>The Proposed Council Plan 2017-2021 was adopted in April 2017 to update the 2013-2017 version.</p> <p>Specific initiatives are detailed in the proposed plan and are linked to the Council Budget.</p>
Banyule City Council Budget 2016/17 and 2017/18	<p>The Annual Budget is developed within Council's overall strategic planning framework. This framework guides identification of community needs and aspirations for the long-term, in the Medium term (Council Plan) and short-term (Annual Budget). Objectives, key directions, initiatives and activities are used to allocate resources in a considered manner.</p>

Document	Description
Document Name	Short Description
Asset Management Plan	Informs public works expenditure on roads, including resurfacing and rehabilitating roads.
Bicycle Strategy	Informs public works to improve the City's cycling infrastructure.
Council Report and Resolution on 19 December 2016	Informs staged funding for air-conditioning works at The Centre Ivanhoe and reflected by Council's 2017/18 Annual Budget.
Council Report and Resolution on 3 April 2017 [LaTrobe University Sports Precinct - Development and Use Agreement]	Informs Council's financial commitment towards the LaTrobe University's Sports Park and reflected by Council's 2017/18 Annual Budget.
Disability Action Plan	Describes barriers for people with disability to inform public works to improve disability access to community facilities and within public environments.
Economic Development Plan	Informs programs and public works to support the City's economic development. This includes improvements to streetscapes in shopping centres.
Energy Plan	Informs energy reduction public works for community facilities, with a focus on higher use facilities such as swimming pools.
Flood Management Plan	Informs public works to address stormwater risks, also gives effect to a Stormwater Catchment Analysis.

Document	Description
Greenbook	Refresh of the Greensborough Structure Plan with a focus on public works for the core of the Greensborough Activity Centre. Key elements include: a new regional aquatic and leisure centre (WaterMarc), new and improved public spaces and a new council office building with community rooms and spaces included.
Greensborough Activity Centre Structure Plan	Informs land development and public works to improve the Greensborough Activity Centre's public realm, provide community facilities and guidelines for land development.
Greensborough Urban & Landscape Design Guidelines (Precincts 2, 5 and 6)	Informs land development in some precincts in the Greensborough Activity Centre.
Heidelberg Activity Centre Structure Plan	Informs land development and public works to improve the Heidelberg Activity Centre's public realm. Guidelines for land development in the Centre's precincts are included.
Heidelberg Central Streetscape Masterplan	Informs public works along and near Burgundy Street in the Heidelberg Activity Centre.
Integrated Transport Plan	Describes transport issues and informs public works for transport infrastructure across the City. It has themes for: Accessibility and Mobility; Land Use and Development; Walking and Cycling; Public Transport; Streets and Public Spaces; and Advocacy and Leadership.
Ivanhoe Activity Centre Structure Plan	Informs land development and public works to improve the Ivanhoe Activity Centre's public realm. Guidelines for land development in the Centre's precincts are included.
Ivanhoe Aquatic Redevelopment Plan	Informs staged public works to improve the facility.

Document	Description
Ivanhoe Civic Precinct Masterplan	Informs land development and public works in the Ivanhoe Activity Centre's Civic Precinct, with components for: new Community Learning Hub that includes a new library; public spaces; car parking and traffic management; and mixed-use development.
Ivanhoe Community Learning Hub Concept Plan	Informs public works to construct a Community Learning Hub in the Ivanhoe Civic Precinct. These plans provide for a new library in the hub.
LaTrobe University & Banyule Council Sports Facilities Capital Funding Agreement	Documents access for Banyule community organisations and sporting groups to use the LaTrobe University Sports Park, which includes an indoor basketball stadium.
LaTrobe University Masterplan	Describes a vision to develop the university's Bundoora campus and inform works within various neighbourhoods. The campus's Sports and Recreation Neighbourhood includes a proposed regionally significant Sports & Recreation Centre.
Malahang Reserve Masterplan	Informs staged public works to improve the reserve.
NJ Telfer Reserve Masterplan	Informs staged public works to improve the reserve.
Olympic Park Masterplan	Informs staged public works to improve the park. The scope of works relates to sports fields and infrastructure, environment, community recreation and park safety, movement and access.
One Flintoff Design Plan	Informs public works to construction Council's new office building at One Flintoff. The plans show community meeting rooms and public spaces.
Petri Park Masterplan	Informs staged public works to improve the park.
Picture Watsonia	Informs land development and public works in the Watsonia Neighbourhood Centre.

Document	Description
Place Improvement Report	Informs public works to improve streetscapes for various small shopping strips.
Recreation Strategy	Informs public works for sport, leisure and recreation facilities and services across the City.
Road Management Plan	Responds to Government requirements for Council's effective management of roads.
Rosanna Streetscape Improvements Urban Design Guidelines	Informs public works to improve the Rosanna Neighbourhood Activity Centre's streetscape, with a focus on the public domain near the railway station and road crossing.
Sherbourne Early Learning Centre Concept Design Plans	Informs public works to construct an Early Learning Centre.
State of Sport Report	Responds to changing Government policy to inform public works for pavilions, lighting and cricket wicket/net upgrades.
Stormwater Catchment Analysis	Provides analysis of drainage catchments in the City to inform public works to address stormwater and flooding risks in the catchments
Stormwater Quality Management Plan	Gives prioritised drainage catchments to inform stormwater quality public works.
Sub-Regional Indoor Sports Needs Analysis	Informs on sub-regional needs for indoor sports facilities and infrastructure and includes reference to a sub-regional facility at LaTrobe University that will service Banyule and other communities.

## Peer Review of Draft DCP

Banyule City Council commissioned a peer review an early version of the DCP (January 2017 Draft Banyule Development Contributions Plan 2016-17). The Peer Review report is dated March 2017. Appendix 1 provides a summary of points made in the review and responses to the points.

## 4 CHARGING AREAS AND DEVELOPMENT SCENARIO

### Analysis Area and Charging Area

This DCP has 24 analysis areas and charging areas, being the DCP Areas as shown in Figure 1 above.

The areas are suburb-based data areas within the municipality and include the three major structure plan areas within the City (i.e. Ivanhoe, Heidelberg and Greensborough) as separate DCP Areas. The DCP Areas are deemed small enough to represent a community of interest and avoid the prospect of serious cross-subsidisation.

Development in the DCP Areas will be required to pay a contribution in accordance with estimated share of use of the scheduled infrastructure. The scheduled infrastructure is assessed to service users outside of the DCP Areas to some extent. As such, a nominal allowance for the cost attributable to external use is discounted from the DCP calculations to ensure development within the DCP Area is charged fairly.

### Development Conditions and Projections

The level of residential development by type within the DCP Areas is based on Banyule City Council's dwelling projections provided by Forecast ID to 2036. Development data for Retail, Commercial and Industrial land uses was derived for this report based on the method shown in Appendix 2.

The adopted development data for the DCP is shown in Table 2 below.

**Table 2 - Development Conditions and Projections**  
**Residential Dwellings**

DCP Analysis Area	Description	2016	2021	2026	2031	2036
1	Bundoora	3,940	4,030	4,100	4,140	4,180
2	Watsonia North	1,470	1,500	1,540	1,580	1,620
3	Watsonia	2,260	2,290	2,370	2,450	2,590
4	Greensborough Structure Plan Area	180	380	680	980	1,000
5	Greensborough (Part)	6,220	6,280	6,410	6,390	6,500
6	St Helena - Eltham North (Part)	980	1,040	1,040	1,040	1,040
7	St Helena - Eltham North (Part)	820	870	870	870	870
8	Briar Hill	1,380	1,390	1,400	1,410	1,420
9	Montmorency	3,800	3,810	3,820	3,830	3,840
10	Macleod	3,130	3,270	3,310	3,380	3,480
11	Yallambie	1,360	1,370	1,380	1,410	1,440
12	Viewbank	2,700	2,750	2,800	2,870	2,940
13	Lower Plenty	1,570	1,580	1,580	1,580	1,590
14	Heidelberg West - Bellfield (Part)	2,420	2,580	2,660	2,740	2,890
15	Heidelberg Heights (Part)	2,230	2,340	2,410	2,480	2,560
16	Rosanna	3,420	3,550	3,650	3,760	3,870
17	Heidelberg West - Bellfield (Part)	740	790	810	830	880
18	Heidelberg Structure Plan Area	2,191	3,201	3,921	4,481	5,051
19	Heidelberg (Part)	1,690	1,830	1,940	2,040	2,170
20	Ivanhoe (Part)	3,070	3,170	3,250	3,290	3,320
21	Eaglemont (Part)	1,590	1,640	1,660	1,690	1,740
22	Ivanhoe Structure Plan Area	1,300	2,000	2,300	2,450	2,600
23	Ivanhoe (Part)	680	690	710	720	740
24	Ivanhoe East	1,510	1,610	1,640	1,690	1,710
	<b>City of Banyule</b>	<b>50,651</b>	<b>53,961</b>	<b>56,251</b>	<b>58,101</b>	<b>60,041</b>

Source: Population and household forecasts, .id Consulting, December 2015

## Retail Floorspace (sqm)

DCP Analysis Area	Description	2016	2021	2026	2031	2036
1	Bundoora	9,140	9,440	9,620	9,760	9,900
2	Watsonia North	520	540	550	560	560
3	Watsonia	12,270	12,680	12,910	13,100	13,300
4	Greensborough Structure Plan Area	80,760	85,140	87,640	89,620	91,760
5	Greensborough (Part)	2,930	3,020	3,080	3,120	3,170
6	St Helena - Eltham North (Part)	5,230	5,410	5,510	5,580	5,670
7	St Helena - Eltham North (Part)	700	720	730	740	760
8	Briar Hill	1,000	1,040	1,050	1,070	1,090
9	Montmorency	7,800	8,060	8,210	8,330	8,460
10	Macleod	4,200	4,350	4,430	4,490	4,560
11	Yallambie	930	960	980	990	1,010
12	Viewbank	1,570	1,620	1,650	1,670	1,700
13	Lower Plenty	3,360	3,470	3,540	3,590	3,640
14	Heidelberg West - Bellfield (Part)	12,720	13,140	13,390	13,580	13,790
15	Heidelberg Heights (Part)	2,400	2,480	2,520	2,560	2,600
16	Rosanna	9,900	10,220	10,410	10,560	10,720
17	Heidelberg West - Bellfield (Part)	0	0	0	0	0
18	Heidelberg Structure Plan Area	40,370	45,490	48,400	50,700	53,210
19	Heidelberg (Part)	360	370	370	370	390
20	Ivanhoe (Part)	2,930	3,020	3,080	3,120	3,170
21	Eaglemont (Part)	3,170	3,280	3,340	3,390	3,440
22	Ivanhoe Structure Plan Area	27,620	29,810	31,060	32,050	33,120
23	Ivanhoe (Part)	0	0	0	0	0
24	Ivanhoe East	6,360	6,570	6,690	6,780	6,890
	<b>City of Banyule</b>	<b>236,240</b>	<b>250,830</b>	<b>259,160</b>	<b>265,730</b>	<b>272,910</b>

Source: Banyule City Council; HillPDA

## Commercial Floorspace (sqm)

DCP Analysis Area	Description	2016	2021	2026	2031	2036
1	Bundoora	24,380	25,510	26,150	26,660	27,210
2	Watsonia North	870	910	930	950	970
3	Watsonia	16,520	17,290	17,720	18,070	18,440
4	Greensborough Structure Plan Area	42,280	47,120	49,880	52,070	54,430
5	Greensborough (Part)	16,490	17,250	17,690	18,040	18,410
6	St Helena - Eltham North (Part)	2,310	2,420	2,480	2,530	2,580
7	St Helena - Eltham North (Part)	1,330	1,390	1,420	1,450	1,480
8	Briar Hill	9,480	9,920	10,170	10,370	10,590
9	Montmorency	11,600	12,130	12,440	12,680	12,940
10	Macleod	16,120	16,880	17,300	17,630	18,000
11	Yallambie	560	590	600	610	630
12	Viewbank	12,220	12,790	13,110	13,360	13,640
13	Lower Plenty	18,910	19,790	20,290	20,680	21,110
14	Heidelberg West - Bellfield (Part)	14,520	15,190	15,570	15,880	16,210
15	Heidelberg Heights (Part)	4,700	4,920	5,040	5,140	5,250
16	Rosanna	17,720	18,540	19,010	19,380	19,780
17	Heidelberg West - Bellfield (Part)	5,030	5,270	5,400	5,500	5,620
18	Heidelberg Structure Plan Area	102,440	109,810	114,020	117,370	120,970
19	Heidelberg (Part)	3,130	3,270	3,350	3,420	3,490
20	Ivanhoe (Part)	14,040	14,690	15,060	15,350	15,670
21	Eaglemont (Part)	3,780	3,950	4,050	4,130	4,220
22	Ivanhoe Structure Plan Area	40,540	42,960	44,340	45,430	46,610
23	Ivanhoe (Part)	3,900	4,080	4,180	4,260	4,350
24	Ivanhoe East	8,660	9,060	9,290	9,470	9,670
	<b>City of Banyule</b>	<b>391,530</b>	<b>415,730</b>	<b>429,490</b>	<b>440,430</b>	<b>452,270</b>

Source: Banyule City Council; HillPDA

DCP Analysis Area	Description	Industrial Floorspace (sqm)				
		2016	2021	2026	2031	2036
1	Bundoora	68,750	68,750	68,750	68,750	68,750
2	Watsonia North	30	30	30	30	30
3	Watsonia	240	240	240	240	240
4	Greensborough Structure Plan Area	1,460	1,460	1,460	1,460	1,460
5	Greensborough (Part)	27,020	28,650	30,290	30,290	30,290
6	St Helena - Eltham North (Part)	0	0	0	0	0
7	St Helena - Eltham North (Part)	0	0	0	0	0
8	Briar Hill	6,110	6,110	6,110	6,110	6,110
9	Montmorency	900	900	900	900	900
10	Macleod	910	910	910	910	910
11	Yallambie	50	50	50	50	50
12	Viewbank	0	0	0	0	0
13	Lower Plenty	70	70	70	70	70
14	Heidelberg West - Bellfield (Part)	517,280	522,460	522,460	522,460	522,460
15	Heidelberg Heights (Part)	4,720	4,720	4,720	4,720	4,720
16	Rosanna	60	60	60	60	60
17	Heidelberg West - Bellfield (Part)	7,720	7,720	7,720	7,720	7,720
18	Heidelberg Structure Plan Area	8,780	8,780	8,780	8,780	8,780
19	Heidelberg (Part)	0	0	0	0	0
20	Ivanhoe (Part)	490	490	490	490	490
21	Eaglemont (Part)	0	0	0	0	0
22	Ivanhoe Structure Plan Area	620	620	620	620	620
23	Ivanhoe (Part)	0	0	0	0	0
24	Ivanhoe East	0	0	0	0	0
	<b>City of Banyule</b>	<b>645,210</b>	<b>652,020</b>	<b>653,660</b>	<b>653,660</b>	<b>653,660</b>

Source: Banyule City Council; HillPDA

## Common Demand Unit and Equivalence Ratios

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

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

In this DCP, all of the land use types –residential, retail, commercial and industrial - are deemed to make use of path, road and drainage project categories.

However, for community facility projects, only residential development is deemed a user of the items, and as such, no ratios are required for those project types.

The adopted ratios are shown in Table 3 below.

**Table 3 - Equivalence Ratios**

	Residential	Retail	Commercial	Industrial
	dwelling units	sqm floorspace	sqm floorspace	sqm floorspace
Community Facility CFCI	1.0	-	-	-
Community Facility CFDI	1.0	-	-	-
Path PADI	1.0	75.0	50.0	500.0
Road RDDI	1.0	19.0	121.0	67.0
Drainage DRDI	1.0	100.0	100.0	200.0

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

Therefore, if a development proposes 190 sqm of retail space it would be assessed to have the same demand loading on the road system as 10 dwellings; that is,  $190 \text{ sqm} / 19 = 10$  equivalent dwellings for the purposes of road use.

## Total Demand Units

The next step is to determine total demand units for each category of infrastructure. The total demand unit figure is used to calculate the infrastructure or DCP charge (i.e. it is the number to apportion costs over). This is determined by dividing the development data by the equivalence ratios. The total number of demand units for each project is shown in Appendix 3.

## 5 INFRASTRUCTURE PROJECTS

### 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 to improve the overall appearance and function of the municipality. Of the list of projects, Council identified some of the projects for inclusion in this DCP.

The location of projects included in the DCP is shown in Figure 2 below. The list of projects is shown in Appendix 3.

In total, the DCP comprises 358 projects with a value of \$64.6m. The projects are classified as follows.

