

03/06/2010
C207**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**ARMSTRONG CREEK NORTH EAST INDUSTRIAL PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN****1.0**03/06/2010
C207**Area covered by this development contributions plan**

This Development Contributions Plan (DCP) applies to the Armstrong Creek North East Industrial Precinct. This area is shown as DCPO1 in the Greater Geelong Planning Scheme maps.

2.007/12/2020
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Land Acquisition</i>	\$ 2,676,000	Time second access point is required.	\$ 2,676,000	100%
<i>Roads and intersections</i>	\$ 7,570,327	Over 20 years as shown in the DCP.	\$ 7,570,327	100%
<i>Strategic Planning and DCP</i>	\$ 1,500,000	Complete.	\$ 1,500,000	100%
TOTAL	\$11,746,327		\$11,746,327	100%

Note: Contributions are listed in July 2009 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0**Demand Units**

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

Land use	Hectares	% of Total
Total NEIP	178.37	100%
Existing roads	8.95	5.0%
Existing easements	10.46	5.9%
Drainage	4.79	2.7%
Land to be acquired for East West Link Road Reserve	6.69	3.8%
Land to be acquired for Barwon Heads Road widening (PAO)	1.94	1.1%
Gross Developable Area	145.54	81.6%
Unencumbered Open Space	5.47	3.1%
Net Developable Area	140.07	78.5%

4.0

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Summary of contributions

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community Infrastructure*
Category	Per Net Developable Hectare	Per Net Developable Hectare
<i>Land Acquisition</i>	\$ 19,104.73	n/a
<i>Roads and intersections</i>	\$ 54,046.74	n/a
<i>Strategic Planning and DCP Preparation</i>	\$ 10,708.93	n/a
TOTAL	\$83,860.41	\$0

Note: Contributions are listed in July 2009 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

**Capped at \$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, General construction (41) Victoria (Tables 15 & 16. Output of the general construction industry, Series 6427.0), published by the Australian Bureau of Statistics.
 - 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 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 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 in a newspaper circulating in the municipality.

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Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Armstrong Creek North East Industrial 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