

19/03/2015  
C323

### SCHEDULE 3 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO3**

### ARMSTRONG CREEK EAST PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

#### 1.0

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#### Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Armstrong Creek East Precinct. This area is shown as DCPO3 in the Greater Geelong Planning Scheme maps.

#### 2.0

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#### Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Land Acquisition</i>	\$ 4,408,350	Refer to DCP	\$ 4,077,550	92.5%
<i>Roads</i>	\$ 15,006,451	Refer to DCP	\$ 11,111,558	74.0%
<i>Trails</i>	\$ 3,800,000	Refer to DCP	\$ 3,800,000	100%
<i>Drainage</i>	\$ 33,283,289	Refer to DCP	\$ 33,283,289	100%
<i>Open space</i>	\$ 24,197,646	Refer to DCP	\$ 21,510,646	88.9%
<i>Community - CIL</i>	\$ 6,611,000	Refer to DCP	\$ 6,611,000	100%
<i>Community - DIL</i>	\$ 21,732,619	Refer to DCP	\$ 21,732,619	100%
<i>Strategic Planning and DCP</i>	\$ 2,250,000	Complete	\$ 2,250,000	100%
<b>TOTAL</b>	<b>\$ 111,289,355</b>		<b>\$ 104,376,712</b>	<b>93.8%</b>

*Note: Contributions are list in July 2010 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.*

#### 3.0

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#### Demand Units

The Development Contributions Plan apportions cost based upon demand units. In this DCP one demand unit is equal to one hectare of developable land within the Armstrong Creek East Precinct.

Land Use	Hectares	% of Total
<i>Total Precinct Area</i>	794.87	100%
<i>Land for Non Developable Uses</i>	270.72	34.1%
<i>Land for Open Space and Community</i>	49.62	6.2%

Land Use	Hectares	% of Total
<i>Facilities</i>		
<b>Net Developable Area</b>	<b>474.53</b>	<b>59.7%</b>
<i>Residential Development</i>	468.03	58.9%
<i>Activity Centre Development</i>	6.5	0.8%

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**Summary of contributions**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT			
	Development Infrastructure		Community infrastructure*	
	residential	non-residential	residential	non-residential
<b>Category</b>	Per Net Developable Hectare		Per Dwelling	
<i>Land Acquisition</i>	\$ 8,803.42	\$ 5,272.68	\$ 0	n/a
<i>Roads</i>	\$ 23,415.85	\$ 23,415.85	\$ 0	n/a
<i>Trails</i>	\$ 9,614.74	\$ 0	\$ 0	n/a
<i>Drainage</i>	\$ 70,139.28	\$70,139.28	\$ 0	n/a
<i>Open space</i>	\$ 44,464.32	\$ 0	\$ 0	n/a
<i>Community</i>	\$ 46,434.10	\$ 0	\$900.00	n/a
<i>Strategic Planning and DCP</i>	\$ 4,741.52	\$ 4,741.52	\$ 0	n/a
<b>TOTAL</b>	<b>\$ 207,613.23</b>	<b>\$ 103,569.32</b>	<b>\$ 900.00</b>	<b>\$ 0</b>

*Note: Contributions are listed in July 2010 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.*

*\* Capped at a maximum contribution of \$900 per dwelling*

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all 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, Victoria (Table 15 Selected Output of Division E - Construction industry, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc) published by the ABS (Series 6427.0) or similar index;
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land required under the Armstrong Creek East Precinct DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions on its website.

**5.0**

**Land or development excluded from development contributions plan**

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The Development Contributions Plan applies to all land in the Armstrong Creek East Precinct for a period of 20 years.

*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*