**Table 4 – Summary of Projects**

Facility Type and Code	Total Cost
Community Facility CFCI	\$46,959,500
Community Facility CFDI	\$1,985,000
Path PADI	\$4,175,000
Road RDDI	\$10,174,562
Drainage RDDI	\$1,290,000
<b>Total</b>	<b>\$64,584,062</b>

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 or visa versa.

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); or
- Community infrastructure (CI).

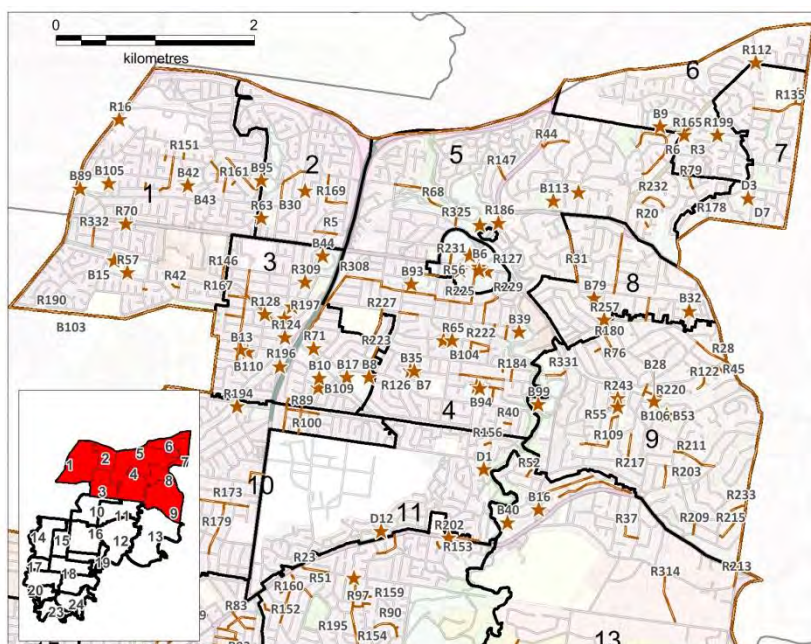
Development infrastructure is defined as infrastructure which is required for basic community health, safety or wellbeing, and this may involve roads, paths and drainage.

Community infrastructure includes construction of all other buildings or facilities that will be used for community or social purposes. However, some community facilities have been defined by Ministerial Direction as Development Infrastructure for DCP purposes, these being Kindergartens and Maternal and Child Health Care Facilities.

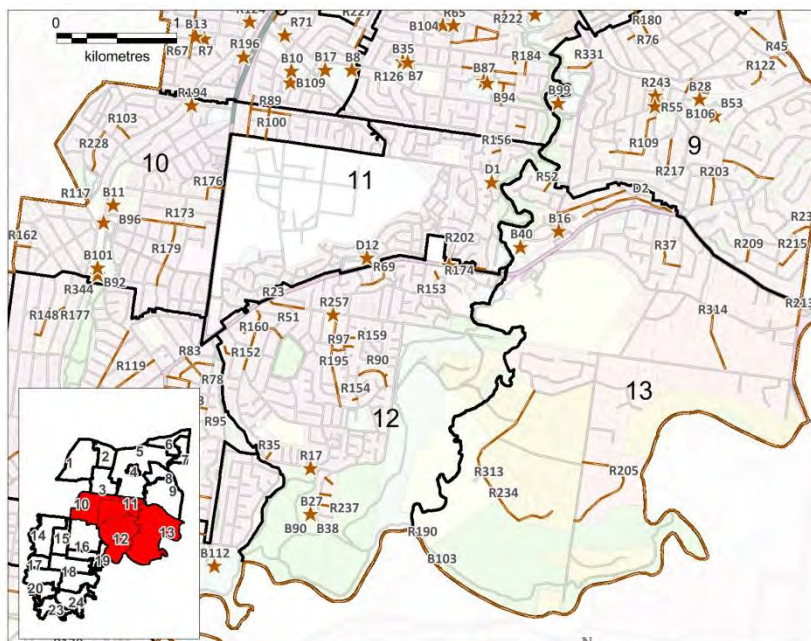
The DCP project locations are shown in Figure 2 below

**Figure 2 - DCP Project Locations**

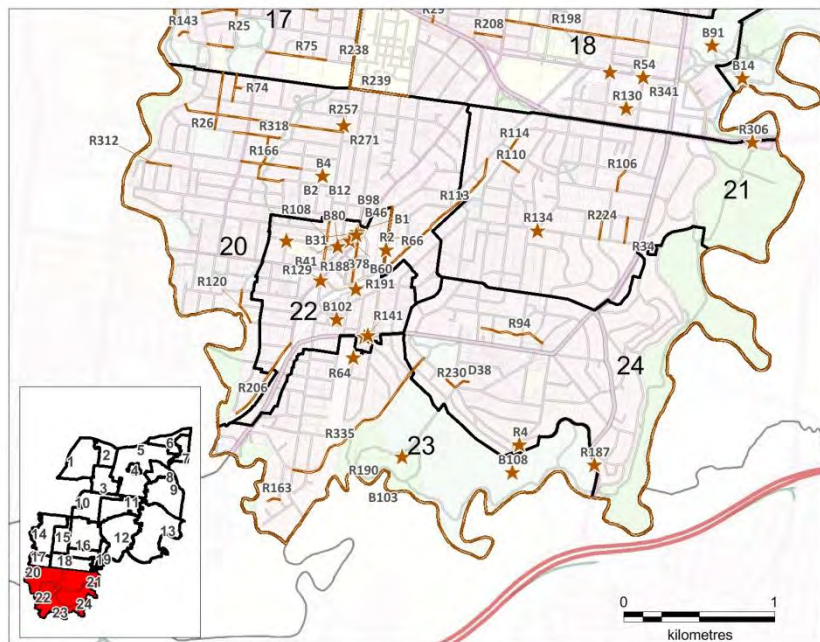
**Map 1 of 4**



**Map 2 of 4**



Map 4 of 4



## **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.

Council commits to delivering the projects in the timeline between 2016 and 2036.

## **Impact Mitigation**

Impact mitigation conditions are development approvals for the recovery of any other costs incurred by the community, Council or other infrastructure providers as a result of the specific nature of development or from development departing from the planned sequence, density or usage pattern anticipated by the DCP. The impact mitigation conditions will be applied on a case by case basis to specific development projects in addition to relevant DCP charges.

## 6 DEVELOPMENT CONTRIBUTION CHARGING RATES

### Calculation Method

The cost apportionment methodology adopted in this DCP relies on the nexus principle. The general cost apportionment method is to:

- Define and schedule the infrastructure items required to service the DCP Area and to be part funded by a DCP;
- For each infrastructure project, identify the main catchment area (see sub-section below for more information);
- Project the growth in demand units in the main catchment area over the life of the funding plan;
- Adjust the cost of each infrastructure item downwards in line with the estimated share of usage coming from outside each project's main catchment area and / or outside the time frame of the DCP;
- Divide the infrastructure cost by the number of demand units to arrive at a charge per demand unit; and
- Aggregate all charges that apply to a particular charging area to arrive at a total charge.

It is possible to undertake development contribution calculations using present value discounting to take into account time value of money, in terms of when funds are expected to be collected versus when they are expected to be spent. This is a refined approach to calculations and can be used where timing of development and timing of infrastructure delivery can be estimated with a degree of certainty and where timing of projects and development is disjointed and thus financing will have a material impact on the charges. In this DCP, the present value approach is not used because project delivery is expected to occur fairly evenly over the life of the DCP and in line with expected development, and thus refinements to charges would not yield materially different results to the simple calculation approach.

Appendix 3 shows the calculation data and results for each project.

### Project Catchments

A unique project catchment was identified for each project in this DCP (see Appendix 3 for details). The catchment identification process was undertaken in collaboration with Council officers.

The 24 DCP Areas provide the geographic basis for defining catchments. Projects were classified as serving local, sub-regional or municipal areas based on their intended purpose. A catchment was defined based on the project location and its service area was defined by using one or more DCP Areas for each project.

**Table 5 – Catchment Definition Approach**

Catchment Size	Criteria Name	Description
Smallest (1 Analysis Area)	Local	Projects that services a suburb or Activity Centre that are fully contained within an Analysis Area.
	Local + or on or near a boundary	Projects that service a suburb or Activity Centre, where the project crosses or runs along the boundary of an Analysis Area. The project's catchment area includes the other Analysis Area.
	Sporting Facilities	Projects associated with facilities that service a suburb or Activity Centre. Where the facility is close to the boundary of an Analysis Area, the project's catchment area includes the abutting Analysis Area.
	Sub-regional	Projects that service multiple suburbs but not the entire municipality. This includes libraries, large parklands (i.e. Warringal Park) and specialised locations (i.e. Malahang Reserve). This also includes projects within Activity Centres that also service the surrounding area (i.e. streetscape improvement works along a shopping street) and larger sporting facilities that service multiple suburbs.
Largest (All 24 Analysis Areas)	Municipal	Projects that services all suburbs and Activity Centres within the municipality. These projects involve large facilities or works programs that service the municipality.

## DCP Charges

The DCP charges are shown in Table 6 below. This shows the charges summed for each project to levy categories and areas to generate a total DCP figure per development unit for each of the 24 DCP Areas in the municipality.

In the table 'SQM' refers to square metres of gross floorspace and 'DI' refers to Development Infrastructure Levy and 'CI' refers to Community Infrastructure Levy.

**Table 6 - DCP Charges (30 June 2016\$)**

**Residential Dwellings**

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	Bundoora	\$126.87	\$480.14	\$607.01
Area 02	Watsonia North	\$183.17	\$313.79	\$496.96
Area 03	Watsonia	\$290.95	\$408.19	\$699.14
Area 04	Greensborough Structure Plan Area	\$156.06	\$447.19	\$603.25
Area 05	Greensborough (Part)	\$152.01	\$464.93	\$616.94
Area 06	St Helena - Eltham North (Part)	\$142.14	\$341.84	\$483.98
Area 07	St Helena - Eltham North (Part)	\$565.11	\$296.17	\$861.28
Area 08	Briar Hill	\$1,260.42	\$330.29	\$1,590.71
Area 09	Montmorency	\$289.27	\$474.52	\$763.79
Area 10	Macleod	\$131.39	\$351.99	\$483.39
Area 11	Yallambie	\$171.65	\$294.42	\$466.07
Area 12	Viewbank	\$161.24	\$500.99	\$662.24
Area 13	Lower Plenty	\$313.55	\$593.16	\$906.71
Area 14	Heidelberg West - Bellfield (Part)	\$127.03	\$1,150.00	\$1,277.03
Area 15	Heidelberg Heights (Part)	\$142.73	\$1,003.18	\$1,145.91
Area 16	Rosanna	\$370.79	\$1,150.00	\$1,520.79
Area 17	Heidelberg West - Bellfield (Part)	\$321.07	\$1,003.18	\$1,324.25
Area 18	Heidelberg Structure Plan Area	\$132.31	\$1,028.83	\$1,161.14
Area 19	Heidelberg (Part)	\$128.35	\$1,150.00	\$1,278.35
Area 20	Ivanhoe (Part)	\$200.93	\$993.16	\$1,194.09
Area 21	Eaglemont (Part)	\$126.44	\$993.16	\$1,119.60
Area 22	Ivanhoe Structure Plan Area	\$122.29	\$1,008.21	\$1,130.50
Area 23	Ivanhoe (Part)	\$134.01	\$1,017.32	\$1,151.33
Area 24	Ivanhoe East	\$311.01	\$1,017.32	\$1,328.33

**Retail Floorspace (sqm)**

AREA		LEVIES PAYABLE BY RETAIL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Bundoora	\$5.53	-	\$5.53
Area 02	Watsonia North	\$6.99	-	\$6.99
Area 03	Watsonia	\$11.89	-	\$11.89
Area 04	Greensborough Structure Plan Area	\$6.71	-	\$6.71
Area 05	Greensborough (Part)	\$6.50	-	\$6.50
Area 06	St Helena - Eltham North (Part)	\$5.60	-	\$5.60
Area 07	St Helena - Eltham North (Part)	\$21.34	-	\$21.34
Area 08	Briar Hill	\$4.60	-	\$4.60
Area 09	Montmorency	\$9.53	-	\$9.53
Area 10	Macleod	\$6.29	-	\$6.29
Area 11	Yallambie	\$3.47	-	\$3.47
Area 12	Viewbank	\$8.14	-	\$8.14
Area 13	Lower Plenty	\$10.83	-	\$10.83
Area 14	Heidelberg West - Bellfield (Part)	\$5.09	-	\$5.09
Area 15	Heidelberg Heights (Part)	\$6.51	-	\$6.51
Area 16	Rosanna	\$10.18	-	\$10.18
Area 17	Heidelberg West - Bellfield (Part)	\$15.55	-	\$15.55
Area 18	Heidelberg Structure Plan Area	\$3.30	-	\$3.30
Area 19	Heidelberg (Part)	\$4.14	-	\$4.14
Area 20	Ivanhoe (Part)	\$8.83	-	\$8.83
Area 21	Eaglemont (Part)	\$5.64	-	\$5.64
Area 22	Ivanhoe Structure Plan Area	\$3.66	-	\$3.66
Area 23	Ivanhoe (Part)	\$2.98	-	\$2.98
Area 24	Ivanhoe East	\$5.98	-	\$5.98

**Commercial Floorspace (sqm)**

AREA		LEVIES PAYABLE BY COMMERCIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Bundoora	\$1.01	-	\$1.01
Area 02	Watsonia North	\$1.57	-	\$1.57
Area 03	Watsonia	\$3.32	-	\$3.32
Area 04	Greensborough Structure Plan Area	\$1.68	-	\$1.68
Area 05	Greensborough (Part)	\$1.64	-	\$1.64
Area 06	St Helena - Eltham North (Part)	\$1.74	-	\$1.74
Area 07	St Helena - Eltham North (Part)	\$5.01	-	\$5.01
Area 08	Briar Hill	\$0.78	-	\$0.78
Area 09	Montmorency	\$4.03	-	\$4.03
Area 10	Macleod	\$1.27	-	\$1.27
Area 11	Yallambie	\$1.68	-	\$1.68
Area 12	Viewbank	\$1.44	-	\$1.44
Area 13	Lower Plenty	\$2.58	-	\$2.58
Area 14	Heidelberg West - Bellfield (Part)	\$1.41	-	\$1.41
Area 15	Heidelberg Heights (Part)	\$1.36	-	\$1.36
Area 16	Rosanna	\$5.79	-	\$5.79
Area 17	Heidelberg West - Bellfield (Part)	\$2.93	-	\$2.93
Area 18	Heidelberg Structure Plan Area	\$2.06	-	\$2.06
Area 19	Heidelberg (Part)	\$1.78	-	\$1.78
Area 20	Ivanhoe (Part)	\$2.00	-	\$2.00
Area 21	Eaglemont (Part)	\$1.29	-	\$1.29
Area 22	Ivanhoe Structure Plan Area	\$1.66	-	\$1.66
Area 23	Ivanhoe (Part)	\$2.14	-	\$2.14
Area 24	Ivanhoe East	\$3.26	-	\$3.26

**Industrial Floorspace (sqm)**

AREA		LEVIES PAYABLE BY INDUSTRIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Bundoora	\$1.56	-	\$1.56
Area 02	Watsonia North	\$1.93	-	\$1.93
Area 03	Watsonia	\$3.23	-	\$3.23
Area 04	Greensborough Structure Plan Area	\$1.84	-	\$1.84
Area 05	Greensborough (Part)	\$1.78	-	\$1.78
Area 06	St Helena - Eltham North (Part)	\$1.50	-	\$1.50
Area 07	St Helena - Eltham North (Part)	\$6.48	-	\$6.48
Area 08	Briar Hill	\$1.30	-	\$1.30
Area 09	Montmorency	\$2.45	-	\$2.45
Area 10	Macleod	\$1.76	-	\$1.76
Area 11	Yallambie	\$1.25	-	\$1.25
Area 12	Viewbank	\$2.29	-	\$2.29
Area 13	Lower Plenty	\$3.29	-	\$3.29
Area 14	Heidelberg West - Bellfield (Part)	\$1.40	-	\$1.40
Area 15	Heidelberg Heights (Part)	\$1.83	-	\$1.83
Area 16	Rosanna	\$2.49	-	\$2.49
Area 17	Heidelberg West - Bellfield (Part)	\$4.38	-	\$4.38
Area 18	Heidelberg Structure Plan Area	\$0.80	-	\$0.80
Area 19	Heidelberg (Part)	\$1.08	-	\$1.08
Area 20	Ivanhoe (Part)	\$2.49	-	\$2.49
Area 21	Eaglemont (Part)	\$1.58	-	\$1.58
Area 22	Ivanhoe Structure Plan Area	\$0.98	-	\$0.98
Area 23	Ivanhoe (Part)	\$0.73	-	\$0.73
Area 24	Ivanhoe East	\$2.12	-	\$2.12

**Indexation of DCP Charges**

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.

