

Merri-bek Planning Scheme  
Amendment C236mbek

Merri-bek Development  
Contributions Plan March 2026

Expert Witness Evidence

Alex Hrelja, Principal, Hill PDA Pty  
Ltd

Instructed by Maddocks for  
Merri-bek City Council

12 October 2026

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# 1.0 INSTRUCTIONS

## Instructions

1. I was instructed by Maddocks on behalf of Merri-bek City Council to provide expert evidence in relation to Planning Scheme Amendment C236mbek.
2. The amendment seeks to implement the Merri-bek Development Contributions Plan (DCP) March 2026 (i.e. March 2026 DCP) to the Merri-bek Planning Scheme.
3. The DCP is also known as Merri-bek Development Contributions Plan 2.0, because it is the second version of a municipal-wide DCP in Merri-bek. The first DCP was called Moreland Development Contributions Plan (SGS for Moreland City Council, January 2015). The 2015 DCP was implemented via Amendment C133. A brief overview of the 2015 DCP is provided in Section 2 of this statement.
4. My instructions were provided in two stages. The first set of instructions are copied in Figure 1 below.

**Figure 1: Initial Instructions**

### **YOUR INSTRUCTIONS**

15. You are instructed to prepare a written statement of expert evidence and appear as an expert witness at the Panel hearing.
16. Your evidence should:
  - 16.1 outline your previous involvement in the preparation of the DCP 2.0 and the Amendment;
  - 16.2 outline any issues you consider relevant to the DCP 2.0 and the Amendment;
  - 16.3 address any issues raised by the submitters to the extent relevant to your expertise;
  - 16.4 be prepared in accordance with *Planning Panels Victoria Practice Note 01: Expert evidence* (available at: <https://www.planningpanels.vic.gov.au/guides-and-resources/expert-evidence>) and any directions issued by the Panel.
17. The Panel's draft directions listed in the Panel's letter of 24 August 2026 propose for Council's evidence to be due on 9 October 2026.
18. We will confirm the date for filing your evidence, any other requirements and the date on which you may be required to appear following the Directions Hearing on 23 September 2026.
19. Before commencing any work, can you please confirm that you do not have a conflict of interest in this matter.

Source: Maddocks, September 2026

5. The second set of instructions asks me to consider the updated Ministerial Directions relating to development contributions – see Figure 2 below.

**Figure 2: Supplementary Instructions**

#### **UPDATED MINISTERIAL DIRECTIONS**

7. As you will be aware, on 7 August 2026, the Department of Transport and Planning gazetted an updated *Ministerial Direction on the Preparation and Content of Development Plans* (**Ministerial Direction**). A copy of this document is included with these instructions.
8. On 15 September 2026, Council also received email correspondence from DTP regarding one of the conditions of authorisation. A copy of the email correspondence with DTP is included with these instructions. That correspondence confirmed:
  - 8.1 the Amendment does not contradict the updated Ministerial Direction; however,
  - 8.2 to ensure alignment is maintained over the lifespan of the DCP, DTP recommends the DCP document is updated to address the updated guidance in the Ministerial Direction, specifically, to reflect that the ICP and DCP will not fund the same items where they overlap.
9. We request that you consider the updates to the Ministerial Direction, the DTP correspondence, and note any changes required to the *Merri-bek Development Contributions Plan* (Hill PDA, March 2026) to ensure that it is consistent with the Ministerial Direction.

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Source: Maddocks, October 2026

#### **Expertise**

6. I am a planner and property economist and have over 30 years of experience. My qualifications and experience in development contributions are summarised in Attachments 1 and 2.
7. I have prepared approximately 20 gazetted contribution mechanisms in Victoria and participated in a number of reviews and policy assignments on the subject.

#### **Previous Involvement**

8. HillPDA was commissioned to prepare the March 2026 DCP, commencing in the second half of 2023.
9. I was HillPDA's project manager and primary author of the report. I was supported by HillPDA staff throughout the project process.

