

Merri-bek Planning Scheme Amendment C235mbek

Merri-bek Open Space Contributions

Expert Witness Evidence

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Instructed by Maddocks for
Merri-bek City Council

12 February 2026

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1.0 INSTRUCTIONS

Instructions

1. I was instructed by Maddocks on behalf of Merri-bek City Council to provide evidence in relation to the proposed Amendment C235mbek. My instructions are listed below:
2. *"... in respect of the Amendment, and insofar as these matters relate to your area of expertise:*
 - *outline your prior involvement in the Amendment and strategic work;*
 - *express your opinion on the Amendment, including the calculation methodology used to arrive at the proposed POSC rate, as informed by the Mesh Report, the Strategy and the Technical Report, as well as the analysis contained within the HillPDA Report;*
 - *express your opinion on the key issues raised by the submissions to the Amendment and the Council position in respect of those matters, as they relate to your expertise; and*
 - *make any recommendations in respect of the Amendment insofar as you consider necessary;*
 - *be prepared in accordance with the Planning Panels Guide to Expert Evidence, a hyperlink to which is included in your brief;*
 - *not refer to any submitter by name (please use submission numbers); and*
 - *respond to any directions issued by the Panel, when received, as relevant to your expertise."*

Expertise

3. My qualifications and experience in development and open space contributions are summarised in Attachments 1 and 2.
4. I have prepared approximately 20 gazetted contribution mechanisms in Victoria including three municipal public open space contribution reports (i.e. Banyule, Brimbank and Moreland). I have also provided analysis and evidence in relation to matters to do with public open space contributions where they relate to or overlap with development or infrastructure contributions. I have also participated in reviews and policy assignments on the subject.
5. I provided expert evidence for Yarra Amendment C286yara: Review of Open Space Contributions (25 January 2024). My role was peer review. This included review of eleven public open space contribution reports.

Previous Involvement

6. HillPDA was engaged to prepare a package of reports for the Merri-bek public open space contributions refresh project, these being:
 - Merri-bek Public Open Space Contributions Refresh: Strategy Implementation Review (HillPDA for Merri-bek City Council, August 2023 with 2023/24 data update)
 - Public Open Space Land Acquisition Cost Review (HillPDA for Merri-bek City Council, Draft 15 July 2024)
 - Merri-bek Public Open Space Contributions Refresh: Method Report (HillPDA for Merri-bek City Council, July 2024)
 - Merri-bek Public Open Space Contributions Refresh: Open Space Contributions Schedule (HillPDA for Merri-bek City Council, August 2025).
7. I was project manager and primary author of the above HillPDA reports apart from the Strategy Implementation Review, where I was reviewer.
8. I was project manager and primary author of the current schedule to clause 53.01 in the Merri-bek Planning Scheme: Public Open Space Contributions and Subdivision (SGS Economics & Planning for Moreland City Council, March 2010 Updated July 2011).

Information Relied Upon

9. Information that I have relied upon for this statement is as follows.

Primary Documents

- Merri-bek Public Open Space Contributions Refresh: Open Space Contributions Schedule (HillPDA for Merri-bek City Council, August 2025)
- Merri-bek Open Space Strategy (Merri-bek City Council, 2024. Updated February 2025)
- Merri-bek Open Space Strategy Technical Report (Mesh for Merri-bek City Council, January 2025)
- Merri-bek Open Space Apportionment Methodology (Mesh for Merri-bek City Council, December 2024)
- Submissions received in relation to the amendment.

Supporting Technical Documents

- Merri-bek Public Open Space Contributions Refresh: Strategy Implementation Review (HillPDA for Merri-bek City Council, August 2023 with 2023/24 data update)
- Public Open Space Land Acquisition Cost Review (HillPDA for Merri-bek City Council, Draft 15 July 2024)
- Merri-bek Public Open Space Contributions Refresh: Method Report (HillPDA for Merri-bek City Council, July 2024)

- Merri-bek Planning for Population Growth (Quantify Strategic Insight for Merri-bek City Council, June 2024)
- Merri-bek Worker Population Floorspace Forecasts (Quantify Strategic Insight for Merri-bek City Council, August 2024)
- Open Space Strategy 20Yr Projects List (Merri-bek City Council)
- Rates Valuation Spreadsheet (Merri-bek City Council).
- Public Open Space Contributions and Subdivision (SGS Economics & Planning for Moreland City Council, March 2010 Updated July 2011)
- Yarra Planning Scheme Amendment C286yara, Open Space Contributions, Final Panel Report (Planning Panels Victoria, 4 March 2024).