## 7 PROCEDURAL MATTERS

### Collection Agency and Development Agency

Banyule City Council is Collection Agency for this DCP and all its projects.

Banyule City Council is Development Agency for this DCP and all its projects, apart from Project Number 1, for which La Trobe University is Development Agency.

### Liability for Development Contributions

The main land use types identified in the DCP are Residential, Retail, Commercial and Industrial land use developments. Commercial refers to Office or Commercial Office uses.

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

### Payment of Development Contributions

Payment of development contributions is to be made in cash (via an approved Council payment method). 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).

Each net additional demand unit shall be liable to pay the DCP levy.

Minor changes to pre-existing non-residential development of less than 50 sqm net change shall be exempt from the DCP levy.

Payment of the Development Infrastructure Levy at Subdivision Stage - Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision. At Council's discretion, payment of the levy may be deferred to a later date, subject to the developer / land owner 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 - Payment of the Development

Infrastructure Levy 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 building or industrial building, unless exempt from this DCP.

## Charge Areas

The Charge Areas for this DCP are the 24 areas of the municipality as shown in Figure 1 of this document.

## Exemptions

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

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016;
- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016. This includes social housing development delivered by and for registered housing associations;
- Cohousing development that meets a minimum threshold as defined by the Responsible Authority as shown in Appendix 4;
- Renovations or alterations to an existing dwelling;
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies

to a single dwelling but not to a second or subsequent dwelling on the same land;

- Outbuildings normal to an existing dwelling and fences; and
- Reinstatement of a building which has been unintentionally damaged or destroyed provided that for a building other than a dwelling, the exemption relates only to the extent that the floor area of the new building is not greater than the damaged or destroyed building;
- Minor changes to pre-existing non-residential development of less than 50 sqm net change shall be exempt from the DCP levy; and
- 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 community and/or physical infrastructure.

## **Funds Administration**

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the Local Government Act 1989 (Part 3b section 46Q(1)(a)). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

## **Funding the Gap**

The funds received from contributions will 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.

## **Monitoring and Review**

Banyule City Council will maintain annual records of DCP activity and will review the document every four years.

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

## Annual Reporting

Banyule City Council will provide for regular monitoring, reporting and review of the monies received and expended in accordance with this DCP through financial statements as defined in Ministerial Direction on the Reporting Requirements for Development Contributions Plans of 11 October 2016.

Appendix 5 shows the template reporting tables in relation to the following directions:

- “A report must be prepared each financial year and given to the Minister for Planning within 3 months after the end of the financial year reported on.
- If the collecting agency or development agency is a municipal council, the report must be included in the report of operations contained in the council’s annual report prepared under the Local Government Act 1989.
- A collecting agency must report on: a) any infrastructure levy paid to it under Part 3B of the Act in a financial year in accordance with Table 1 in the Annexure; b) any land, works, services or facilities accepted by it in a financial year in accordance with Table 2 in the Annexure.
- If a development contributions plan is approved on or after 1 June 2016, a collecting agency must report on the total amount of infrastructure levies paid to it, the total amount of land, works, services or facilities accepted by it, and the total amount of infrastructure levies expended by it under Part 3B of the Act in accordance with Table 3 in the Annexure.
- A development agency must report on: a) its use of any land, works, services or facilities accepted as works-in-kind under section 46P of the Act; and b) the expenditure of any infrastructure levy paid to it under Part 3B of the Act; in accordance with Table 4 in the Annexure.”

## DCP Projects Deemed Not Required

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

## 8 APPENDIX 1 – PEER REVIEW PROCESS

Urban Enterprise was engaged by Banyule City Council to peer review an early version of the DCP (January 2017 Draft Banyule Development Contributions Plan 2016-17). The Peer Review report is dated March 2017.

Following is a summary of points made in the review and responses to the points.

It should be noted that the current DCP (June 2017) includes substantial revisions to the DCP project list compared to the January 2017 version, which was subject of the peer review.

**Table 7 – Peer Review Summary and Responses**

Summary of Peer Review Comment in Relation to January 2017 Draft DCP	HillPDA Response
<p><b>General Comment</b></p> <p>No fundamental flaws were identified in the Draft DCP.</p> <p>A number of areas requiring clarification or further information were identified.</p>	Noted.
<p><b>Infrastructure Need and Strategic Justification</b></p> <p>The DCP project list lacks strategic justification with respect to need and justification.</p>	<p>The information supplied in the DCP is consistent with DCP policy and practice included gazetted DCPs. Nevertheless, additional information has been provided within the June 2017 DCP regarding supporting documentation.</p> <p>The DCP project list is drawn from Council's approved capital works plan which has been put through a community consultation process. The projects themselves originated from strategic plans and policies of Council, and these are listed in the DCP.</p>
<p><b>Catchment Areas</b></p> <p>The rationale for selecting project catchment areas should be more fully explained.</p>	<p>The catchments were defined based on project characteristics being either local, sub-regional or municipal-wide in service nature, and coded accordingly in the DCP.</p> <p>The catchments are consistent with DCP Guidelines 2007 issued by the state planning department and with other similar gazetted DCPs.</p> <p>Additional information on the catchment identification process is included in the June 2017 DCP.</p>

Summary of Peer Review Comment in Relation to January 2017 Draft DCP	HillPDA Response
<p><b>External Apportionment</b></p> <p>For every item to be funded by the DCP, 5% of the cost is apportioned to 'external' demand to account for usage by residents outside the municipality and/or use of the item beyond the life of the DCP. This needs explanation or more detailed analysis.</p>	<p>The projects are designed to service the catchments identified in the DCP.</p> <p>A 5% external demand allowance is used as a nominal allowance to recognise that there may be some use of projects from outside the nominated catchment areas.</p> <p>Undertaking a specific study on each and every external demand allowance is considered unnecessary and onerous and inconsistent with gazetted DCPs.</p>
<p><b>Appropriateness of Infrastructure Types to be Funded</b></p> <p>The appropriateness of items to be funded by the DCP could be challenged, on the basis that they are not capital works items. Some project may be maintenance items, with an example cited of an air-conditioning replacement project.</p>	<p>The DCP list includes only capital works items. This includes construction of a new asset, replacement of an existing asset or upgrade or extension to an asset.</p> <p>The DCP list does not include maintenance or recurrent programs.</p> <p>In the air conditioner example highlighted in the review, the works represent replacement (not maintenance) of the asset. Furthermore, the DCP goes into line item details so as to specifically identify the planned works.</p> <p>In many cases replacement or upgrade to community facilities includes a number of specific line items which could otherwise be 'bundled up' into the parent facility. The items are instead shown individually.</p>
<p><b>Asset Renewal</b></p> <p>The DCP review claims that local roads works should not be DCP items on the basis local roads do not serve a wide cross-section of the community, or that they may not be capital works.</p>	<p>Local roads are one of the main infrastructure expenditures of local government and are completely appropriate for a DCP. The other three major categories of infrastructure typically used in a DCP are drainage, open space and community facility works.</p> <p>The DCP does not include maintenance of local roads but rather capital upgrade or replacement of assets at the end of their useful life.</p> <p>Public roads are generally understood to be used by a wide cross-section of the community.</p> <p>The Banyule approach accords with the DCP Guidelines and most DCPs that have been gazetted.</p>
<p><b>Project Scope</b></p> <p>The scope of some projects included in the Draft DCP is not clear, including some of the projects with the highest capital cost</p>	<p>The project scope information is based on Council's Capital Works Plan. Costs have been derived by portfolio officers within Council that regularly budget for and deliver works.</p> <p>Additional information is available from Council officers and internal works information.</p>

Summary of Peer Review Comment in Relation to January 2017 Draft DCP	HillPDA Response
<p><b>Equivalence Ratios</b></p> <p>Standard equivalence ratios as outlined in the DCP Guidelines are used for road items, however the method and calculations used to derive equivalence ratios for paths and drainage items are not defined, and the ratios do not align with standard equivalence ratios.</p>	<p>The road ratios are based on the DCP Guidelines.</p> <p>The drainage ratios are also based on the Guidelines but re-formatted to floorspace units as opposed to land area units, which is quoted in the Guidelines.</p> <p>The path ratios are based on population density estimates of different land uses and are considered fair and reasonable.</p>
<p><b>DCP Timeframe</b></p> <p>The Guidelines state that DCPs must include a time horizon and the Draft DCP is silent on the commencement date and term of the DCP.</p>	<p>The DCP explicitly states that the timeframe is 2016 to 2036 (nominal 20 years) and projects will be delivered in this time frame, based on Council's financial capacity to deliver the project on a year-by-year basis.</p>
<p><b>Indexation</b></p> <p>The Draft DCP proposes the Consumer Price Index as the method by which the levies are to be indexed over time. Other indices may better reflect changes in construction industry costs such as Building Price Index (Rawlinsons) and Producer Price Index - Building Construction (ABS).</p>	<p>Council should choose the method it is most comfortable with.</p> <p>The main benefit of the peer review nominated indices is that they may be more specific to the construction items within the DCP compared to the CPI index.</p> <p>The main downside of the nominated indices is that method is more complicated, as it would require separating project charges to the index categories, undertaking multiple index updates, and then summing up the adjusted charges.</p> <p>The Rawlinsons index is not accessible to the Council of community without a subscription being paid annually.</p> <p>The CPI method is simpler, as it applies one index to the end charges. It is also accessible and free of charge.</p> <p>Given the order of magnitude estimates used in a DCP, the benefit of being more specific and more complicated within indices is arguable.</p> <p>Furthermore, the peer review nominated indices have been more volatile than CPI in recent years. Given that the purpose of the index is to generally keep pace with inflation / value or money over the life of a DCP, the concept of adjusting DCP charges down is questionable. See table below for details</p>

Summary of Peer Review Comment in Relation to January 2017 Draft DCP	HillPDA Response			
Selected Indices / Year	2012-13	201314	201415	2015-16
Consumer Price Index, Melb. All Groups	2.70%	1.40%	1.90%	1.50%
Road And Bridge Construction	3.19%	0.56%	2.33%	(-5.29%)
Non Residential Building Construction	(-0.60%)	2.11%	0.20%	(-1.28%)
Source: ABS 6401.0 - Consumer Price Index, Melbourne, December2016				
Source: ABS 6427.0 Producer Price Indexes, Victoria				
<b>DCP Overlay</b>  The DCP Overlay includes a wide range of detail as to how the DCP is to be administered. Some of this detail is considered more relevant to be included in a separate DCP Policy that is held by Council.	The DCP overlay should a stand-alone document which explains effectively everything a Council and developer needs to know about the operation of the DCP without the need to search for other documents held by Council.  The Overlay specifies all such information in a few pages. Removal of information is unnecessary and would be unhelpful to developers and Council staff.			
<b>Standard Levies</b>  The standard levies review undertaken by a Ministerial Advisory Committee recommended levies in the order of \$3,000 per dwelling in established areas under a separate (to DCPs) Infrastructure Contributions Plan system. This is significantly higher than the levies in the Draft DCP.	The standard levies recommendation is not relevant to a full cost apportionment DCP.  The standard levy recommendation cannot be used in the DCP.			
<b>Strategic Redevelopment Areas</b>  The Draft DCP is silent on how areas within Banyule that may be identified as Strategic Development Areas would transition to an Infrastructure Contributions Plan under the ICP System.	The Draft DCP made statements regarding this matter and these are retained in the current document. In short, it is recommended that if the ICP system is implemented and parts of Banyule are declared as Strategic Redevelopment Areas, Council will be in a position to assess whether the ICP should be used and if so the relevant area would be excised from the DCP.			

## 9 APPENDIX 2 - METHOD FOR DEVELOPMENT PROJECTIONS

### Residential

- The dwelling projections shown in Table 2 have been sourced from Forecast id and show that an additional 9,390 new dwellings are forecast for the City of Banyule over the next 20 years to 2036.
- Dwelling distribution with structure plan suburbs was channelled towards the Ivanhoe, Heidelberg and Greensborough structure plan areas to reflect increased future development expectations brought about through policy support and changing demand patterns.
- Approximately 4,980 additional dwellings, or 53% of the total municipal growth, are forecast for the DCP Analysis Areas which are guided by a structure plan (i.e. DCP Analysis Areas 4, 18 and 22).

### Retail

- Council's rates databases for the years 2010, 2014 and 2016 were used to provide an audit of all retail floorspace located in each of the 24 Analysis Areas in the City of Banyule. The retail floorspace audit includes such uses as shops, cafes, restaurants, supermarkets, shopping complexes, convenience stores and other similar activities. The retail audit excluded industrial and commercial uses.
- The total retail floorspace at each of these points in time were compared with the corresponding population in order to develop a ratio of retail floorspace per resident. The results across the Banyule municipality were as follows:
  - 2.02sqm of retail floorspace per resident in 2010;
  - 1.90sqm of retail floorspace per resident in 2014; and
  - 1.84sqm of retail floorspace per resident in 2016.
- An average of 1.84sqm of retail floorspace per resident was adopted for the purposes of forecasting retail floorspace development in the City of Banyule over the next 20 years, with this ratio applied to anticipated population growth in the municipality.

- This ratio reflects that Banyule is located within the regional retail catchment of Northland, Doncaster and the CBD.
- Estimates of the share of future retail construction likely to be focused into the three structure plan areas were developed, leaving the balance of DCP Analysis Areas to accommodate the remaining share. These shares of municipal retail development are identified as follows:
  - 35% of retail development into the Heidelberg structure plan area (i.e. DCP Analysis Area 18);
  - 30% of retail development into the Greensborough structure plan area (i.e. DCP Analysis Area 4);
  - 15% of retail development into the Ivanhoe structure plan area (i.e. DCP Analysis Area 22); and
  - 20% of retail development into the balance of the municipality.
- For each non-structure plan DCP Analysis Area, the distribution of retail floorspace was allocated based on their share of total floorspace in the 2016 audit.
- Overall, the existing retail building stock of 236,240sqm in Banyule is anticipated to expand to approximately 272,910sqm in 2036.

### Commercial

- Council's rates databases for the years 2010, 2014 and 2016 were used to provide an audit of all commercial floorspace located in each of the 24 DCP Analysis Areas in the City of Banyule. The commercial floorspace audit excluded retail and industrial uses but included such commercial uses as office, health, education, civic, places of worship, commercial accommodation, banks, and recreation uses.
- The total stock figures were compared to provide indicative net construction rates between 2010 and 2016 for each identified Analysis Area over the six years.
- The total commercial floorspace at each of these points in time was compared with the corresponding retail floorspace in order to develop a ratio of commercial floorspace per square metre of retail floorspace. The results across the Banyule municipality were as follows:

- 1.16sqm of commercial floorspace per 1sqm of retail floorspace in 2010;
- 1.64sqm of commercial floorspace per 1sqm of retail floorspace in 2014; and
- 1.66sqm of commercial floorspace per 1sqm of retail floorspace in 2016.
- An average of 1.66sqm of commercial floorspace per 1sqm of retail floorspace was adopted for the purposes of forecasting commercial floorspace development in Banyule over the next 20 years.
- Estimates of the share of future commercial construction likely to be focussed into the three structure plan areas were developed, leaving the balance of DCP Analysis Areas to accommodate the remaining share. These shares of municipal commercial development are identified as follows:
  - 30% of commercial development into the Heidelberg structure plan area (i.e. DCP Analysis Area 18);
  - 20% of commercial development into the Greensborough structure plan area (i.e. DCP Analysis Area 4);
  - 10% of commercial development into the Ivanhoe structure plan area (i.e. DCP Analysis Area 22); and
  - 40% of commercial development into the balance of the municipality, recognising that some commercial uses under the audit definition are less likely than retail uses to require an activity centre location.
- For each non-structure plan DCP Analysis Area, the distribution of commercial floorspace was allocated based on their share of total floorspace in the 2016 audit.
- Overall, the existing commercial building stock of 391,530sqm in Banyule is anticipated to expand to approximately 452,270sqm in 2036.

### **Industrial**

- Council's rates databases for the years 2010, 2014 and 2016 were used to provide an audit of all building floorspace (by use) located in Banyule's industrial zones. The audit included industrial uses such as factories, warehouses, workshops, maintenance depots and other similar activities.