#### **Information Relied Upon**

10. Information that I have relied upon for this statement is listed below.
  - Merri-bek Development Contributions Plan (HillPDA for Merri-bek City Council, March 2026)
  - Schedule 2 to Clause 45.06 Development Contributions Plan Overlay: Merri-bek Development Contributions Plan March 2026

- Email from Department of Transport and Planning regarding authorisation condition (15 September 2026)
- Documents that form part of the development contributions system in Victoria:
  - i. Planning and Environment Act 1987, Part 3B
  - ii. Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 7 August 2026 (i.e. DCP Ministerial Directions)
  - iii. The previous version of the above directions dated 11 April 2025
  - iv. Development Contributions Guidelines 2007 (State of Victoria)
- Ministerial Direction on the Preparation, Content and Administration of Infrastructure Contributions Plans and Ministerial Reporting Requirements for Infrastructure Contributions Plans, 7 August 2026 (i.e. ICP Ministerial Directions)
- Moreland Development Contributions Plan (SGS for Moreland City Council, January 2015)
- Submissions received in relation to the amendment
- Other documents that form part of the amendment material.

## 2.0 OVERVIEW OF PROPOSED DCP

### **Background**

11. The March 2026 DCP intends to replace the first version of a municipal-wide DCP, which was the Moreland Development Contributions Plan (SGS for Moreland City Council, January 2015) (i.e. 2015 DCP). Levies ceased to be collected under the 2015 DCP in 2023. The Overlay Schedule for the 2015 DCP remained in the Planning Scheme to enable Council to complete infrastructure commitments under that DCP. This is now in the final stages of completion.
12. A review of the 2015 DCP by HillPDA found that there were two main areas that could be improved in the preparation of a DCP 2.0:
  - First, greater rigour was required in selecting infrastructure projects, limiting the DCP to projects that Council can reasonably deliver within the nominated timeframe.
  - Second, a 10-year time frame for a municipal-wide DCP was too tight and should be extended to better align with strategic plans and capital budgeting processes.

### **March 2026 DCP**

13. The preparation process for the March 2026 DCP began in late 2023. The process involved the preparation of a scoping study that examined population, employment and development projections, infrastructure plans and needs, and the capacity for a DCP to contribute to meet those needs.
14. During 2024 a draft DCP was prepared, and it was progressively refined in 2025 and early 2026 to develop the March 2026 version that forms part of the amendment.
15. Most refinements from draft to final concerned the time frame of the DCP and nature of infrastructure projects that Council can commit to deliver in the selected 15-year time frame.
16. Time was also taken to consider the evolving state government position on Train and Tram Zone Activity Centres and the Infrastructure Contributions Plan (ICP) system that would apply to these areas. See Section 3 of this statement for information on that system and how it relates to the March 2026 DCP.

### **Summary of March 2026 DCP Preparation Method and Key Outputs**

17. The preparation method for the March 2026 DCP followed the DCP system (i.e. legislation, directions and guidelines) and past practice that has applied for approximately 20 years. The method is summarised as follows (refer to the March 2026 DCP for details):
  - Review and summarise the strategy basis for land use and development planning (including projections of development) and associated infrastructure planning.

- Identify infrastructure that will be needed to meet community needs and expectations in the future.
  - Identify the infrastructure that is eligible for inclusion in a DCP (i.e. capital works items that will be used by a wide cross-section of the community).
  - List the infrastructure projects and costs that Council commits to deliver under the DCP (i.e. 24 projects estimated at \$155.6 million).
  - Identify the main catchment area for each project (i.e. as shown in Table 6 of the March 2026 DCP).
  - Quantify development in each main catchment area (i.e. as shown in Section 3 of the March 2026 DCP).
  - Convert the development into common demand units to quantify the total demand for infrastructure.
  - Account for external use of projects from beyond the catchment area of a project, or beyond the timeframe of the DCP, by making an external demand allowance (i.e. the March 2026 DCP uses a nominal 5% allowance for this purpose).
  - Calculate the infrastructure levy payable for each infrastructure project by dividing the cost apportioned to the DCP (after external demand) by the total number of demand units in the main catchment area (see Appendix C of the March 2026 DCP for project by project calculations).
  - Sum project levies to a total DCP levy by category of Development Infrastructure Levy (DIL) and Community Infrastructure Levy (CIL).
  - Document administrative provisions for the DCP (based on legislation and the Ministerial Directions).
  - Summarise the content of the DCP in the Development Contributions Plan Overlay - Schedule 2.
18. The area adopted for the March 2026 DCP is the whole municipality. The charge areas are the 12 suburbs of the municipality as used in the 2015 DCP.
19. It is commonly accepted that suburb or planning precinct sized areas are suitable choices as the smallest geographic units (i.e. analysis areas and charge areas) in a DCP for cost apportionment purposes. These geographic units are considered ‘communities of interest’ and generally avoid the prospect of serious cross-subsidisation within the context of DCP cost apportionment. The concept is that development should not pay for infrastructure it will not make use of, which can happen if the selected catchment is too big and development is located too far away from infrastructure. Also, development should not pay too much for infrastructure, which can happen if the cost apportionment area is too small and development pays more than its fair share.