Legislation and Policy

- Subdivision Act 1988
- Clause 53.01 of Victoria Planning Provisions: Public Open Space Contribution and Subdivision
- Open Space Strategies Practice Note 70
- Precinct Structure Planning (PSP) Guidelines: New Communities in Victoria (Victorian Planning Authority, October 2021)
- Guide for Open Space Strategies (DEECA, October 2025).

2.0 OVERVIEW OF PROPOSED PUBLIC OPEN SPACE CONTRIBUTIONS SCHEDULE

Background

10. The basis for the proposed public open space contribution schedule is the report Merri-bek Public Open Space Contributions Refresh: Open Space Contributions Schedule (HillPDA for Merri-bek City Council, August 2025).
11. That report is an implementation component of a wider body of work which includes the Merri-bek Open Space Strategy (Merri-bek City Council, 2024. Updated February 2025) and Merri-bek Open Space Strategy Technical Report (Mesh for Merri-bek City Council, January 2025) and associated list of planned investments (i.e. project list) and apportionment of those costs between the existing population and forecast new population.

Current Schedule in Planning Scheme

12. The above body of work was undertaken to update the current schedule at clause 53.01 of the Merri-bek Planning Scheme. That schedule was prepared some 15 years ago, based on the report 'Public Open Space Contributions and Subdivision' (SGS Economics & Planning for Moreland City Council, March 2010 Updated July 2011). As noted, I had a major role in the preparation of that report and the current schedule at clause 53.01 of the Merri-bek Planning Scheme.
13. The current schedule in the Planning Scheme was based on a bespoke variable suburb method to derive public open space contribution rates. The approach apportioned 100% of the cost of planned investments (projects) to forecast new population. The contribution rates were based on proposed investments known at the time of report preparation. The 2010/11 contributions report did not include all information regarding land acquisition needs and costs, which would be scoped by Council in the years following preparation of the 2010/11 report. Had land acquisition needs and costs information been available at the time of report preparation, the contribution rates would be higher.

Implementation Report

14. The Strategy Implementation Review (HillPDA for Merri-bek City Council, August 2023 with 2023/24 data update) provides data on public open space contributions received and expenditures made since 2011/12.
15. The data shows that Merri-bek City Council has made considerable progress in implementing actions that underpinned the current schedule at clause 53.01 of the Merri-bek Planning Scheme. Refer to the report for details.

Method Report

16. The Method Report (HillPDA for Merri-bek City Council, July 2024) reviews methods used by Victorian councils to derive a public open space contribution rate and schedule at clause 53.01 of the Victoria Planning Provisions.

17. That report summarises key principles and provides a recommended approach for Merri-bek to use in its public open space contributions refresh. Refer to the report for details.
18. In summary, that report recommends that public open space contributions should be justified by an assessment of need for more or improved public open space having regard to the supply of public open space in the area and demand generated by the existing and forecast new population. The contribution requirement should be based on an open space strategy or similar plan.
19. The Method Report also recommended that, in addition to a public open space contribution that is calculated based on an open space strategy, a minimum benchmark rate be used for strategic redevelopment sites or urban renewal precincts that are the outcome of major rezonings and are not currently predicted or included in the projections and investment list (project list) as shown in the 2025 Open Space Strategy. The benchmark contribution rate that is recommended is 10% (as a minimum target) of net developable area for such areas in accordance with the state government's Precinct Structure Planning Guidelines.
20. The Minister for Planning provided a direction to remove the proposed strategic redevelopment site or urban renewal precinct 10% (minimum) public open space contribution from the exhibited amendment material and only reference the calculated contribution rate. This was done.
21. For the calculated rate, the Method Report recommends use of an 'apportionment method', whereby public open space contributions are calculated based on planned investments shown in an open space strategy with the cost of planned investments (projects) apportioned between existing and forecast new population. This was the approach taken by Merri-bek City Council in the proposed amendment.

Key Method Issues

22. In the recent Yarra Amendment C286yara case, the Panel made findings regarding:
 - The method of apportioning costs between the existing and forecast new population, and
 - The land acquisition cost estimation method, particularly with respect to adding a contingency on Capital Improved Value data.
23. These matters were specifically considered and addressed in the preparation process for the Merri-bek public open space contributions refresh project, as explained below.