- The industrial floorspace figures from 2010 and 2016 were compared to provide indicative take-up rates for each identified DCP Analysis Area over the six years.
- Vacant land stock by small area is available through the Urban Development Program – a comprehensive land audit which is undertaken by the State Government on an annual basis. The amount of vacant land in each Analysis Area was analysed, noting that land vacancy figures do not take into consideration constraints on existing vacant parcels such as access, connection utilities and drainage. It is further noted that Areas 5 and 15 were the only DCP Analysis Areas across the City of Banyule to have any vacant land stock.
- Site coverage ratios (i.e. floorspace to site area) were examined to define a future potential coverage ratio for vacant industrial land. Overall, occupied sites in Banyule achieve a 34% site coverage ratio. Some sites have a low ratio where a small depot building for example is located on a large site. When the top 10 lowest coverage ratio sites are removed from the data the ratio is 40% in 2016.
- For the purposes of projections, vacant land stock is assumed to achieve a 40% site coverage ratio in order to provide estimated future building projections, and this result was compared against construction rates experienced between 2010 and 2016 to provide an indication of potential capacity.
- Overall, the existing industrial building stock of 645,210sqm in the City of Banyule is anticipated to expand to approximately 653,660sqm in 2036.

## 10 APPENDIX 3 - INFRASTRUCTURE PROJECT DETAILS AND CALCULATIONS

See table overleaf for a list of projects and relevant details and calculations.

The information shown in the table is as follows:

- 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; and
- Cost Per Demand Unit.

The cost per demand unit for each project is summed for each project category (i.e. CFCI, CFDI, PADI, RDDI and DRDI) to derive a total charge by category as shown in the body of this DCP document.

Table 8 – 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
1	Community	LaTrobe University Basketball Stadium - contribution to community facility	LaTrobe University Master Plan, Sub-Regional Indoor Sports Needs Analysis, LaTrobe University & Banyule Council Sports Facilities Capital Funding Agreement, Council Report and Resolution on 3 April 2017 [LaTrobe University Sports Precinct - Development and Use Agreement]	2016-2036	\$5,000,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	60,041	5.0%	95.0%	\$4,750,000	\$79.11
B1	Air Conditioner	The Centre Ivanhoe - air conditioning Streeton and Condor rooms	Recreation Strategy, Council Report and Resolution on 19 December 2016 [Air Conditioning - The Centre Ivanhoe]	2016-2036	\$610,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$579,500.00	\$21.05
B10	Pavilions	Gabonia Avenue Reserve - pavilion female friendly change rooms	Recreation Strategy, State of Sport Report	2016-2036	\$500,000	CFCI	Area 03 Area 04 Area 05 Area 10	13,570	5.0%	95%	475,000	\$35.00
B100	Roof	The Bell Street Mall shopping centre - walkway east roof	Recreation Strategy	2016-2036	\$20,000	CFCI	Area 14 Area 15 Area 17 Area 18	11,381	5.0%	95.0%	\$19,000.00	\$1.67
B101	Roof	Macleod Park - pavilion roof	Recreation Strategy	2016-2036	\$20,000	CFCI	Area 10	3,480	5.0%	95.0%	\$19,000	\$5.46
B102	Roof	Ivanhoe Recreation Centre - bowling pavilion roof	Recreation Strategy	2016-2036	\$80,000	CFCI	Area 22 Area 23 Area 24	5,050	5.0%	95.0%	\$76,000.00	\$15.05
B103	Switchboard	Community buildings - switchboards	Capital Works Plan	2016-2036	\$30,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	60,041	5.0%	95%	28,500	\$0.47
B104	Fit Out	Grace Park Hall - kitchen	Recreation Strategy	2016-2036	\$30,000	CFCI	Area 04 Area 05	7,500	5.0%	95.0%	\$28,500.00	\$3.80
B105	Fit Out	Bundoora Bowls Club - upgrade	Recreation Strategy	2016-2036	\$50,000	CFCI	Area 01	4,180	5.0%	95.0%	\$47,500	\$11.36
B106	Fit Out	Petrie Park	Recreation Strategy	2016-2036	\$10,000	CFDI	Area 09	3,840	5.0%	95.0%	\$9,500.00	\$2.47
B108	Upgrade Works	Ivanhoe Golf Club - fire services	Recreation Strategy	2016-2036	\$23,500	CFCI	Area 23 Area 24	2,450	5.0%	95%	22,325	\$9.11
B109	Toilet	North Eastern Citizens Club - accessible toilet	Recreation Strategy	2016-2036	\$35,000	CFCI	Area 03	2,590	5.0%	95.0%	\$33,250.00	\$12.84

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
B11	Flooring	NETS stadium	Recreation Strategy	2016-2036	\$35,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	60,041	5.0%	95.0%	\$33,250	\$0.55
B110	Toilet	Watsonia Community Centre - main entrance toilets	Recreation Strategy	2016-2036	\$80,000	CFCI	Area 03	2,590	5.0%	95.0%	\$76,000.00	\$29.34
B111	Construction	One Flintoff, Greensborough - community rooms and spaces in office building	Greensborough Structure Plan, Greenbook, One Flintoff Design Plan	2016-2036	\$6,000,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95%	5,700,000	\$175.33
B112	Construction	Old Shire Office - repurpose for community use	Recreation Strategy	2016-2036	\$50,000	CFCI	Area 18 Area 19	7,221	5.0%	95.0%	\$47,500.00	\$6.58
B113	Construction	Greenhills Preschool - landscaping	Recreation Strategy	2016-2036	\$20,000	CFDI	Area 04 Area 05	7,500	5.0%	95.0%	\$19,000	\$2.53
B114	Construction	One Flintoff, Greensborough - construction management	Greensborough Structure Plan	2016-2036	\$88,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95.0%	\$83,600.00	\$2.57
B12	Energy Plan	Ivanhoe Aquatic - energy efficiency works	Energy Plan	2016-2036	\$200,000	DRDI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	34,047	5.0%	95%	190,000	\$5.58
B13	Roof	Watsonia Neighbourhood House - roof over ramp landing	Recreation Strategy	2016-2036	\$20,000	CFCI	Area 03	2,590	5.0%	95.0%	\$19,000.00	\$7.34
B14	Roof	Warringal Parklands - roof for football club	Recreation Strategy	2016-2036	\$100,000	CFCI	Area 18 Area 19	7,221	5.0%	95.0%	\$95,000	\$13.16
B15	Fit Out and Refurbishments	Bundoora Preschool - upgrade	Recreation Strategy	2016-2036	\$50,000	CFDI	Area 01	4,180	5.0%	95.0%	\$47,500.00	\$11.36
B16	Fit Out and Refurbishments	Lower Plenty Kindergarten PreSchool - extension	Recreation Strategy	2016-2036	\$40,000	CFDI	Area 13	1,590	5.0%	95%	38,000	\$23.90
B17	Fit Out and Refurbishments	Elder Street Tennis Club - retaining walls and paths	Recreation Strategy	2016-2036	\$30,000	CFCI	Area 03 Area 04 Area 05 Area 10	13,570	5.0%	95.0%	\$28,500.00	\$2.10
B18	Public Toilet	Malahang Reserve	Malahang Reserve Masterplan	2016-2036	\$30,000	CFDI	Area 14 Area 15 Area 17 Area 18	11,381	5.0%	95.0%	\$28,500	\$2.50
B2	Aquatic and Leisure Centres	Ivanhoe Aquatic - pool plant	Recreation Strategy	2016-2036	\$35,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$33,250.00	\$1.21

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
B23	Aquatic and Leisure Centres	Ivanhoe Aquatic - pool plant	Recreation Strategy	2016-2036	\$30,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95%	28,500	\$1.04
B24	Aquatic and Leisure Centres	Olympic Leisure Centre - pool plant	Recreation Strategy	2016-2036	\$40,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$38,000.00	\$1.38
B25	Aquatic and Leisure Centres	WaterMarc - pool plant	Recreation Strategy	2016-2036	\$142,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95.0%	\$134,900	\$4.15
B26	Aquatic and Leisure Centres	WaterMarc - mechanical plant	Recreation Strategy	2016-2036	\$200,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95.0%	\$190,000.00	\$5.84
B27	Pavilions	Banyule Flats Reserve - pavilion	Recreation Strategy, State of Sport Report	2016-2036	\$900,000	CFCI	Area 12 Area 16 Area 19	8,980	5.0%	95%	855,000	\$95.21
B28	Pavilions	Petrie Park - pavilion female friendly change rooms	Recreation Strategy, State of Sport Report	2016-2036	\$200,000	CFCI	Area 09	3,840	5.0%	95.0%	\$190,000.00	\$49.48
B29	Flooring	The Centre Ivanhoe - great hall floor	Capital Works Plan	2016-2036	\$160,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$152,000	\$5.52
B3	Aquatic and Leisure Centres	Olympic Leisure Centre	Recreation Strategy	2016-2036	\$20,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$19,000.00	\$0.69
B30	Fit Out and Refurbishments	Watsonia North Preschool - upgrade	Recreation Strategy	2016-2036	\$45,000	CFDI	Area 02	1,620	5.0%	95%	42,750	\$26.39
B31	Major Facilities	Ivanhoe Community Learning Hub - library	Ivanhoe Structure Plan, Ivanhoe Civic Precinct Masterplan, Ivanhoe Community Learning Hub Concept Plan	2016-2036	\$9,000,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$8,550,000.00	\$310.56
B32	Major Facilities	Sherbourne Road - early leaning hub	Sherbourne Early Learning Centre Concept Design Plan	2016-2036	\$1,750,000	CFDI	Area 08	1,420	5.0%	95.0%	\$1,662,500	\$1,170.77
B33	Aquatic and Leisure Centres	Ivanhoe Aquatic - pool plant	Recreation Strategy	2016-2036	\$45,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$42,750.00	\$1.55

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
B34	Aquatic and Leisure Centres	Olympic Leisure Centre - pool plant	Recreation Strategy	2016-2036	\$40,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95%	38,000	\$1.38
B35	Aquatic and Leisure Centres	Watsonia Pool - change rooms	Recreation Strategy	2016-2036	\$30,000	CFCI	Area 04 Area 05	7,500	5.0%	95.0%	\$28,500.00	\$3.80
B36	Aquatic and Leisure Centres	WaterMarc - pool plant	Recreation Strategy	2016-2036	\$85,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95.0%	\$80,750	\$2.48
B37	Aquatic and Leisure Centres	WaterMarc - mechanical plant	Recreation Strategy	2016-2036	\$250,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95.0%	\$237,500.00	\$7.31
B38	Pavilions	Banyule Flats Reserve - pavilion	Recreation Strategy, State of Sport Report	2016-2036	\$900,000	CFCI	Area 12 Area 16 Area 19	8,980	5.0%	95%	855,000	\$95.21
B39	Pavilions	Willunda Park - pavilion female friendly change rooms	Recreation Strategy, State of Sport Report	2016-2036	\$500,000	CFCI	Area 04 Area 05	7,500	5.0%	95.0%	\$475,000.00	\$63.33
B4	Aquatic and Leisure Centres	Ivanhoe Aquatic - spa, sauna and female friendly change room	Recreation Strategy	2016-2036	\$15,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$14,250	\$0.52
B40	Pavilions	Glenauburn Reserve - pavilion female friendly change rooms and social room expansion	Recreation Strategy, State of Sport Report	2016-2036	\$500,000	CFCI	Area 13	1,590	5.0%	95.0%	\$475,000.00	\$298.74
B41	Roof	The Centre Ivanhoe - roof	Recreation Strategy	2016-2036	\$350,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95%	332,500	\$12.08
B42	Fit Out and Refurbishments	Grimshaw Ward Preschool - upgrade	Recreation Strategy	2016-2036	\$20,000	CFDI	Area 01 Area 02 Area 03	8,390	5.0%	95.0%	\$19,000.00	\$2.26
B43	Fit Out and Refurbishments	Grimshaw Ward Preschool - upgrade	Recreation Strategy	2016-2036	\$20,000	CFDI	Area 01 Area 02 Area 03	8,390	5.0%	95.0%	\$19,000	\$2.26
B44	Fit Out and Refurbishments	AK Lines Reserve - multi purpose facility	Recreation Strategy	2016-2036	\$200,000	CFCI	Area 02 Area 03 Area 05	10,710	5.0%	95.0%	\$190,000.00	\$17.74
B45	Access	Greensborough Tennis Club - pavilion access	Disability Action Plan	2016-2036	\$80,000	CFCI	Area 04 Area 05	7,500	5.0%	95%	76,000	\$10.13
B46	Major Facilities	Ivanhoe Community Learning Hub - library	Ivanhoe Structure Plan, Ivanhoe Civic Precinct Masterplan, Ivanhoe Community Learning Hub Concept Plan	2016-2036	\$9,000,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$8,550,000.00	\$310.56

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
B47	Aquatic and Leisure Centres	Ivanhoe Aquatic - pool plant	Recreation Strategy	2016-2036	\$50,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$47,500	<b>\$1.73</b>
B48	Aquatic and Leisure Centres	Olympic Leisure Centre - pool plant	Recreation Strategy	2016-2036	\$40,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$38,000.00	<b>\$1.38</b>
B49	Aquatic and Leisure Centres	WaterMarc - pool plant	Recreation Strategy	2016-2036	\$50,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95%	47,500	<b>\$1.46</b>
B5	Aquatic and Leisure Centres	OLympic leisure centre - pool plant	Recreation Strategy	2016-2036	\$40,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$38,000.00	<b>\$1.38</b>
B50	Aquatic and Leisure Centres	WaterMarc - mechanical plant	Recreation Strategy	2016-2036	\$300,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95.0%	\$285,000	<b>\$8.77</b>
B51	Aquatic and Leisure Centres	Ivanhoe Aquatic - stage 2 construction	Recreation Strategy, Ivanhoe Aquatic Redevelopment Plan	2016-2036	\$6,000,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$5,700,000.00	<b>\$207.04</b>
B52	Pavilions	Olympic Park - pavilion	Recreation Strategy, State of Sport Report, Olympic Park Masterplan	2016-2036	\$1,800,000	CFCI	Area 14	2,890	5.0%	95%	1,710,000	<b>\$591.70</b>
B53	Major Facilities	Petrie Park Bowling Club - stage 1 multipurpose facility	Recreation Strategy, Petri Park Masterplan	2016-2036	\$500,000	CFCI	Area 09	3,840	5.0%	95.0%	\$475,000.00	<b>\$123.70</b>
B6	Aquatic and Leisure Centres	WaterMarc - health and wellness	Recreation Strategy	2016-2036	\$150,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	32,510	5.0%	95.0%	\$142,500	<b>\$4.38</b>
B60	Major projects	Ivanhoe Community Learning Hub - library	Ivanhoe Structure Plan, Ivanhoe Civic Precinct Masterplan, Ivanhoe Community Learning Hub Concept Plan	2016-2036	\$500,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$475,000.00	<b>\$17.25</b>
B7	Aquatic and Leisure Centres	Watsonia Pool - mechanical plant	Recreation Strategy	2016-2036	\$20,000	CFCI	Area 04 Area 05	7,500	5.0%	95%	19,000	<b>\$2.53</b>
B78	Air Conditioning	The Centre Ivanhoe - air conditioning	Recreation Strategy	2016-2036	\$300,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$285,000.00	<b>\$10.35</b>

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
B79	Air Conditioning	Briar Hill Hall - air conditioning	Recreation Strategy	2016-2036	\$16,000	CFCI	Area 08	1,420	5.0%	95.0%	\$15,200	<b>\$10.70</b>
B8	Pavilions	Elder Street Soccer - pavilion female friendly change rooms	Recreation Strategy, State of Sport Report	2016-2036	\$100,000	CFCI	Area 03 Area 04 Area 05	10,090	5.0%	95.0%	\$95,000.00	<b>\$9.42</b>
B80	Air Conditioning	The Hatch Ivanhoe - air conditioning	Recreation Strategy	2016-2036	\$40,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	60,041	5.0%	95%	38,000	<b>\$0.63</b>
B81	Aquatic and Leisure Centres	Olympic Leisure Centre - air handling unit reinstatement	Recreation Strategy	2016-2036	\$25,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$23,750.00	<b>\$0.86</b>
B82	Aquatic and Leisure Centres	NETS Stadium - walls	Recreation Strategy	2016-2036	\$30,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	60,041	5.0%	95.0%	\$28,500	<b>\$0.47</b>
B83	Aquatic and Leisure Centres	Ivanhoe Aquatic - wet deck	Recreation Strategy, Ivanhoe Aquatic Redevelopment Plan	2016-2036	\$30,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$28,500.00	<b>\$1.04</b>
B84	Aquatic and Leisure Centres	Ivanhoe Aquatic - pool hall seating	Recreation Strategy, Ivanhoe Aquatic Redevelopment Plan	2016-2036	\$22,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95%	20,900	<b>\$0.76</b>
B85	Aquatic and Leisure Centres	Watsonia Pool - concourse	Recreation Strategy	2016-2036	\$25,000	CFCI	Area 04 Area 05	7,500	5.0%	95.0%	\$23,750.00	<b>\$3.17</b>
B86	Pavilion	NJ Telfer Reserve - pavilion and car park	Recreation Strategy, NJ Telfer Reserve Masterplan	2016-2036	\$750,000	CFCI	Area 01	4,180	5.0%	95.0%	\$712,500	<b>\$170.45</b>
B87	Pavilion	Centre Park - pavilion change rooms	Recreation Strategy, State of Sport Report	2016-2036	\$10,000	CFCI	Area 04 Area 05	7,500	5.0%	95.0%	\$9,500.00	<b>\$1.27</b>
B88	Pavilion	Olympic Park - pavilion female friendly change rooms	Recreation Strategy, State of Sport Report, Olympic Park Masterplan	2016-2036	\$100,000	CFCI	Area 14 Area 15 Area 17 Area 18	11,381	5.0%	95%	95,000	<b>\$8.35</b>
B89	Pavilion	Bundoora Football Club - pavilion bin cages	Recreation Strategy, State of Sport Report	2016-2036	\$10,000	CFCI	Area 01	4,180	5.0%	95.0%	\$9,500.00	<b>\$2.27</b>
B9	Pavilions	Anthony Beale Reserve - pavilion stairs	Recreation Strategy, State of Sport Report	2016-2036	\$20,000	CFCI	Area 04 Area 05 Area 06 Area 07 Area 08	10,830	5.0%	95.0%	\$19,000	<b>\$1.75</b>