20. The March 2026 DCP includes a summary of policy and strategy information, and development stocktake and projections data.
21. The timeframe selected for levy collection and infrastructure delivery is 15 years. Municipal-wide DCPs typically select 10 to 20 years as the DCP timeframe.
22. The main considerations regarding DCP timing are time to deliver infrastructure, time for development to make use of infrastructure, and time to collect levies. Merri-bek City Council has selected 15 years as the levy collection period and infrastructure delivery period. All infrastructure to be delivered under the DCP is expected to have a useful life beyond the DCP period and as such development that is levied is expected to make use of infrastructure. The DCP timing is reasonable in my opinion.
23. Levies are proposed to apply to all non-exempt development being residential, commercial (which includes retail) and industrial development.
24. The infrastructure program committed to under the March 2026 DCP is valued at \$155.6 million under categories of community facilities, paths, roads and drainage. This is not all of the infrastructure Council will deliver over 15 years but rather those items pre-planned and committed for delivery under the March 2026 DCP.
25. The cost of projects was apportioned to areas based on their location and planned service area.
26. It is estimated that about \$24.0 million (or 15% of the cost commitment) will be recovered by the March 2026 DCP to 2041. The estimated funding gap of \$131.6 million (or 85%) is based on existing development and the external demand allowance not recoverable by the March 2026 DCP. The funding gap will be paid by Council.
27. Levies are set for the three development categories. The residential levy ranges from \$284 per dwelling to \$2,666 per dwelling and the average is \$1,279 per dwelling (July 2024 values). Corresponding levies are set for commercial and industrial development. Refer to the March 2026 DCP and Development Contributions Plan Overlay - Schedule 2 for details of levies by area.
28. The levies are typical and modest for established areas. The main driver of levies is the infrastructure need and commitment included in the DCP relative to quantum of development.
29. Figure 3 below provides a comparison of municipal-wide DCPs that I am aware of.

**Figure 3: Comparison of municipal-wide DCPs**

| Local Government Area             | Date of DCP Report | Number of Charge Areas | DCP Timeframe (Years) | Number of Infrastructure Projects | Currency Date | Infrastructure Commitment | Estimated Cost Recovery | Levy Type(s)   | Applies To                                  | Residential Levy - Low        | Residential Levy - High | Residential Levy - Average |
|-----------------------------------|--------------------|------------------------|-----------------------|-----------------------------------|---------------|---------------------------|-------------------------|----------------|---------------------------------------------|-------------------------------|-------------------------|----------------------------|
| Proposed Merri-bek March 2026 DCP | 2026               | 12                     | 15                    | 24                                | 2024          | \$155,590,103             | 15.4%                   | CIL and DIL    | Residential, Commercial, Industrial         | \$284                         | \$2,666                 | \$1,279                    |
| Whitehorse                        | 2023               | 17                     | 20                    | 133                               | 2022          | \$211,555,000             | 15.0%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$811                         | \$2,100                 | \$1,587                    |
| Stonnington                       | 2020 and 2023      | 9                      | 20                    | 195                               | 2020          | \$257,399,360             | 17.8%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$2,003                       | \$3,258                 | \$2,635                    |
| Darebin                           | 2019 and 2022      | 16                     | 20                    | 70                                | 2019          | \$115,514,591             | 24.3%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$489                         | \$1,399                 | \$957                      |
| Maribyrnong                       | 2021               | 21                     | 30                    | 193                               | 2019          | \$144,000,676             | 31.6%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$949                         | \$2,307                 | \$1,512                    |
| Moonee Valley                     | 2020               | 18                     | 20                    | 556                               | 2017          | \$381,131,774             | 18.9%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$1,419                       | \$3,741                 | \$2,476                    |
| Yarra                             | 2017 and 2019      | 11                     | 20                    | 777                               | 2017          | \$177,171,308             | 31.4%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$1,202                       | \$3,745                 | \$2,114                    |
| Banyule                           | 2016-17 and 2018   | 24                     | 20                    | 321                               | 2017          | \$64,093,126              | 15.5%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$460                         | \$1,623                 | \$946                      |
| Bayside                           | 2014 and 2017      | 1                      | 20                    | 30                                | 2014          | \$16,085,291              | 49.0%                   | DIL (Drainage) | Residential, Non-Residential                | \$2,000 (1 area drainage DCP) |                         |                            |
| Brimbank                          | 2016               | 19                     | 20                    | 20                                | 2016          | \$110,430,693             | 13.2%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$807                         | \$1,621                 | \$1,040                    |
| Merri-bek                         | 2015               | 12                     | 10                    | 842                               | 2012          | \$114,921,542             | 12.5%                   | CIL and DIL    | Residential, Commercial, Industrial         | \$324                         | \$1,460                 | \$783                      |
| Darebin                           | 2003 and 2004      | 225                    | 10                    | 850 approx.                       | 2003          | \$78,632,204              | 12.4%                   | CIL and DIL    | Residential, Retail, Commercial, Industrial | \$42                          | \$3,977                 | \$851                      |