Apportionment of Costs

24. In terms of apportionment method, the Panel in the Yarra case stated that the method should be transparent and replicable.
25. Based on my review of the amendment material, I believe the Mesh Apportionment Report satisfies this test.

26. In terms of outcome, the Mesh apportionment approach provides for an apportionment of 49.5% of the cost of planned investments (projects) to the forecast new population. This share is at the lower or more conservative end of similar approved schedules across metropolitan Melbourne, with some examples being:
- Yarra: 67.1%
 - Monash: 48.9%
 - Glen Eira: 58.6%.

Land Acquisition Contingency on Capital Improved Value (CIV)

27. In terms of estimating land acquisition costs, land values were estimated by Council / Mesh using property rates data (CIV). On top of the base value estimate, an acquisition contingency is added to reflect the actual cost of acquiring land.
28. HillPDA undertook analysis of land acquisition costs in order to ensure costs nominated in the investment plan (project list) are reasonable for budgeting purposes and for inclusion in the public open space contributions plan. The analysis is shown in: Public Open Space Land Acquisition Cost Review (HillPDA for Merri-bek City Council, Draft 15 July 2024; refer to Table 1 for a summary of findings).
29. As stated in the HillPDA analysis, a range of factors can inflate the real cost of public land acquisition above CIV data, such as: conservative values used in Council CIV data, no allowance for on-costs and extra costs associated with compulsory acquisition, and variations between on-market or off-market acquisitions.
30. To that end, public open space land acquisition costs made by Merri-bek City Council between 2012/13 to 2023/24 were analysed and these actual costs were compared to quoted CIV for the property in the year of acquisition.
31. The analysis of 29 data observations (acquisitions) found that total acquisition costs are 27% (rounded) above quoted CIV on average. It was recommended this figure be used in the cost analysis of the public open space investment plan.

Contribution Rate

32. Following is a summary of the steps taken to derive the proposed public open space contribution rate, as shown in the report 'Merri-bek Public Open Space Contributions Refresh: Open Space Contributions Schedule' (HillPDA for Merri-bek City Council, August 2025).
- An early step in the process was profiling and forecasting of population change and development change. Most future development in Merri-bek is anticipated to occur as medium- and high-density residential development in activity centres and in urban renewal areas. Commercial and some industrial development is also forecast in various precincts.

- This work informed open space planning, which identified land acquisition needs and required works to land, both new and existing public open space land across Merri-bek.
- The cost of the planned investments (projects) was estimated, and the costs were apportioned to the existing population and forecast new population, based on the location and purpose of the planned investments (projects).
- In terms of specifics, the Merri-bek Open Space Strategy 2025 identified 240 future investments (projects), which are estimated to cost \$683.5 million to deliver. Most of this cost (231 projects with a cost estimate of \$679.5 million) were considered eligible for the public open space contribution requirement, by being public open space land acquisitions or capital works to public open space land.
- Mesh apportioned \$336.1 million (49.5%) of the cost of the projects to the forecast new population over a nominal 20-year outlook period.
- This apportioned value is one of two numbers used in the calculation of the public open space contribution rate. The second number is the estimated value of land that is forecast to develop over the planning period.
- The development forecast data was based on the projections information quoted in the amendment documents (i.e. the Quantify reports) and Council supplied land value estimates sourced from August 2024 Rates Data. Assumptions regarding density and development yield were made in the HillPDA August 2025 report.
- The value of land to be developed was estimated as \$3,870,736,336. This is the second data input used in the public open space contribution calculation.
- In my opinion, both of the summary data inputs in the public open space contribution calculation have been prepared appropriately.
- The public open space contribution rate was calculated as follows:
- Cost Apportioned \$336,081,386 / Land to Be Developed \$3,870,736,336 = 8.68%.

Recommended Schedule and Operational Matters

33. The recommended schedule is shown in Figure 1 below.

Figure 1: Recommended Schedule

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION	
Subdivision and public open space contribution	
Type or location of subdivision	Amount of contribution for public open space
All areas	8.68%

Source: Merri-bek Public Open Space Contributions Refresh: Open Space Contributions Schedule (HillPDA for Merri-bek City Council, August 2025), page 12

- 34. It is recommended that a single municipal public open space contribution rate be applied to all land uses (i.e. residential, commercial and industrial) across the municipality. This approach is consistent with the Merri-bek Open Space Strategy, which is municipal in scope, and consistent with public open space contributions practice over the past decade or so.
- 35. It is also recommended that the manner of contribution - land and / or cash - not be specified in the schedule. Most contributions are expected to be made as cash payments but there may be circumstances where land may be preferred. The schedule provides flexibility to determine the manner of contribution on a case-by-case basis.
- 36. No transitional arrangements are proposed to apply to the implementation of the new schedule.
- 37. The public open space contributions report also provides recommendations regarding use of contributed funds (to help deliver the investment plan / project list) and for monitoring and review.