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B90	Pavilion	Banyule Flats Reserve - pavilion	Recreation Strategy, State of Sport Report	2016-2036	\$50,000	CFCI	Area 12	2,940	5.0%	95.0%	\$47,500.00	\$16.16
B91	Pavilion	Heidelberg West - pavilion wet area	Recreation Strategy, State of Sport Report	2016-2036	\$45,000	CFCI	Area 18 Area 19	7,221	5.0%	95%	42,750	\$5.92
B92	Pavilion	Macleod Park - pavilion drainage	Recreation Strategy, State of Sport Report	2016-2036	\$55,000	CFCI	Area 10	3,480	5.0%	95.0%	\$52,250.00	\$15.01
B93	Pavilion	Greensborough RSL and Clubs - education facility	Recreation Strategy, State of Sport Report	2016-2036	\$50,000	CFCI	Area 04 Area 05	7,500	5.0%	95.0%	\$47,500	\$6.33
B94	Pavilion	Grace Valley Tennis Club - pavilion access, platform and courts	Recreation Strategy, State of Sport Report	2016-2036	\$80,000	CFCI	Area 04 Area 05	7,500	5.0%	95.0%	\$76,000.00	\$10.13
B95	Pavilion	Binnak Park - pavilion	Recreation Strategy, State of Sport Report	2016-2036	\$10,000	CFCI	Area 01 Area 02	5,800	5.0%	95%	9,500	\$1.64
B96	Flooring	NETS Stadium - court surface	Recreation Strategy	2016-2036	\$55,000	CFCI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	60,041	5.0%	95.0%	\$52,250.00	\$0.87
B97	Flooring	Briar Hill Hall - floor	Recreation Strategy	2016-2036	\$35,000	CFCI	Area 08	1,420	5.0%	95.0%	\$33,250	\$23.42
B98	Flooring	The Centre Ivanhoe - floor	Recreation Strategy	2016-2036	\$50,000	CFCI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	27,531	5.0%	95.0%	\$47,500.00	\$1.73
B99	Solar Panels	Lower Plenty Football Club - solar panels	Energy Plan	2016-2036	\$28,000	CFCI	Area 09	3,840	5.0%	95%	26,600	\$6.93
D1	Drainage Improvement Design and Construction	Tarcoola Drive, Yallambie - drainage works	Integrated Transport Plan	2016-2036	\$65,000	DRDI	Area 11	1,457	5.0%	95.0%	\$61,750.00	\$42.39
D12	Drainage Improvement Design and Construction	Arthur Streeton Reserve - gross pollutant trap	Stormwater Quality Management Plan	2016-2036	\$130,000	DRDI	Area 11	1,457	5.0%	95.0%	\$123,500	\$84.78
D17	Drainage Improvement Design and Construction	Irvine Road Drain, Ivanhoe East - gross pollutant trap	Stormwater Quality Management Plan	2016-2036	\$110,000	DRDI	Area 20 Area 22 Area 23 Area 24	9,570	5.0%	95.0%	\$104,500.00	\$10.92
D2	Drainage Improvement Design and Construction	Lower Plenty Road drainage catchment (Main Road) - drainage works	Flood Management Plan, Stormwater Catchment Analysis, Stormwater Catchment Analysis	2016-2036	\$200,000	DRDI	Area 13	1,838	5.0%	95%	190,000	\$103.38
D3	Drainage Improvement Design and Construction	Brixton Avenue, Eltham North - stage 1 drainage works	Flood Management Plan, Stormwater Catchment Analysis	2016-2036	\$115,000	DRDI	Area 07	892	5.0%	95.0%	\$109,250.00	\$122.42
D38	Drainage Improvement Design and Construction	Wilfred Road, Ivanhoe East - drainage works	Flood Management Plan, Stormwater Catchment Analysis	2016-2036	\$400,000	DRDI	Area 24	1,876	5.0%	95.0%	\$380,000	\$202.60

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D7	Drainage Improvement Design and Construction	Brixton Avenue, Eltham North - stage 2 drainage works	Flood Management Plan, Stormwater Catchment Analysis, Stormwater Catchment Analysis	2016-2036	\$70,000	DRDI	Area 07	892	5.0%	95.0%	\$66,500.00	<b>\$74.52</b>
R1	Bicycle	Macleod Railway Station - parkiteer	Integrated Transport Plan	2016-2036	\$50,000	PADI	Area 10	3,903	5.0%	95%	47,500	<b>\$12.17</b>
R100	Rehabilitation Works	Watson Street/Yallambie Road to Sarong St, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$40,000	RDDI	Area 03 Area 10	7,328	5.0%	95.0%	\$38,000.00	<b>\$5.19</b>
R101	Rehabilitation Works	Rowell Street/Rosanna Rod to Cul-De-Sac, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$16,780	RDDI	Area 16	4,599	5.0%	95.0%	\$15,941	<b>\$3.47</b>
R102	Rehabilitation Works	Cardiff Close/Somerset Drive to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$14,550	RDDI	Area 12	3,142	5.0%	95.0%	\$13,822.50	<b>\$4.40</b>
R103	Rehabilitation Works	Portree Street/Wungan Street to Vincent Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$14,050	RDDI	Area 10	3,882	5.0%	95%	13,348	<b>\$3.44</b>
R104	Rehabilitation Works	Iris Street/Wimpole Crescent to Liberty Parade, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$8,050	RDDI	Area 17	1,042	5.0%	95.0%	\$7,647.50	<b>\$7.34</b>
R105	Rehabilitation Works	Kathleen Street/St James Road to Berrima Road, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$22,530	RDDI	Area 16	4,599	5.0%	95.0%	\$21,404	<b>\$4.65</b>
R106	Rehabilitation Works	Cape Street/Devon Street to Durham Street, Eaglemont - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$33,075	RDDI	Area 21	1,956	5.0%	95.0%	\$31,421.25	<b>\$16.06</b>
R107	Rehabilitation Works	Gona Street/Wau Street to Liberty Parade, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$16,920	RDDI	Area 14	11,548	5.0%	95%	16,074	<b>\$1.39</b>
R108	Rehabilitation Works	Waterdale Rd/Ford St to Livingstone Drive, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$91,380	RDDI	Area 22	4,738	5.0%	95.0%	\$86,811.00	<b>\$18.32</b>
R109	Rehabilitation Works	Astley Street/Alban Street to end, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$56,000	RDDI	Area 09	4,406	5.0%	95.0%	\$53,200	<b>\$12.08</b>
R110	Rehabilitation Works	Wimbledon Grove/The Right to Alandale Road, Eaglemont - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$21,390	RDDI	Area 21	1,956	5.0%	95.0%	\$20,320.50	<b>\$10.39</b>
R111	Rehabilitation Works	Bamfield Road/Outhwaite Road to Collins Street, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$39,525	RDDI	Area 15	2,811	5.0%	95%	37,549	<b>\$13.36</b>
R112	Rehabilitation Works	St Helena Road/St Helena Road Roundabout to St Helena Road roundabout, Eltham North - road	Asset Management Plan, Road Management Plan	2016-2036	\$143,000	RDDI	Area 06 Area 07	2,282	5.0%	95.0%	\$135,850.00	<b>\$59.53</b>

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		rehabilitation										
R113	Rehabilitation Works	Sherwood Road/Marshall Street to Studley Road, Eaglemont - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$149,200	RDDI	Area 20 Area 21	5,580	5.0%	95.0%	\$141,740	<b>\$25.40</b>
R114	Rehabilitation Works	Alandale Road/Odenwald Rd to 86 Castle Street, Eaglemont - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$34,200	RDDI	Area 21	1,956	5.0%	95.0%	\$32,490.00	<b>\$16.61</b>
R115	Rehabilitation Works	Pateman Street/Ladd Street to Kenmare Street, Watsonia - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$20,680	RDDI	Area 03	3,446	5.0%	95%	19,646	<b>\$5.70</b>
R116	Rehabilitation Works	Frensham Road/Yallambie Road to Sarong Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$64,000	RDDI	Area 03 Area 10	7,328	5.0%	95.0%	\$60,800.00	<b>\$8.30</b>
R117	Rehabilitation Works	Cherry Street/Wungan Street to Dunstan Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$54,200	RDDI	Area 10	3,882	5.0%	95.0%	\$51,490	<b>\$13.26</b>
R118	Rehabilitation Works	Merther Road/Banksia Street to Jellicoe Street, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$32,000	RDDI	Area 20	3,624	5.0%	95.0%	\$30,400.00	<b>\$8.39</b>
R119	Rehabilitation Works	St Andrews Avenue/Golf Avenue to Brassey Avenue, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$37,970	RDDI	Area 16	4,599	5.0%	95%	36,072	<b>\$7.84</b>
R120	Rehabilitation Works	Wynstay Crescent/Waverley Avenue to Kenilworth Parade, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$22,850	RDDI	Area 20	3,624	5.0%	95.0%	\$21,707.50	<b>\$5.99</b>
R121	Rehabilitation Works	McEwan Road/Southern Road to Outhwaite Road, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$31,750	RDDI	Area 15	2,811	5.0%	95.0%	\$30,163	<b>\$10.73</b>
R122	Rehabilitation Works	Kylie Place/Lilicur Road to Cul-De-Sac, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$25,440	RDDI	Area 09	4,406	5.0%	95.0%	\$24,168.00	<b>\$5.49</b>
R123	Streetscape	Rosanna Shopping Centre - stage 1 streetscape	Economic Development Plan, Rosanna Streetscape Improvements Urban Design Guidelines	2016-2036	\$250,000	PADI	Area 16	4,409	5.0%	95%	237,500	<b>\$53.87</b>
R124	Streetscape	Watsonia Railway Station - lighting in public spaces	Economic Development Plan	2016-2036	\$20,000	PADI	Area 03	3,137	5.0%	95.0%	\$19,000.00	<b>\$6.06</b>
R125	Car Park	Watsonia Shopping Centre - car park extension opposite Watsonia RSL	Picture Watsonia	2016-2036	\$300,000	RDDI	Area 03	3,446	5.0%	95.0%	\$285,000	<b>\$82.71</b>

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R126	Car Park	Watsonia Pool - car park	Disability Action Plan	2016-2036	\$280,000	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$266,000.00	<b>\$19.60</b>
R127	Car Park	Grimshaw Street, Greensborough - accessible bay east of Flintoff Street	Disability Action Plan	2016-2036	\$50,000	RDDI	Area 04 Area 05	13,572	5.0%	95%	47,500	<b>\$3.50</b>
R128	Bicycle	High Street, Watsonia - stage 2 removal of roundabout at Morwell	Integrated Transport Plan, Picture Watsonia	2016-2036	\$60,000	PADI	Area 03	3,137	5.0%	95.0%	\$57,000.00	<b>\$18.17</b>
R129	Bicycle	Ivanhoe Shopping Centre - bicycle facilities	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 22	3,975	5.0%	95.0%	\$19,000	<b>\$4.78</b>
R130	Infrastructure for Pedestrians	Yarra Street, Heidelberg - children's crossing	Integrated Transport Plan	2016-2036	\$45,000	PADI	Area 18	8,197	5.0%	95.0%	\$42,750.00	<b>\$5.22</b>
R131	Infrastructure for Pedestrians	Pacific Drive Heidelberg Heights - intersection at Ramu Parade	Integrated Transport Plan	2016-2036	\$25,000	PADI	Area 14	4,443	5.0%	95%	23,750	<b>\$5.35</b>
R132	Infrastructure for Pedestrians	Prospect Road, Rosanna - intersection at Beetham Parade	Integrated Transport Plan	2016-2036	\$25,000	PADI	Area 16	4,409	5.0%	95.0%	\$23,750.00	<b>\$5.39</b>
R133	Localised Traffic Infrastructure	Ailsa Grove, Ivanhoe - vehicle turn at Tate Street	Integrated Transport Plan	2016-2036	\$50,000	RDDI	Area 22	4,738	5.0%	95.0%	\$47,500	<b>\$10.03</b>
R134	Localised Traffic Infrastructure	Mount Street, Eaglemont - traffic measure at The Eyrie	Integrated Transport Plan	2016-2036	\$25,000	RDDI	Area 21	1,956	5.0%	95.0%	\$23,750.00	<b>\$12.14</b>
R135	Area Wide Treatments	Calendonia Drive, Eltham North - traffic measures	Integrated Transport Plan	2016-2036	\$40,000	RDDI	Area 07	922	5.0%	95%	38,000	<b>\$41.20</b>
R136	Area Wide Treatments	Kenmare Street, Watsonia - stage 2b traffic measures	Integrated Transport Plan	2016-2036	\$40,000	RDDI	Area 03	3,446	5.0%	95.0%	\$38,000.00	<b>\$11.03</b>
R141	Sustainable Transport	Lower Heidelberg Road, Ivanhoe - Bus shelter west of Marshall Street	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 22	3,975	5.0%	95.0%	\$19,000	<b>\$4.78</b>
R142	Rehabilitation Works	Anderson Street roundabouts - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$100,000	RDDI	Area 19	2,219	5.0%	95.0%	\$95,000.00	<b>\$42.80</b>
R143	Rehabilitation Works	Webb Court/Wimpole Crescent to Cul-De-Sac, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$13,475	RDDI	Area 17	1,042	5.0%	95%	12,801	<b>\$12.29</b>
R145	Rehabilitation Works	Jones Crescent/Rosanna Road to end, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$88,890	RDDI	Area 16	4,599	5.0%	95.0%	\$84,445.50	<b>\$18.36</b>
R146	Rehabilitation Works	Gleeson Drive/Morwell Avenue to end, Watsonia - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$32,100	RDDI	Area 01	5,952	5.0%	95.0%	\$30,495	<b>\$5.12</b>
R147	Rehabilitation Works	Plenty River Drive/Diamond Creek Road to Avandina Crescent, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$50,490	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$47,965.50	<b>\$3.53</b>
R148	Rehabilitation Works	Victoria Avenue/Grandview Grove to Yarraview Parade, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$31,620	RDDI	Area 16	4,599	5.0%	95%	30,039	<b>\$6.53</b>
R149	Rehabilitation Works	Leicester Street/St Hellier Street to Altona Street, Heidelberg Heights -	Asset Management Plan, Road Management Plan	2016-2036	\$16,100	RDDI	Area 15	2,811	5.0%	95.0%	\$15,295.00	<b>\$5.44</b>