Source: Planning Schemes online and quoted DCP reports listed in the table above

## 3.0 RELATIONSHIP TO ICP SYSTEM

30. The state government is implementing the Train and Tram Zone Activity Centres program which includes an Infrastructure Contributions Plan (ICP) system in selected areas. This is a separate system to the DCP for levying development for infrastructure provision.
31. Merri-bek has two precincts that are included in this program: Brunswick Train and Tram Zone Activity Centre and Coburg Station Activity Centre.
32. The levies that would apply under the ICP system are \$11,350 per dwelling, \$114/sqm of commercial floorspace and \$57/sqm of industrial floorspace (2026-27 dollars).
33. This information is shown in the Ministerial Direction on the Preparation, Content and Administration of Infrastructure Contributions Plans and Ministerial Reporting Requirements for Infrastructure Contributions Plans, 7 August 2026 (i.e. ICP Ministerial Directions).
34. The Department of Transport and Planning (DTP) gazetted an update to the DCP Ministerial Direction on 7 August 2026 regarding this matter. An extract of this document is shown in Figure 4 below.
35. The state government has advised that DCPs and ICPs can operate in tandem. It is state government policy that the total levy does not exceed the ICP levy - which acts as a cap - and a DCP can continue to operate within an ICP. The funds to be allocated to the ICP account are to be reduced by the DCP amount.
36. The March 2026 DCP should be updated to reference this updated Ministerial direction.

**Figure 4: Extract from DCP Ministerial Direction 7 August 2026**

### **Limits on where a development contributions plan may apply**

3. Where an initial development contributions plan is applied to the same land as an existing infrastructure contributions plan, the development contributions plan must not fund the provision of infrastructure that services the same need as an item funded by the infrastructure contributions plan. This does not apply where the existing infrastructure contributions plan specifies priority categories of works, services or facilities and relevant land acquisitions to be funded through a standard levy and determined at a future date.

Note: Nothing in this clause prevents a DCP funding the augmentation of an item funded by an ICP in order to respond to additional need not funded by the ICP. For example, a DCP may include funding for an additional room for a maternal health centre otherwise funded by an ICP, provided the additional room is responding to an additional need.

Source: Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning, 7 August 2026

## 4.0 REVIEW OF SUBMISSIONS

37. Table 1 below provides a summary of submissions made in relation to the proposed amendment and my response to the points made in the submissions.

**Table 1: Submissions**

| Number | Party and my summary of comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | My response to comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | <ul style="list-style-type: none"> <li>State agency</li> <li>The agency has reviewed the amendment and has no objection to the amendment being approved.</li> <li>The submission states that transport infrastructure constructed by or on behalf of the state is exempt from the requirements of the DCP.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>Noted.</li> <li>No change required to the DCP.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 2      | <ul style="list-style-type: none"> <li>State agency</li> <li>The agency notes DCP01 (i.e. the 2015 DCP) no longer collects levies and implementation of DCPO2 will allow Council to collect contributions from new development.</li> <li>The agency has considered the amendment and does not oppose the amendment.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                               | <ul style="list-style-type: none"> <li>Noted.</li> <li>No change required to the DCP.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 3      | <ul style="list-style-type: none"> <li>State infrastructure agency</li> <li>The agency has reviewed the proposed amendment and supporting material and has no objection to the amendment.</li> <li>The agency adds that a DCP is an appropriate mechanism to equitably fund and deliver required infrastructure and support sustainable development.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                              | <ul style="list-style-type: none"> <li>Noted.</li> <li>No change required to the DCP.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 4      | <ul style="list-style-type: none"> <li>a Representative of a land owner regarding a site in Brunswick East which is subject to a planning permit application for a residential development comprising approximately 130 dwellings.</li> <li>Acknowledges Council's broader objective of funding infrastructure to support growth.</li> <li>Objects to the proposed application of further development contributions to the subject land on the basis of financial impact.</li> <li>Requests that Council exclude existing planning permit applications lodged prior to the approval or gazettal of Amendment C236mbek from any new DCP liability on the basis that the DCP adds a cost for projects that have been financially modelled without the contribution.</li> </ul> | <p><b>My opinion:</b></p> <ul style="list-style-type: none"> <li>Having considered the submission, it is my opinion that one change is required to the DCP: update the DCP's administrative provisions to reference the ICP system and how coordination between the DCP and ICP would work.</li> </ul> <p><b>Issue 1: financial impact</b></p> <ul style="list-style-type: none"> <li>The submission has not detailed how the DCP would financially impact the development project.</li> <li>In Area 1 Brunswick East / North Fitzroy, the total residential levy is \$546 per dwelling in July 2024 dollars. Compared to DCPs generally, this is a modest levy. Levies in the range of \$1,000 to \$4,000 are observed across established areas of Melbourne.</li> </ul> |