3.0 REVIEW OF SUBMISSIONS

Overview

38. In total, seven submissions were received for the proposed amendment. Five submissions support or do not object to the proposed amendment. Two submissions object to the proposed amendment.

39. Following is my summary of submissions made for the amendment and my response to the points made.

Support or do not object submitters

Submitter	My summary of submission	My response
Submitter 2	Acknowledges the amendment and the need to use public open space contributions to help deliver adequate open spaces for the community in the context of high anticipated population growth and in delivering environmental, cultural and social benefits.	Noted
Submitter 3	Supports the amendment. Says the amendment is necessary to ensure the public open space network keeps pace with population growth and community needs. Says the proposed contribution is supported by evidence and is consistent with other similar mechanisms.	Noted
Submitter 4	Acknowledges the amendment and has no objection to it.	Noted
Submitter 5	Acknowledges the amendment and has no comments. Notes that there may be obligations under the Aboriginal Heritage Act 2006 to manage risk if Aboriginal cultural heritage is identified for specific projects.	Noted
Submitter 6	Acknowledges the amendment, congratulates Merri-bek on the adoption of its open space strategy and supports the proposed public open space contributions approach.	Noted

Objecting submitters

Submitter	My summary of submission	My response
Submitter 1	Objects to the proposed change to its public open space contribution. Cost of Living and Cost of Development Issues - Says that current issues include the housing crisis, cost of living crisis, cost of development and delays in development approvals. Says the increase in public open space contribution rate will add another impost on development. Acknowledges Basis for the Proposal - Acknowledges that the background information for the amendment shows the amendment is based on the costs of council providing services and that time has passed since the public open space contribution was last changed. Testing of Proposal - Says no though was given to how the proposal might be received by the people who are required to pay the contribution. Says before proceeding, the proposal should be tested in the marketplace and should not proceed until this is done. The testing should consider other costs of development and fees. Fast Tracking of Development Applications - Says the costs of processing development applications is a major consideration in the economics of development and fast tracking of applications should be considered.	Point 1: Cost of Living and Cost of Development Issues I acknowledge that development viability conditions in metropolitan Melbourne are challenging at the current time. Key issues include recent spikes in inflation and in construction costs. I also acknowledge the proposed amendment will add to the cost of development, to help pay for required public open space assets that will be valued by the community and property owners. In terms of the specific change proposed under this amendment, the submitter has not provided any information to support the claim that the proposed change is unreasonable. Point 2: Acknowledges Basis for the Proposal Noted. Point 3: Testing of Proposal The exhibition and submission process for this amendment provides the opportunity for the marketplace to review the proposed amendment and make submissions to an independent panel regarding any matter including cost of development. In terms of the cost of the proposed public open space contribution rate, I note that similar contribution rates operate in other parts of metropolitan Melbourne. I believe the proposed rate for Merri-bek will be absorbable by the development sector over the 20-year planning horizon.

Submitter	My summary of submission	My response
		Point 4: Fast Tracking of Development Applications The development application and approvals process is a separate matter to the proposed amendment.
Submitter 7	Represents owner(s) of a property located at Sydney Road, Brunswick. Provides a summary of the proposed amendment (for an 8.68% public open space contribution) and compares this to the existing planning scheme provision for the subject site (6.3%). Unreasonable Impact - The proposed contribution will have an unreasonable impact on the economic vitality of development, especially for a large infill site such as the subject site. Inadequate Justification - The amendment material does not provide for adequate justification to support an 8.68% public open space rate across all areas. Transitional Provisions - Requests that transitional provisions be used for any new provisions introduced via the amendment.	Point 1: Unreasonable Impact The submitter has not provided any information to support the claim that the proposed change to the public open space contribution rate will cause an unreasonable impact on the economics of development for the subject site or other sites like it. In the case of a developer that owns land, the impact of an additional cost - all other things being equal - can be offset by recovering the cost via higher sale prices and/or taking a lower profit and/or seeking to lower other costs in the development process. Another option could be to increase development yield. In the case of developers that do not own land and are considering acquiring land for development, the cost can be factored into feasibility assessments and land valuation estimates. It is not possible for me to say what the scale of change would be for the subject site and how it could be absorbed given the lack of detail provided by the submitter. However, given similar public open space contribution rates operate in other parts of metropolitan Melbourne, I believe the proposed rate will be absorbable by the development sector over the 20-year planning horizon. I acknowledge that development viability conditions in metropolitan Melbourne are challenging at the current time. Key issues include recent