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		road rehabilitation										
R15	Sustainable Transport	Bell Street, Ivanhoe - bus shelter outside Repatriation Hospital	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 18	8,197	5.0%	95.0%	\$19,000	\$2.32
R150	Rehabilitation Works	Ambon Court/Southern Road to Cul-De-Sac, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$13,475	RDDI	Area 14	11,548	5.0%	95.0%	\$12,801.25	\$1.11
R151	Rehabilitation Works	Balanda Court/David Crescent to Cul-De-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$6,630	RDDI	Area 01	5,952	5.0%	95%	6,299	\$1.06
R152	Rehabilitation Works	Kallay Court/Kambea Crescent to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$8,110	RDDI	Area 12	3,142	5.0%	95.0%	\$7,704.50	\$2.45
R153	Rehabilitation Works	Heriot Close/Melissa Court to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$10,075	RDDI	Area 12	3,142	5.0%	95.0%	\$9,571	\$3.05
R154	Rehabilitation Works	Jacaranda Place/Ironbark Street to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$6,720	RDDI	Area 12	3,142	5.0%	95.0%	\$6,384.00	\$2.03
R156	Rehabilitation Works	Koora Court/Tarcoola Drive to Cul-De-Sac, Yallambie - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$10,700	RDDI	Area 11	1,499	5.0%	95%	10,165	\$6.78
R157	Rehabilitation Works	Brundage Court/Southern Road to end, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$9,420	RDDI	Area 14	11,548	5.0%	95.0%	\$8,949.00	\$0.77
R158	Rehabilitation Works	Corvette Street/Morobe Street to Pacific Drive, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$8,940	RDDI	Area 14	11,548	5.0%	95.0%	\$8,493	\$0.74
R159	Rehabilitation Works	Dawn Court/Rosemar Circuit to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$11,775	RDDI	Area 12	3,142	5.0%	95.0%	\$11,186.25	\$3.56
R16	Sustainable Transport	Plenty Road, Bundoora - bus shelter north of Greenhills Road	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 01	4,994	5.0%	95%	19,000	\$3.80
R160	Rehabilitation Works	Graham Road/Warren Road to Willa Av, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$43,090	RDDI	Area 12	3,142	5.0%	95.0%	\$40,935.50	\$13.03
R161	Rehabilitation Works	Slade Court/Champion Crescent to Cul-De-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$7,710	RDDI	Area 01	5,952	5.0%	95.0%	\$7,325	\$1.23
R162	Rehabilitation Works	Kenna Street/Waiora Road to Grieve Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$17,350	RDDI	Area 10	3,882	5.0%	95.0%	\$16,482.50	\$4.25
R163	Rehabilitation Works	Sylvan Court/Clark Rd to Cul-De-Sac, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$9,620	RDDI	Area 23	776	5.0%	95%	9,139	\$11.78

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R164	Rehabilitation Works	Valentine Street/Oriel Road to Athelstone Grove, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$54,490	RDDI	Area 20	3,624	5.0%	95.0%	\$51,765.50	<b>\$14.29</b>
R165	Rehabilitation Works	Wahroonga Crescent/Nulgarrah Crescent to Nulgarrah Crescent, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$131,290	RDDI	Area 04 Area 05 Area 06	14,932	5.0%	95.0%	\$124,726	<b>\$8.35</b>
R166	Rehabilitation Works	Cremean Avenue/Bond Street to Hawker Street, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$20,450	RDDI	Area 20	3,624	5.0%	95.0%	\$19,427.50	<b>\$5.36</b>
R167	Rehabilitation Works	Mundy Street/Kenmare Street to Ladd Street, Watsonia - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$25,350	RDDI	Area 03	3,446	5.0%	95%	24,083	<b>\$6.99</b>
R168	Rehabilitation Works	Haig Street/Dresden Street to Waterdale Road, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$113,300	RDDI	Area 15	2,811	5.0%	95.0%	\$107,635.00	<b>\$38.30</b>
R169	Rehabilitation Works	Kurrajong Crescent/Sellars Street to Hakea Street, Watsonia North - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$71,970	RDDI	Area 02	1,658	5.0%	95.0%	\$68,372	<b>\$41.24</b>
R17	Sustainable Transport	Banyule Road, Viewbank - bus shelter west of Rutherford Road	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 12	3,235	5.0%	95.0%	\$19,000.00	<b>\$5.87</b>
R170	Rehabilitation Works	Carolyn Crescent/Dianne Street to Champion Crescent, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$28,200	RDDI	Area 01	5,952	5.0%	95%	26,790	<b>\$4.50</b>
R171	Rehabilitation Works	Kiers Court/Graham Road to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$7,870	RDDI	Area 12	3,142	5.0%	95.0%	\$7,476.50	<b>\$2.38</b>
R172	Rehabilitation Works	Derna Street/Oriel Rd to Mulberry Parade, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$15,760	RDDI	Area 14	11,548	5.0%	95.0%	\$14,972	<b>\$1.30</b>
R173	Rehabilitation Works	May Street/Ayr Street to Carwarp Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$38,540	RDDI	Area 10	3,882	5.0%	95.0%	\$36,613.00	<b>\$9.43</b>
R174	Rehabilitation Works	Lower Plenty Road/Lower Plenty Road to Kardinia Drive, Yallambie - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$16,960	RDDI	Area 11 Area 12	4,641	5.0%	95%	16,112	<b>\$3.47</b>
R176	Rehabilitation Works	Sydney Street/Strathallan Road to Greensborough Road, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$15,110	RDDI	Area 10	3,882	5.0%	95.0%	\$14,354.50	<b>\$3.70</b>
R177	Rehabilitation Works	Regina Street/Bellevue Avenue to Victoria Avenue, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$21,975	RDDI	Area 16	4,599	5.0%	95.0%	\$20,876	<b>\$4.54</b>
R178	Rehabilitation Works	Progress Road/Ryans Road to Weidlich Road, Eltham North - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$222,931	RDDI	Area 07	922	5.0%	95.0%	\$211,784.45	<b>\$229.64</b>

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R179	Rehabilitation Works	Munro Street/Chapman Street to May Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$35,770	RDDI	Area 10	3,882	5.0%	95%	33,982	<b>\$8.75</b>
R180	Rehabilitation Works	Graeme Avenue/Sherbourne Road to Baldwin Avenue, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$24,050	RDDI	Area 08 Area 09	6,062	5.0%	95.0%	\$22,847.50	<b>\$3.77</b>
R181	Rehabilitation Works	The Boulevard/Vasey Street to Warncliffe Road, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$25,000	RDDI	Area 24	2,153	5.0%	95.0%	\$23,750	<b>\$11.03</b>
R182	Rehabilitation Works	Boston Road/Anderson Parade to Cul-de-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$60,980	RDDI	Area 01	5,952	5.0%	95.0%	\$57,931.00	<b>\$9.73</b>
R183	Rehabilitation Works	Orthla/Kylta Road to Waterdale Road, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$50,720	RDDI	Area 14	11,548	5.0%	95%	48,184	<b>\$4.17</b>
R184	Rehabilitation Works	Lodge Street/Plenty Lane to Nepean Street, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$15,440	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$14,668.00	<b>\$1.08</b>
R185	Rehabilitation Works	Grant Street/Cameron Parade to Macorna Street, Watsonia - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$64,940	RDDI	Area 02	1,658	5.0%	95.0%	\$61,693	<b>\$37.21</b>
R186	Streetscape	City Entrance at Main Street/Diamond Creek Road - streetscape	Economic Development Plan	2016-2036	\$25,000	PADI	Area 04 Area 05	10,286	5.0%	95.0%	\$23,750.00	<b>\$2.31</b>
R187	Streetscape	City Entrance at Burke Road North - centre island	Economic Development Plan	2016-2036	\$35,000	PADI	Area 23 Area 24	2,822	5.0%	95%	33,250	<b>\$11.78</b>
R188	Streetscape	Norman Street Right of Way - lighting	Economic Development Plan	2016-2036	\$70,000	PADI	Area 22	3,975	5.0%	95.0%	\$66,500.00	<b>\$16.73</b>
R189	Streetscape	Rosanna Shopping Centre - stage 2 streetscape	Economic Development Plan, Rosanna Streetscape Improvements Urban Design Guidelines	2016-2036	\$600,000	PADI	Area 16	4,409	5.0%	95.0%	\$570,000	<b>\$129.29</b>
R19	Rehabilitation Works	Invermay Grove - sealing shoulders	Asset Management Plan, Road Management Plan	2016-2036	\$70,000	RDDI	Area 16	4,599	5.0%	95.0%	\$66,500.00	<b>\$14.46</b>
R190	Bicycle	Local Bicycle Network - wayfinding signage	Integrated Transport Plan	2016-2036	\$15,000	PADI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13 Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	74,033	5.0%	95%	14,250	<b>\$0.19</b>

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R191	Bicycle	Ivanhoe Railway Station - parkiteer	Integrated Transport Plan	2016-2036	\$40,000	PADI	Area 20 Area 22 Area 23	8,479	5.0%	95.0%	\$38,000.00	<b>\$4.48</b>
R192	Bicycle	Heidelberg Shopping Centre - bicycle facilities	Integrated Transport Plan	2016-2036	\$25,000	PADI	Area 18	8,197	5.0%	95.0%	\$23,750	<b>\$2.90</b>
R193	Localised Traffic Infrastructure	Turnham Avenue, Rosanna - children's crossing near Rosanna Child Care Centre	Integrated Transport Plan	2016-2036	\$45,000	RDDI	Area 16	4,599	5.0%	95.0%	\$42,750.00	<b>\$9.30</b>
R194	Localised Traffic Infrastructure	Powley Parade, Macleod - traffic measures at Somers Avenue	Integrated Transport Plan	2016-2036	\$35,000	RDDI	Area 10	3,882	5.0%	95%	33,250	<b>\$8.56</b>
R195	Area Wide Treatments	Winston Road, Viewbank - stage 1 traffic measures	Integrated Transport Plan	2016-2036	\$50,000	RDDI	Area 12	3,142	5.0%	95.0%	\$47,500.00	<b>\$15.12</b>
R196	Area Wide Treatments	Watsonia Road, Watsonia - pedestrian environment south of Devonshire Road	Integrated Transport Plan	2016-2036	\$30,000	PADI	Area 03	3,137	5.0%	95.0%	\$28,500	<b>\$9.09</b>
R197	Infrastructure for Pedestrians	Watsonia Road, Watsonia - pedestrian crossing south of Tennyson Street	Integrated Transport Plan	2016-2036	\$45,000	PADI	Area 03	3,137	5.0%	95.0%	\$42,750.00	<b>\$13.63</b>
R198	Infrastructure for Pedestrians	Darebin Street, Heidelberg - traffic measures west of Cape Street	Integrated Transport Plan	2016-2036	\$40,000	PADI	Area 18	8,197	5.0%	95%	38,000	<b>\$4.64</b>
R199	Infrastructure for Pedestrians	Tamboon Drive, St Helena - intersection at Glen Katherine Drive	Integrated Transport Plan	2016-2036	\$45,000	PADI	Area 06	1,167	5.0%	95.0%	\$42,750.00	<b>\$36.63</b>
R2	Infrastructure for Pedestrians	Marshall Street, Ivanhoe - children's crossing	Integrated Transport Plan	2016-2036	\$35,000	PADI	Area 20 Area 22	7,652	5.0%	95.0%	\$33,250	<b>\$4.35</b>
R20	Rehabilitation Works	Wroxham Gardens/Sunderland Rise to Cul-De-Sac, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$8,119	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$7,713.05	<b>\$0.57</b>
R202	Rehabilitation Works	Yallambie and Lower Plenty intersections - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$100,000	RDDI	Area 09 Area 11 Area 12 Area 13	11,004	5.0%	95%	95,000	<b>\$8.63</b>
R203	Rehabilitation Works	Marshall Avenue/Grand Boulevard to Buena Vista Drive, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$45,000	RDDI	Area 09	4,406	5.0%	95.0%	\$42,750.00	<b>\$9.70</b>
R204	Rehabilitation Works	Churchill Street/Waiora Road to Dresden Street, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$12,280	RDDI	Area 15	2,811	5.0%	95.0%	\$11,666	<b>\$4.15</b>
R205	Rehabilitation Works	Montpelier Drive/Bonds Road to Bonds Road, Lower Plenty - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$66,810	RDDI	Area 13	1,957	5.0%	95.0%	\$63,469.50	<b>\$32.43</b>
R206	Rehabilitation Works	Salisbury Avenue/Rockbeare Grove to Upper Heidelberg Road, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$46,890	RDDI	Area 20 Area 22 Area 23	9,137	5.0%	95%	44,546	<b>\$4.88</b>
R208	Rehabilitation Works	Clauscen Street/end to Dresden Street, Heidelberg Heights - road	Asset Management Plan, Road Management Plan	2016-2036	\$13,270	RDDI	Area 18	8,982	5.0%	95.0%	\$12,606.50	<b>\$1.40</b>

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		rehabilitation										
R209	Rehabilitation Works	Quinn Way/Cressy Street to Sackville Street, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$13,370	RDDI	Area 09	4,406	5.0%	95.0%	\$12,702	<b>\$2.88</b>
R21	Rehabilitation Works	Greville Road/Rhonda Street to Beverley Road, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$36,050	RDDI	Area 16	4,599	5.0%	95.0%	\$34,247.50	<b>\$7.45</b>
R210	Rehabilitation Works	Bond Street/Rosedale Grove to Cremean Avenue, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$13,620	RDDI	Area 20	3,624	5.0%	95%	12,939	<b>\$3.57</b>
R211	Rehabilitation Works	Olympic Avenue/Reichelt Avenue to Grand Boulevard, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$23,450	RDDI	Area 09	4,406	5.0%	95.0%	\$22,277.50	<b>\$5.06</b>
R212	Rehabilitation Works	Coomalie Crescent/Bell Street to Tobruk Avenue, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$23,680	RDDI	Area 14	11,548	5.0%	95.0%	\$22,496	<b>\$1.95</b>
R213	Rehabilitation Works	Bolton Street/Old Eltham Road to Main Road, Lower Plenty - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$25,140	RDDI	Area 13	1,957	5.0%	95.0%	\$23,883.00	<b>\$12.20</b>
R214	Rehabilitation Works	Ramu Parade/Brunei Crescent to Oriel Road, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$27,160	RDDI	Area 14	11,548	5.0%	95%	25,802	<b>\$2.23</b>
R215	Rehabilitation Works	Sackville Street/end to Riverina Road, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$27,230	RDDI	Area 09	4,406	5.0%	95.0%	\$25,868.50	<b>\$5.87</b>
R216	Rehabilitation Works	Nell Street/Medbury Avenue to Delta Road, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$30,270	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$28,757	<b>\$2.12</b>
R217	Rehabilitation Works	Sylvan Street/Coventry Street to Access, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$39,080	RDDI	Area 09	4,406	5.0%	95.0%	\$37,126.00	<b>\$8.43</b>
R218	Rehabilitation Works	Ramu Parade/Alamein Road to Buna Street, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$54,350	RDDI	Area 14	11,548	5.0%	95%	51,633	<b>\$4.47</b>
R219	Rehabilitation Works	Plenty Lane/Tonyl Court to Jan Court, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$66,380	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$63,061.00	<b>\$4.65</b>
R220	Rehabilitation Works	Bridge Crescent/Mountain View Road to end, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$12,010	RDDI	Area 09	4,406	5.0%	95.0%	\$11,410	<b>\$2.59</b>

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R221	Rehabilitation Works	Kolora Road/Lillimur Avenue to Orthla Avenue, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$38,200	RDDI	Area 14	11,548	5.0%	95.0%	\$36,290.00	<b>\$3.14</b>
R222	Rehabilitation Works	Louis Street/Ethel Street to Phillip Court, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$29,090	RDDI	Area 04 Area 05	13,572	5.0%	95%	27,636	<b>\$2.04</b>
R223	Rehabilitation Works	Medbury Avenue/end to Nepean Street, Watsonia - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$13,450	RDDI	Area 03	3,446	5.0%	95.0%	\$12,777.50	<b>\$3.71</b>
R224	Rehabilitation Works	Outlook Drive/The Eyrie to Carlsberg Road, Eaglemont - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$18,563	RDDI	Area 21	1,956	5.0%	95.0%	\$17,635	<b>\$9.02</b>
R225	Rehabilitation Works	Alexandra Street/Howard Street to Gibcoe Street, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$18,090	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$17,185.50	<b>\$1.27</b>
R226	Rehabilitation Works	Grove Road/St James Road to Station Road, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$50,640	RDDI	Area 16	4,599	5.0%	95%	48,108	<b>\$10.46</b>
R227	Rehabilitation Works	Kardinia Street/Nepean Street to Nell Street, Watsonia - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$22,360	RDDI	Area 03 Area 04 Area 05	17,018	5.0%	95.0%	\$21,242.00	<b>\$1.25</b>
R228	Rehabilitation Works	Kinlock Street/Highview Crescent to Glenmore Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$31,530	RDDI	Area 10	3,882	5.0%	95.0%	\$29,954	<b>\$7.72</b>
R229	Rehabilitation Works	Alexandra Street/Hart Avenue to Echuca Road, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$21,210	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$20,149.50	<b>\$1.48</b>
R23	Rehabilitation Works	Martins Lane/Access to Fosbery Crescent, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$57,000	RDDI	Area 12	3,142	5.0%	95%	54,150	<b>\$17.23</b>
R230	Rehabilitation Works	The Boulevard/Wamba Road to Irvine Road, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$26,410	RDDI	Area 24	2,153	5.0%	95.0%	\$25,089.50	<b>\$11.66</b>
R231	Rehabilitation Works	Church Street/Grimshaw Street to end, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$26,820	RDDI	Area 04	6,301	5.0%	95.0%	\$25,479	<b>\$4.04</b>
R232	Rehabilitation Works	Tallow Wood Drive/Mahogany Court to Walnut Road, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$38,590	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$36,660.50	<b>\$2.70</b>
R233	Rehabilitation Works	Reichelt Avenue/end to Riverina Road, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$12,705	RDDI	Area 09	4,406	5.0%	95%	12,070	<b>\$2.74</b>
R234	Rehabilitation Works	Cleveland Avenue/Stawell Road to end, Lower Plenty - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$143,270	RDDI	Area 13	1,957	5.0%	95.0%	\$136,106.50	<b>\$69.55</b>