| Number | Party and my summary of comments                                                                                                                                                                                                                         | My response to comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|        | <ul style="list-style-type: none"> <li>Requests that Council coordinate the DCP with the State Government Infrastructure Contributions Plan for activity centres, to ensure duplication or excessive infrastructure contributions is avoided.</li> </ul> | <ul style="list-style-type: none"> <li>By way of further comparison, the proposed ICP levy is \$11,350 per dwelling (2026-27 dollars) in declared Train and Tram Zone Activity Centres.</li> <li>When benchmarked to a median 2-bedroom apartment price of approximately \$590,000 in Brunswick East, a levy of \$546 per dwelling equates to approximately 0.09% of this price.</li> <li>In my opinion, this levy is modest relative to development values and would be readily absorbed within an otherwise viable development project.</li> </ul> <p><b>Issue 2: transitional provisions</b></p> <ul style="list-style-type: none"> <li>The DCP system does not require transitional provisions and operates on the basis that once included in a Planning Scheme, the DCP becomes lawful and payable by applications that are submitted from the date of DCP gazettal.</li> </ul> <p><b>Issue 3: coordination with ICP system</b></p> <ul style="list-style-type: none"> <li>This is an administrative matter that is addressed by state government policy.</li> <li>I agree that the DCP should be updated to reference the ICP system and how coordination would work.</li> <li>A DCP and ICP can operate in tandem. It is state government policy that the total levy does not exceed the ICP levy - which acts as a cap - and a DCP can continue to operate within an ICP. The funds allocated to the ICP account are reduced by the DCP amount.</li> <li>Based on the information available to me, the subject site does not appear to be located within a declared ICP area.</li> </ul> |

## 5.0 CONCLUSION AND DECLARATION

### **Findings**

38. In my opinion, the March 2026 DCP is sound and should be approved with the following changes:

- In the DCP and Overlay Schedule, update references to the Ministerial Direction on the Preparation and Content of Development Contributions Plans and Ministerial Reporting Requirements for Development Contributions Plans, Minister for Planning (from the 11 April 2025 version) to the 7 August 2026 version.
- In the DCP, include a new sub-section in Section 6 Administrative Matters of the DCP to include text as per Figure 3 in this statement on how coordination between the DCP and ICP would work.
- In the DCP, update the Appendix D reporting tables with those shown in the 7 August 2026 Ministerial Directions.

39. The above changes have been made to the March 2026 DCP and Development Contributions Plan Overlay - Schedule 2 in the October 2026 version (tracked changes provided).

### **Declaration**

40. I provide this statement for the benefit of the Panel.

41. 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 October 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

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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

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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

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Current Market Value  
Land Tax  
Stamp Duty

Capital Gains  
SMSF  
Leasehold Interests

## ADVISORY

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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 30 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**

- Banyule Municipal DCP 2.0, Banyule City Council
- Inputs for Manningham Open Space Strategy and Contributions, Mesh for Manningham City Council
- Inputs for Brimbank Open Space Strategy and Contributions, Mesh for Brimbank City Council
- Merri-bek Municipal DCP 2.0, Merri-bek City Council
- 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
- Manningham Municipal DCP, Manningham City Council

## Policy, Review and Implementation Projects

- Review of Arden Central Development Contributions Framework, City of Melbourne
- Review of East of Aberline PSP DCP, Buildcap Pty Ltd
- Review of Ballarat North PSP DCP, City of Ballarat
- Review of Macaulay Structure Plan DCP, City of Melbourne
- 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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