Submitter	My summary of submission	My response
		spikes in inflation and in construction costs. Point 2: Inadequate Justification In my opinion this amendment provides a comprehensive body of information to support the proposed amendment and contribution rate. I am not aware of any other similar amendment that has provided more information. The justification is based on an adopted open space strategy, which is linked to a list of proposed public open space investments (project list), and this is translated into a contribution rate using the apportionment method shown in the amendment material. Point 3: Transitional Provisions Transitional provisions are not required to be used in the implementation of a public open space contribution schedule. The amendment process provides some advanced notice of the proposed change to the public open space contribution rate.

40. After considering all submissions, I am satisfied the proposed amendment is sound and no changes are required to the amendment.

4.0 CONCLUSION AND DECLARATION

Findings

41. In my opinion, the proposed amendment to the public open space contribution schedule at clause 53.01 of the Merri-bek Planning Scheme is sound and should be supported.
42. I am not aware of any changes that are needed for this amendment.

Declaration

43. I provide this statement for the benefit of the Panel.
44. I have made all the inquiries that I believe are desirable and appropriate and no matters of significance which I regard as relevant have, to my knowledge, been withheld from the Panel.



Alex Hrelja

Principal, Hill PDA Pty Ltd

12 February 2026

ATTACHMENT 1: ABOUT HILLPDA

HillPDA is a specialist consulting firm with a highly skilled and experienced team of economists, valuers and urban planners.

Established in 1990, it has successfully gained an enviable reputation for professional, unbiased and independent advice. Today we are respected for our creative, diligent and balanced approach to all facets of our consultancy activities. The strengths of the practice are derived from the depth and breadth of our experience, our multidisciplinary expertise and our determination to ensure the highest level of professionalism and integrity.

At the heart of the HillPDA service is independence, integrity and creativity. It is a service that reflects experience, enthusiasm and dedication. It is a service that provides the advantage of a fully integrated multi-disciplinary capability.

Our client base is equally diverse, ranging from Commonwealth, State and Local Government agencies, financial institutions, development organisations, private corporations, professional firms and both large and small landowners and investors.

In the provision of advice in property land economics, HillPDA has considerable experience throughout Australia and internationally. This experience extends from the broad strategic level to detailed site-specific investigations and analysis.

HillPDA was the author of Estate Master property software. In 1991, HillPDA began developing the Estate Master software, and since then it has developed into a suite of powerful, flexible and easy-to-use property development software. Its financial models play a pivotal role in decision-making between developers, financiers and valuers for development feasibility, development management and valuation practices.

PROPERTY ECONOMICS



Development Feasibility Analysis
Market Research & Appraisal
Cost Benefit Analysis
Economic Appraisal
Economic Impact Assessment
Expert Witness

Financial Modelling & Audit
Retail Demand & Forecasting
Highest and Best Use Assessment
Property Valuation
Demand Analysis
Value Uplift & Modelling

PLANNING



Policy Analysis
Demographic & Trend Analysis
Stakeholder Engagement
Economic Development Strategies
Employment Land Studies
Expert Witness

Master Planning
Due Dilligence
Socio-Economic Assessment
Centre Studies
Residential Demand Studies
Affordable Housing Studies

VALUATION



Current Market Value
Land Tax
Stamp Duty

Capital Gains
SMSF
Leasehold Interests

ADVISORY



Business Cases
Strategic Asset Management
Portfolio Analysis
Due Diligence

Project Governance & Delivery
Corporate Peer Review & Strategy
Board / Assessment Panels

ATTACHMENT 2: ALEX HRELJA

Alex Hrelja

Principal, HillPDA

- Master of Business (Property) (RMIT University)
- Master of Urban Planning (University of Melbourne)
- Bachelor of Planning and Design (First Class Honours) (University of Melbourne)
- Member Planning Institute of Australia



Alex manages HillPDA's Melbourne office. Alex is a specialist in property economics, urban economics, strategic planning and economic development and has over 25 years of consultancy experience in those fields.