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R235	Rehabilitation Works	Ethel Street/Amiet Street to Louis Street, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$15,640	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$14,858	<b>\$1.09</b>
R236	Rehabilitation Works	Amiet Street/Henry Street to Phillip Court, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$60,430	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$57,408.50	<b>\$4.23</b>
R237	Rehabilitation Works	Nottingham Court/Somerset Drive to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$12,500	RDDI	Area 12	3,142	5.0%	95%	11,875	<b>\$3.78</b>
R238	Rehabilitation Works	Waterdale Road/Banksia Street to Griffiths Street, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$210,000	RDDI	Area 17 Area 18	10,024	5.0%	95.0%	\$199,500.00	<b>\$19.90</b>
R239	Rehabilitation Works	Banksia Street/ Waterdale Road to Edwin Street, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$103,000	RDDI	Area 17 Area 18 Area 20	13,648	5.0%	95.0%	\$97,850	<b>\$7.17</b>
R24	Rehabilitation Works	Crissane Road/Korong Road to Sheehan Road, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$72,000	RDDI	Area 14	11,548	5.0%	95.0%	\$68,400.00	<b>\$5.92</b>
R240	Rehabilitation Works	Ward Grove/Oakhurst Avenue to Cul-De-Sac, Heidelberg - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$12,660	RDDI	Area 19	2,219	5.0%	95%	12,027	<b>\$5.42</b>
R241	Rehabilitation Works	Porter Road/Dougharty Road to Northern Road, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$86,900	RDDI	Area 15	2,811	5.0%	95.0%	\$82,555.00	<b>\$29.37</b>
R242	Rehabilitation Works	Lorraine Drive/Sherbourne Road to Fernside Avenue, Briar Hill - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$30,920	RDDI	Area 08 Area 09	6,062	5.0%	95.0%	\$29,374	<b>\$4.85</b>
R243	Streetscape	Montmorency Shopping Centre - stage 1 streetscape	Economic Development Plan	2016-2036	\$600,000	PADI	Area 09	4,213	5.0%	95.0%	\$570,000.00	<b>\$135.28</b>
R246	Footpath	Alumba Drive to entrance of Anthony Beale Reserve - footpath design	Integrated Transport Plan	2016-2036	\$10,000	PADI	Area 06	1,167	5.0%	95%	9,500	<b>\$8.14</b>
R25	Rehabilitation Works	Garrett Street/Davidson Street to Liberty Parade, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$30,780	RDDI	Area 17	1,042	5.0%	95.0%	\$29,241.00	<b>\$28.07</b>
R257	Streetscape	Small shopping strips - streetscape	Economic Development Plan, Place Improvement Report	2016-2036	\$40,000	PADI	Area 04 Area 05 Area 08 Area 09 Area 12 Area 20 Area 22 Area 23	27,872	5.0%	95.0%	\$38,000	<b>\$1.36</b>
R26	Rehabilitation Works	Dalveen Road/Hawker Street to Banksia Street, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$50,770	RDDI	Area 20	3,624	5.0%	95.0%	\$48,231.50	<b>\$13.31</b>
R27	Rehabilitation Works	Liberty Parade/Bell Street to Gona Street, Heidelberg West - road	Asset Management Plan, Road Management Plan	2016-2036	\$120,000	RDDI	Area 14	11,548	5.0%	95%	114,000	<b>\$9.87</b>

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		rehabilitation										
R271	Streetscape	Small shopping strips - streetscape	Economic Development Plan, Place Improvement Report	2016-2036	\$40,000	PADI	Area 04 Area 05 Area 08 Area 09 Area 12 Area 20 Area 22 Area 23	27,872	5.0%	95.0%	\$38,000.00	\$1.36
R28	Rehabilitation Works	Sherbourne Road/Calrossie Avenue to Karingal Drive, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$141,380	RDDI	Area 09	4,406	5.0%	95.0%	\$134,311	\$30.49
R288	Streetscape	Community Gateways - streetscape	Economic Development Plan	2016-2036	\$50,000	PADI	Area 14 Area 17	5,451	5.0%	95.0%	\$47,500.00	\$8.71
R29	Rehabilitation Works	Francis Street/Bell Street to Montgomery Street, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$22,250	RDDI	Area 18	8,982	5.0%	95%	21,138	\$2.35
R3	Infrastructure for Pedestrians	St Helena Road, St Helena - pedestrian crossing at Anthony Beale Reserve	Integrated Transport Plan	2016-2036	\$35,000	PADI	Area 04 Area 05 Area 06	11,453	5.0%	95.0%	\$33,250.00	\$2.90
R30	Rehabilitation Works	Catalina Street/Ramu Parade to Liberty Parade, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$32,500	RDDI	Area 14	11,548	5.0%	95.0%	\$30,875	\$2.67
R306	Streetscape	Community Gateways - streetscape	Economic Development Plan	2016-2036	\$50,000	PADI	Area 18 Area 21	10,068	5.0%	95.0%	\$47,500.00	\$4.72
R308	Bicycle	South West to Greensborough - bicycle link	Integrated Transport Plan	2016-2036	\$70,000	PADI	Area 03 Area 04 Area 05 Area 10 Area 11	18,791	5.0%	95%	66,500	\$3.54
R309	Localised Traffic Infrastructure	Reeves Street/Rushworth Street, Watsonia - traffic intervention	Integrated Transport Plan	2016-2036	\$12,000	RDDI	Area 03	3,446	5.0%	95.0%	\$11,400.00	\$3.31
R31	Rehabilitation Works	Mountain View Road/Aminya Place to River Street, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$120,000	RDDI	Area 04 Area 05 Area 08	15,228	5.0%	95.0%	\$114,000	\$7.49
R310	Localised Traffic Infrastructure	Grimshaw Street/Flintoff Street, Greensborough - intersection	Integrated Transport Plan	2016-2036	\$400,000	RDDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	43,453	5.0%	95.0%	\$380,000.00	\$8.75
R311	Resheet	Dennis Street/Bamfield Road to Lawson Street, Heidelberg Heights - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$18,262	RDDI	Area 15	2,811	5.0%	95%	17,349	\$6.17
R312	Resheet	Bond Street/Ambrose Street to Liberty Parade, Ivanhoe - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$27,186	RDDI	Area 20	3,624	5.0%	95.0%	\$25,826.70	\$7.13
R313	Resheet	Cleveland Avenue/Lakeside Drive to end, Lower Plenty - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$10,000	RDDI	Area 13	1,957	5.0%	95.0%	\$9,500	\$4.85
R314	Resheet	View Road/end to Old Eltham Road, Lower Plenty - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$10,000	RDDI	Area 13	1,957	5.0%	95.0%	\$9,500.00	\$4.85

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R315	Resheet	Finlayson Street/Lower Plenty Road to roundabout, Rosanna - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$65,274	RDDI	Area 16	4,599	5.0%	95%	62,010	<b>\$13.48</b>
R316	Resheet	Pacific Drive/Corvette Street to Ramu Parade, Heidelberg West - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$51,773	RDDI	Area 14	11,548	5.0%	95.0%	\$49,184.35	<b>\$4.26</b>
R317	Resheet	Ramu Parade/Pacific Drive to Morobe Street, Heidelberg West - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$44,484	RDDI	Area 14	11,548	5.0%	95.0%	\$42,260	<b>\$3.66</b>
R318	Resheet	Hawker Street/Osney Avenue to Ayton Street, Ivanhoe - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$43,447	RDDI	Area 20	3,624	5.0%	95.0%	\$41,274.65	<b>\$11.39</b>
R319	Resheet	Jeffery Court/Nepean Street to Cul-De-Sac, Greensborough - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$8,096	RDDI	Area 04 Area 05	13,572	5.0%	95%	7,691	<b>\$0.57</b>
R32	Rehabilitation Works	Midway Street/Southern Rd to Morobe Street, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$25,170	RDDI	Area 14	11,548	5.0%	95.0%	\$23,911.50	<b>\$2.07</b>
R320	Resheet	Gotha Street/Bell Street to Clinton Street, Heidelberg Heights - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$20,010	RDDI	Area 18	8,982	5.0%	95.0%	\$19,010	<b>\$2.12</b>
R321	Resheet	Victoria Street/Elder Street to Tony Court, Greensborough - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$46,759	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$44,421.05	<b>\$3.27</b>
R322	Resheet	Ungara Clllose/Liddesdale Grove to Cul-De-Sac, Eltham North - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$15,272	RDDI	Area 07	922	5.0%	95%	14,508	<b>\$15.73</b>
R323	Resheet	Ester Street/Henry Street to McDowell Street, Greensborough - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$61,016	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$57,965.20	<b>\$4.27</b>
R324	Resheet	Hart Avenue/Nell Street to Alexandra Street, Greensborough - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$29,601	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$28,121	<b>\$2.07</b>
R325	Resheet	Kalparrin Avenue/Hailes Street to Yando Street, Greensborough - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$21,896	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$20,801.20	<b>\$1.53</b>
R326	Resheet	Talbot Street/Nell Street to Beatrix Street, Greensborough - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$18,377	RDDI	Area 04 Area 05	13,572	5.0%	95%	17,458	<b>\$1.29</b>
R327	Resheet	Hopkins Street/Nell Street to Beatrix Street, Greensborough - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$19,872	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$18,878.40	<b>\$1.39</b>
R328	Resheet	Killerton Crescent/Larissa Street to Morobe Street, Heidelberg West - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$23,529	RDDI	Area 14	11,548	5.0%	95.0%	\$22,353	<b>\$1.94</b>
R329	Resheet	Leach Street/Fernside Avenue to	Asset Management Plan, Road	2016-2036	\$85,000	RDDI	Area 08	1,656	5.0%	95.0%	\$80,750.00	<b>\$48.76</b>

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		Karingal Drive, Briar Hill - road resheet	Management Plan									
R33	Rehabilitation Works	Norma Court/Rosemar Circuit to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$10,720	RDDI	Area 12	3,142	5.0%	95%	10,184	\$3.24
R330	Resheet	Trafalgar Crescent/Sandhurst Crescent to David Crescent, Bundoora - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$61,019	RDDI	Area 01	5,952	5.0%	95.0%	\$57,968.05	\$9.74
R331	Resheet	Dobson Road/Para Road to Access Road, Montmorency - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$31,395	RDDI	Area 09	4,406	5.0%	95.0%	\$29,825	\$6.77
R332	Resheet	Olympic Street/Endesleigh Avenue to Morwell Avenue, Bundoora - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$28,566	RDDI	Area 01	5,952	5.0%	95.0%	\$27,137.70	\$4.56
R333	Resheet	Griffiths Street/Waterdale Road to Oriel Road, Bellfield - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$80,000	RDDI	Area 17	1,042	5.0%	95%	76,000	\$72.96
R334	Resheet	Kenmare Street/Curtis Avenue to Bungay Street, Watsonia - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$71,047	RDDI	Area 03	3,446	5.0%	95.0%	\$67,494.65	\$19.59
R335	Resheet	The Boulevard/Waterdale Road to The Boulevard, Ivanhoe East - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$180,670	RDDI	Area 20 Area 22 Area 23 Area 24	11,290	5.0%	95.0%	\$171,637	\$15.20
R336	Resheet	The Bell Street Mall/Tobruk Avenue to Bell Street, Heidelberg Heights - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$30,000	RDDI	Area 14 Area 15 Area 17 Area 18	24,382	5.0%	95.0%	\$28,500.00	\$1.17
R337	Resheet	Liberty Parade/Ebony Parade to Barce Place, Heidelberg West - road resheet	Asset Management Plan, Road Management Plan	2016-2036	\$140,000	RDDI	Area 14	11,548	5.0%	95%	133,000	\$11.52
R338	Streetscape	Olympic Village - billboards and banners	Economic Development Plan	2016-2036	\$5,000	PADI	Area 14	4,443	5.0%	95.0%	\$4,750.00	\$1.07
R339	Streetscape	The Bell Street Mall shopping centre - flagpoles	Economic Development Plan	2016-2036	\$20,000	PADI	Area 14 Area 15 Area 17 Area 18	16,357	5.0%	95.0%	\$19,000	\$1.16
R34	Rehabilitation Works	Lawrence Street/The Eyrie to Carlsberg Road, Eaglemont - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$23,760	RDDI	Area 21	1,956	5.0%	95.0%	\$22,572.00	\$11.54
R340	Streetscape	Rosanna Shopping Centre - streetscape	Economic Development Plan	2016-2036	\$50,000	PADI	Area 16	4,409	5.0%	95%	47,500	\$10.77
R341	Streetscape	Heidelberg Shopping Centre - stage 1 Burgundy Street streetscape	Heidelberg Structure Plan, Economic Development Plan, Heidelberg Central Streetscape Masterplan	2016-2036	\$550,000	PADI	Area 14 Area 15 Area 16 Area 17 Area 18 Area 19 Area 20 Area 21 Area 22 Area 23 Area 24	35,355	5.0%	95.0%	\$522,500.00	\$14.78
R342	Streetscape	Rosanna Shopping Centre -	Economic Development Plan	2016-2036	\$80,000	PADI	Area 16	4,409	5.0%	95.0%	\$76,000	\$17.24

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		wayfinding and signage										
R343	Car Parks	Stubley Court/Howard Street, Greensborough - car park	Council Resolution on 9 November 2015	2016-2036	\$600,000	RDDI	Area 01 Area 02 Area 03 Area 04 Area 05 Area 06 Area 07 Area 08 Area 09 Area 10 Area 11 Area 12 Area 13	43,453	5.0%	95.0%	\$570,000.00	<b>\$13.12</b>
R344	Car Parks	MacLeod Park - car park surface	Capital Works Plan	2016-2036	\$140,000	RDDI	Area 10 Area 16	8,481	5.0%	95%	133,000	<b>\$15.68</b>
R345	Rehabilitation Works	Milton Court/Southern Road to Southern Road, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$29,052	RDDI	Area 15	2,811	5.0%	95.0%	\$27,599.40	<b>\$9.82</b>
R35	Rehabilitation Works	Nestan Court/Banyule Road to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$14,510	RDDI	Area 12	3,142	5.0%	95.0%	\$13,785	<b>\$4.39</b>
R36	Rehabilitation Works	Alma Street/Para Road to Kett Street, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$17,640	RDDI	Area 13	1,957	5.0%	95.0%	\$16,758.00	<b>\$8.56</b>
R37	Rehabilitation Works	Lynwood Crescent/Panorama Avenue to end, Lower Plenty - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$34,440	RDDI	Area 13	1,957	5.0%	95%	32,718	<b>\$16.72</b>
R38	Rehabilitation Works	Boronia Court/Wilkinson Crescent to Cul-De-Sac, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$10,880	RDDI	Area 17	1,042	5.0%	95.0%	\$10,336.00	<b>\$9.92</b>
R39	Rehabilitation Works	North Crescent/Timor Parade to East Street, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$32,800	RDDI	Area 14	11,548	5.0%	95.0%	\$31,160	<b>\$2.70</b>
R4	Localised Traffic Infrastructure	Warnccliffe Road, Ivanhoe East - raised intersection at The Boulevard	Integrated Transport Plan	2016-2036	\$40,000	RDDI	Area 24	2,153	5.0%	95.0%	\$38,000.00	<b>\$17.65</b>
R40	Rehabilitation Works	Lumleah Court/Hickling Avenue to Cul-De-Sac, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$12,260	RDDI	Area 04 Area 05	13,572	5.0%	95%	11,647	<b>\$0.86</b>
R41	Rehabilitation Works	Chester Place/Sandhurst Crescent to Cul-De-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$8,763	RDDI	Area 01	5,952	5.0%	95.0%	\$8,324.85	<b>\$1.40</b>
R42	Rehabilitation Works	Erica Court/Ledbury Crescent to Cul-De-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$14,590	RDDI	Area 01	5,952	5.0%	95.0%	\$13,861	<b>\$2.33</b>
R43	Rehabilitation Works	Sutton Court/Thornton Avenue to Cul-De-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$10,020	RDDI	Area 01	5,952	5.0%	95.0%	\$9,519.00	<b>\$1.60</b>

