

09/11/2017  
GC75

## SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**.

### BALLARAT WEST DEVELOPMENT CONTRIBUTIONS PLAN

#### 1.0 Area covered by this development contributions plan

30/10/2014  
C167

Land in Ballarat West within the DCPO1 area as shown in the Ballarat Planning Scheme maps.

#### 2.0 Summary of costs

30/10/2014  
C167

Facility	Total cost	Time of provision	Actual cost attributable to development	Proportion of cost attributable to development
<i>Community Infrastructure (construction)</i>	\$ 34,364,970	Refer DCP	\$ 34,364,970	100%
<i>Community Facilities (land and construction)</i>	\$ 10,316,700	Refer DCP	\$ 9,373,400	91%
<i>Drainage (land and construction)</i>	\$ 87,509,888	Refer DCP	\$ 86,791,888	99%
<i>Open Space (land and construction)</i>	\$ 64,589,916	Refer DCP	\$ 39,495,646	61%
<i>Roads (land and construction)</i>	\$ 45,237,510	Refer DCP	\$ 43,666,379	97%
<i>Traffic Management (land and construction)</i>	\$ 14,760,050	Refer DCP	\$ 8,796,411	60%
<i>Other</i>	\$ 743,000	Refer DCP	\$ 743,000	100%
<b>TOTAL</b>	<b>\$ 257,522,034</b>		<b>\$ 223,231,694</b>	<b>87%</b>

Note:

Costs are listed in January 2012 values.

#### 3.0 Summary of Contributions

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Development Infrastructure	Community Infrastructure
	Commercial	Residential	Residential
<i>Community Infrastructure</i>	\$0	\$0	*\$2,407.18
<i>Community Facilities</i>	\$0	\$10,303.38	\$0
<i>Drainage</i>	\$91,599.97	\$91,599.97	\$0
<i>Open Space</i>	\$0	\$43,414.21	\$0
<i>Roads</i>	\$46,085.40	\$46,085.40	\$0

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Development Infrastructure	Community Infrastructure
	Commercial	Residential	Residential
<i>Traffic Management</i>	\$9,283.71	\$9,283.71	\$0
<i>Other</i>	\$784.16	\$784.16	\$0
<b>Total</b>	<b>\$147,753.24 per Net Developable Hectare</b>	<b>\$201,470.84 per Net Developable Hectare</b>	<b>\$1,150.00 Per Dwelling</b>

*Note: Development Infrastructure Contributions are listed in January 2012 values.*

The Development Contribution for each item must be adjusted as follows:

- In relation to the costs associated with all development infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, General construction (41) Victoria (Table 15 Selected Output of Division E Construction - Building Construction Victoria (for buildings) and Road and Bridge Victoria (for roads, intersections, trails, bridges etc.) published by the Australian Bureau of Statistics – Catalogue No. 6427.0.
  - The revised infrastructure costs and the adjustment of the contributions will be calculated as at 1 July in each year.
- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.
- The revised land value and the adjustment of the contributions must be calculated as at 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

**The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)**

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details*