Alex has worked across Australia in his fields of expertise. Clients include local, state and Commonwealth governments, developers and infrastructure agencies. Much of his work is based on an expert understanding of regional economic and social patterns and drivers, reviewing supply side conditions and forecasting demand conditions for specific projects to complex urban and regional development areas. His work ranges from feasibility studies for specific sites through to regional urban economic plans for all land use sectors, such as growth corridor economic plans.

His specific areas of expertise are:

- Infrastructure Funding and Development Contributions
- Property Advisory and Feasibility Studies (Estate Master)
- Strategic Land Use Planning
- Economic Development
- Market Research and Demand Studies
- Urban Economics for Growth Areas and Activity Centres
- Retail Economics and Impact Studies
- Industrial Land Strategies
- Community Facility Provision Plans

Prior to joining HillPDA, Alex was a Director of an urban economics consultancy firm for eight years. He has also worked in research roles in higher education and in strategic planning and economic development roles within public agencies.

A brief sample of Alex's project experience follows.

Gazetted Contribution Mechanisms

Alex has prepared or had a key role in the preparation of the following gazetted plans in Planning Schemes.

- Frankston Metropolitan Activity Centre DCP, Frankston City Council
- Greening the Greyfields DCPs: Ringwood North and Croydon South
- Whitehorse Municipal DCP
- Merri-bek Municipal Acquittal DCP
- Ringwood Metropolitan Activity Centre DCP
- Maribyrnong Municipal DCP
- Darebin Municipal DCP
- Yarra Municipal DCP
- Sunshine Town Centre DCP
- Banyule Municipal DCP
- Brimbank Municipal DCP
- Brimbank Open Space Contributions Levy
- Banyule Open Space Contributions Levy
- Moreland Open Space Contributions Levy
- Fountain Gate-Narre Warren CBD Activity Centre DCP
- Baw Baw Municipal DCP
- Mildura South Growth Area DCP
- Mildura South Growth Area DCP No. 2
- Irymple-Nichols Point Rural and Industrial Areas DCP
- Cranbourne North Growth Area and Activity Centre DCP
- Epping Central Activity Centre and Industrial Areas DCP
- Torquay Jan Juc Township and Growth Areas DCP
- Diamond Creek Low Density Residential Area DCP

Current Projects

- Merri-bek Open Space Contributions Refresh, Merri-bek City Council
- Banyule Open Space Contributions Report, Banyule City Council
- Croydon Major Activity Centre DCP, Maroondah City Council
- Merri-bek Municipal DCP, Merri-bek City Council
- Manningham Municipal DCP, Manningham City Council

Policy, Review and Implementation Projects

- Review of Macaulay Structure Plan DCP, City of Melbourne
- Review of Ballarat North PSP DCP, City of Ballarat
- Peer Review of Municipal DCP Scope, City of Melbourne
- Review of Melton East ICP, Growland and Yale

- Fishermans Bend DCP Review, Port Phillip City Council
- Officer South ICP Review, Development Victoria
- Yarra Open Space Contributions Plan Peer Review, Yarra City Council
- Geelong North and West Growth Areas Social Infrastructure and Open Space Contributions Peer Review and Costing, City of Greater Geelong
- Review of proposed Development Contributions arrangements for Sandown Racecourse, City of Greater Dandenong
- Preston Market PSP DCP Review, Darebin City Council
- Review of Wyndham North DCP, GPT
- Review of Wonthaggi North West PSP DCP, Parklands Coastal Estate
- Infrastructure and Development Contributions Framework (IDCF), Whitehorse City Council
- Strategic Framework for Contributions Schemes, Banyule City Council
- Yass Valley Council Section 94 Contributions Plan (Yass Valley Council NSW)
- Metronet DCS Advice (sub-consultant to Woodsome Management WA)
- Wungong DCS Review (sub-consultant to Woodsome Management for landowners WA)
- Forrestfield DCS Financial Calculator (sub-consultant to Woodsome Management for City of Kalamunda WA)
- Forrestfield North DCS (sub-consultant to Woodsome Management and TPG for City of Kalamunda WA)
- Fishermans Bend Urban Renewal Area Business Case Inputs, Aurecon for Fishermans Bend Taskforce
- Unit of Charge Analysis, Department of Planning and Environment NSW
- Input into Development Contribution Plan Review and Guidelines, Department of Planning and Environment Victoria
- Open Space Contributions Review, Department of Planning and Community Development Victoria
- Pilot Growth Areas DCP, Department of Planning and Community Development Victoria



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