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R44	Rehabilitation Works	Spring Street/Diamond Creek Road to Hebden Street, Greensborough - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$26,090	RDDI	Area 04 Area 05	13,572	5.0%	95%	24,786	<b>\$1.83</b>
R45	Rehabilitation Works	Tahlee Place/Lilicur Road to Cul-De-Sac, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$24,320	RDDI	Area 09	4,406	5.0%	95.0%	\$23,104.00	<b>\$5.24</b>
R46	Rehabilitation Works	Wilkinson Crescent/Oriel Road to Liberty Parade, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$63,420	RDDI	Area 17	1,042	5.0%	95.0%	\$60,249	<b>\$57.84</b>
R47	Rehabilitation Works	Beatty Street/Waterdale Road to Liberty Parade, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$110,000	RDDI	Area 20	3,624	5.0%	95.0%	\$104,500.00	<b>\$28.84</b>
R48	Rehabilitation Works	Tobruk Avenue/Tarakan Street to Liberty Parade, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$90,560	RDDI	Area 14	11,548	5.0%	95%	86,032	<b>\$7.45</b>
R49	Rehabilitation Works	Leonard Crescent/Bernard Crescent to Jacqueline Road, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$33,610	RDDI	Area 01	5,952	5.0%	95.0%	\$31,929.50	<b>\$5.36</b>
R5	Localised Traffic Infrastructure	Trist Street west of Frye Street - threshold treatment	Integrated Transport Plan	2016-2036	\$45,000	RDDI	Area 02	1,658	5.0%	95.0%	\$42,750	<b>\$25.79</b>
R50	Rehabilitation Works	Mountain View Road/Binns Street to Mayona Road, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$27,760	RDDI	Area 09	4,406	5.0%	95.0%	\$26,372.00	<b>\$5.99</b>
R51	Rehabilitation Works	Eileen Street/Lyon Rd to Graham Road, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$31,080	RDDI	Area 12	3,142	5.0%	95%	29,526	<b>\$9.40</b>
R52	Rehabilitation Works	Leslie Court/Longs Road to Cul-De-Sac, Lower Plenty - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$13,210	RDDI	Area 13	1,957	5.0%	95.0%	\$12,549.50	<b>\$6.41</b>
R53	Rehabilitation Works	Rhonda Court/Boston Road to Cul-De-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$8,188	RDDI	Area 01	5,952	5.0%	95.0%	\$7,779	<b>\$1.31</b>
R54	Streetscape	Heidelberg Shopping Centre - stage 2 Burgundy Street streetscape	Heidelberg Structure Plan, Economic Development Plan, Heidelberg Central Streetscape Masterplan	2016-2036	\$500,000	PADI	Area 18 Area 19	10,442	5.0%	95.0%	\$475,000.00	<b>\$45.49</b>
R55	Streetscapes	Montmorency Shopping Centre	Economic Development Plan	2016-2036	\$15,000	PADI	Area 09	4,213	5.0%	95%	14,250	<b>\$3.38</b>
R56	Streetscape	Greensborough Shopping Centre - streetscape	Economic Development Plan	2016-2036	\$250,000	PADI	Area 04 Area 05	10,286	5.0%	95.0%	\$237,500.00	<b>\$23.09</b>
R57	Car Park	NJ Telfer Reserve - car park	NJ Telfer Reserve Masterplan	2016-2036	\$200,000	RDDI	Area 01	5,952	5.0%	95.0%	\$190,000	<b>\$31.92</b>

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R58	Car Park	Watsonia Shopping Centre (Morwell Avenue Reserve) - short term car parking opposite Watsonia RSL to Kenmare Street	Picture Watsonia	2016-2036	\$50,000	RDDI	Area 03	3,446	5.0%	95.0%	\$47,500.00	<b>\$13.78</b>
R6	Localised Traffic Infrastructure	Anthony Beale Reserve - vehicle entry	Integrated Transport Plan	2016-2036	\$50,000	RDDI	Area 04 Area 05 Area 06	14,932	5.0%	95%	47,500	<b>\$3.18</b>
R61	Bicycle	High Street, Watsonia - stage 1 removal of roundabout at Morwell	Integrated Transport Plan, Picture Watsonia	2016-2036	\$80,000	PADI	Area 03	3,137	5.0%	95.0%	\$76,000.00	<b>\$24.23</b>
R62	Footpath	Anthony Beale Reserve - footpath	Integrated Transport Plan	2016-2036	\$50,000	CFCI	Area 06	1,040	5.0%	95.0%	\$47,500	<b>\$45.67</b>
R63	Infrastructure for Pedestrians	Sharps Road, Watsonia - children's crossing	Integrated Transport Plan	2016-2036	\$45,000	PADI	Area 02	1,647	5.0%	95.0%	\$42,750.00	<b>\$25.96</b>
R64	Infrastructure for Pedestrians	Russell Street, Ivanhoe - children's crossing	Integrated Transport Plan	2016-2036	\$45,000	PADI	Area 23	827	5.0%	95%	42,750	<b>\$51.69</b>
R65	Localised Traffic Infrastructure	Henry Street, Greensborough - stage 1 Louis Street intersection	Integrated Transport Plan	2016-2036	\$50,000	RDDI	Area 04 Area 05	13,572	5.0%	95.0%	\$47,500.00	<b>\$3.50</b>
R66	Localised Traffic Infrastructure	Marshall Street, Ivanhoe - speed reduction north of Norman Street	Integrated Transport Plan	2016-2036	\$40,000	RDDI	Area 20 Area 22	8,361	5.0%	95.0%	\$38,000	<b>\$4.54</b>
R67	Area Wide Treatments	Kenmare Street, Watsonia - stage 2a traffic measures	Integrated Transport Plan	2016-2036	\$40,000	RDDI	Area 03	3,446	5.0%	95.0%	\$38,000.00	<b>\$11.03</b>
R68	Area Wide Treatments	Yando Street, Greensborough - stage 1 traffic measures	Integrated Transport Plan	2016-2036	\$40,000	RDDI	Area 04 Area 05	13,572	5.0%	95%	38,000	<b>\$2.80</b>
R69	Area Wide Treatments	Broadlea Crescent, Viewbank - traffic measures	Integrated Transport Plan	2016-2036	\$50,000	RDDI	Area 12	3,142	5.0%	95.0%	\$47,500.00	<b>\$15.12</b>
R7	Area Wide Treatments	Kenmare Street, Watsonia - stage 1 traffic measures	Integrated Transport Plan	2016-2036	\$40,000	RDDI	Area 03	3,446	5.0%	95.0%	\$38,000	<b>\$11.03</b>
R70	Sustainable Transport	Grimshaw Street, Bundoora - bus shelter west of Oxford Drive	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 01	4,994	5.0%	95.0%	\$19,000.00	<b>\$3.80</b>
R71	Sustainable Transport	Elder Street, Watsonia - bus shelter north of Fresham Road	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 03	3,137	5.0%	95%	19,000	<b>\$6.06</b>
R72	Sustainable Transport	Bell Street, Heidelberg Heights - bus shelter west of Gotha Street	Integrated Transport Plan	2016-2036	\$20,000	PADI	Area 18	8,197	5.0%	95.0%	\$19,000.00	<b>\$2.32</b>
R74	Rehabilitation Works	Tully Court/Merther Road to Cul-De-Sac, Ivanhoe - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$9,345	RDDI	Area 20	3,624	5.0%	95.0%	\$8,878	<b>\$2.45</b>
R75	Rehabilitation Works	Perkins Avenue/Ashe Crescent to Liberty Parade, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$36,840	RDDI	Area 17	1,042	5.0%	95.0%	\$34,998.00	<b>\$33.60</b>
R76	Rehabilitation Works	Hazel Rose Court/Kelvin Avenue to Cul-De-Sac, Montmorency - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$12,920	RDDI	Area 09	4,406	5.0%	95%	12,274	<b>\$2.79</b>
R77	Rehabilitation Works	McNeil Street/Rich Crescent to Oriel	Asset Management Plan, Road	2016-2036	\$17,050	RDDI	Area 17	1,042	5.0%	95.0%	\$16,197.50	<b>\$15.55</b>

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		Road, Bellfield - road rehabilitation	Management Plan									
R78	Rehabilitation Works	Leura Avenue/Jones Crescent to McCrae Road, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$23,080	RDDI	Area 16	4,599	5.0%	95.0%	\$21,926	<b>\$4.77</b>
R79	Rehabilitation Works	Tamboon Drive/Terrigal Place to Chantelle Rise, St Helena - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$21,260	RDDI	Area 04 Area 05 Area 06	14,932	5.0%	95.0%	\$20,197.00	<b>\$1.35</b>
R8	Area Wide Treatments	Liberty Parade, Heidelberg West - stage 2 traffic measures	Integrated Transport Plan	2016-2036	\$35,000	RDDI	Area 14	11,548	5.0%	95%	33,250	<b>\$2.88</b>
R80	Rehabilitation Works	Alamein Road/Setani Crescent to Dougharty Road, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$22,040	RDDI	Area 14	11,548	5.0%	95.0%	\$20,938.00	<b>\$1.81</b>
R81	Rehabilitation Works	Greenwich Place/Somerset Drive to Cul-De-Sac, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$18,000	RDDI	Area 12	3,142	5.0%	95.0%	\$17,100	<b>\$5.44</b>
R82	Rehabilitation Works	Verdi Court/David Crescent to Cul-De-Sac, Bundoora - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$9,060	RDDI	Area 01	5,952	5.0%	95.0%	\$8,607.00	<b>\$1.45</b>
R83	Rehabilitation Works	Cantala Avenue/McCrae Road to Lower Plenty Road, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$19,240	RDDI	Area 16	4,599	5.0%	95%	18,278	<b>\$3.97</b>
R84	Rehabilitation Works	Wewak Parade/Waterdale Road to Malahang Parade, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$69,355	RDDI	Area 14	11,548	5.0%	95.0%	\$65,887.25	<b>\$5.71</b>
R85	Rehabilitation Works	Louise Street/Dalvey Street to Anderson Street, Heidelberg - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$18,230	RDDI	Area 19	2,219	5.0%	95.0%	\$17,319	<b>\$7.80</b>
R86	Rehabilitation Works	Davidson Street/Harrison Street to Wilkinson Crescent, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$13,730	RDDI	Area 17	1,042	5.0%	95.0%	\$13,043.50	<b>\$12.52</b>
R88	Rehabilitation Works	Perth Street/Oriel Road to Alamein Road, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$11,600	RDDI	Area 14	11,548	5.0%	95%	11,020	<b>\$0.95</b>
R89	Rehabilitation Works	Harborne Street/Watson Street to Wilkinson Street, Macleod - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$21,890	RDDI	Area 10	3,882	5.0%	95.0%	\$20,795.50	<b>\$5.36</b>
R90	Rehabilitation Works	Northwood Drive/Oaktree Close to Rutherford Road, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$25,250	RDDI	Area 12	3,142	5.0%	95.0%	\$23,988	<b>\$7.63</b>

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R91	Rehabilitation Works	Carbeena Parade/Oriel Road to Mulberry Parade, Heidelberg West - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$22,180	RDDI	Area 14	11,548	5.0%	95.0%	\$21,071.00	<b>\$1.82</b>
R92	Rehabilitation Works	Montgomery Street/Frederick Street to Edwin Street, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$33,110	RDDI	Area 18	8,982	5.0%	95%	31,455	<b>\$3.50</b>
R93	Rehabilitation Works	McAuley Drive/Banyule Road to McCrae Road, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$32,410	RDDI	Area 16	4,599	5.0%	95.0%	\$30,789.50	<b>\$6.70</b>
R94	Rehabilitation Works	Beauview Parade/Burton Crescent to Cul-De-Sac, Ivanhoe East - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$21,770	RDDI	Area 24	2,153	5.0%	95.0%	\$20,682	<b>\$9.61</b>
R95	Rehabilitation Works	Michelle Court/McAuley Drive to Cul-De-Sac, Rosanna - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$9,725	RDDI	Area 16	4,599	5.0%	95.0%	\$9,238.75	<b>\$2.01</b>
R96	Rehabilitation Works	James Street/Edwin Street to Dresden Street, Heidelberg Heights - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$27,270	RDDI	Area 18	8,982	5.0%	95%	25,907	<b>\$2.88</b>
R97	Rehabilitation Works	Danson Street/Winston Road to Rosemar Circuit, Viewbank - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$20,650	RDDI	Area 12	3,142	5.0%	95.0%	\$19,617.50	<b>\$6.24</b>
R98	Rehabilitation Works	Ivy Street/Poplar Crescent to Wilkinson Crescent, Bellfield - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$10,750	RDDI	Area 17	1,042	5.0%	95.0%	\$10,213	<b>\$9.80</b>
R99	Rehabilitation Works	Dalvey Street/Hodson Street to Louise Street, Heidelberg - road rehabilitation	Asset Management Plan, Road Management Plan	2016-2036	\$14,670	RDDI	Area 19	2,219	5.0%	95.0%	\$13,936.50	<b>\$6.28</b>

## 11 APPENDIX 4 – BANYULE CITY COUNCIL DEFINITION OF ‘COHOUSING DEVELOPMENT’

A ‘cohousing development’ must include:

- At least six separate dwelling units and households;
- Shared, accessible and fully fitted out kitchen that is sized and fitted out to service all on-site residents;
- Shared, accessible and fully fitted out laundry that is sized and fitted out to service all on-site residents;
- Shared, accessible and fully fitted out lounge and dining room that is sized and fitted out to service all on-site residents;
- Shared, accessible and fully fitted out waste and recycling facility that is sized and fitted out to service all on-site residents;
- Communal outdoor space and separate undercover outdoor space that can be accessed by all on-site residents;
- Shared, accessible and fully fitted out bike storage facility that is sized and fitted out to service all on-site residents;
- Shared car-parking space that is used for a shared-car that is accessed by on-site residents;
- Evidence that any kitchen, laundry, lounge and dining space within dwellings occupies minimal space and has minimal fit-out; and
- Evidence of all doorway widths and fixtures that enable wheel-chair access to all dwellings and shared spaces.

The cohousing development must also include:

- Binding Maintenance Agreement between residents for their effective maintenance and use of all shared spaces;
- Binding Green Travel Plan between residents to enable shared-car use, bike use and public transport use; and
- Maintenance Agreement & Green Travel Plan attached to title and periodically reviewed by a legally constituted entity.

Banyule City Council may review and refine the above checklist over time.

## 12 APPENDIX 5 – ANNUAL 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 (\$)
<b>Total</b>	

Table 2 – DCP land, works, services or facilities accepted as works-in-kind in *[Insert Financial Year]*

DCP name and year approved	Project ID	Project description	Item purpose	Project value (\$)
<b>Total</b>				

Table 3 – Total DCP contributions received and expended to date *(for DCPs approved after 1 June 2016)*

DCP name and year approved	Total levies received (\$)	Total levies expended (\$)	Total works-in-kind accepted (\$)	Total DCP contributions received (levies and works-in-kind) (\$)
<b>Total</b>				

Project description	Project ID	DCP name and year approved	DCP fund expended (\$)	Works-in-kind accepted (\$)	Council's contribution (\$)	Other contributions (\$)	Total project expenditure (\$)	Percentage of item delivered
<b>Total</b>								

## Disclaimer

1. This report is for the confidential use only of the party to whom it is addressed ("Client") for the specific purposes to which it refers and has been based on, and takes into account, the Client's specific instructions. It is not intended to be relied on by any third party who, subject to paragraph 3, must make their own enquiries in relation to the issues with which this report deals.
2. Hill PDA makes no representations as to the appropriateness, accuracy or completeness of this report for the purpose of any party other than the Client ("Recipient"). Hill PDA disclaims all liability to any Recipient for any loss, error or other consequence which may arise as a result of the Recipient acting, relying upon or using the whole or part of this report's contents.
3. This report must not be disclosed to any Recipient or reproduced in whole or in part, for any purpose not directly connected to the project for which Hill PDA was engaged to prepare the report, without the prior written approval of Hill PDA. In the event that a Recipient wishes to rely upon this report, the Recipient must inform Hill PDA who may, in its sole discretion and on specified terms, provide its consent.
4. This report and its attached appendices are based on estimates, assumptions and information provided by the Client or sourced and referenced from external sources by Hill PDA. While we endeavour to check these estimates, assumptions and information, no warranty is given in relation to their reliability, feasibility, accuracy or reasonableness. Hill PDA presents these estimates and assumptions as a basis for the Client's interpretation and analysis. With respect to forecasts, Hill PDA does not present them as results that will actually be achieved. Hill PDA relies upon the interpretation of the Client to judge for itself the likelihood of whether these projections can be achieved or not.
5. Due care has been taken to prepare the attached financial models from available information at the time of writing, however no responsibility can be or is accepted for errors or inaccuracies that may have occurred either with the programming or the resultant financial projections and their assumptions.
6. This report does not constitute a valuation of any property or interest in property. In preparing this report Hill PDA has relied upon information concerning the subject property and/or proposed development provided by the Client and Hill PDA has not independently verified this information except where noted in this report.



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