

07/12/2020  
C396ggee**SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO2**.**JETTY ROAD URBAN GROWTH AREA STAGE 1 DEVELOPMENT CONTRIBUTIONS PLAN****1.0**07/12/2020  
C396ggee**Area covered by this development contributions plan**

The area covered by this Development Contributions Plan (DCP) is known as Stage 1 of the Jetty Road Urban Growth Area. This area is generally bounded by Port Phillip Bay to the north, the Bellarine Rail Trail to the south, Jetty Road and Griggs Creek to the east and a line running parallel to and approximately 400 metres east of McDermott Road to the west.

**2.0**07/12/2020  
C396ggee**Summary of costs – Stages 1 and 2**

Facility	Total cost \$	Timing of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads		As set out in the DCP infrastructure Project Sheets.	\$7,321,163	100%
▪ Construction of roads/ intersections	\$6,484,716			
▪ Land Acquisition	\$836,447			
Pedestrian Crossings	\$2,368,471	As set out in the DCP infrastructure Project Sheets.	\$2,368,471	100%
Open Space	\$4,237,105	As set out in the DCP infrastructure Project Sheets.	\$2,852,413	67%
Children and Community Hub		As set out in the DCP infrastructure Project Sheets.	\$3,589,916	100%
▪ Land Acquisition	\$143,347			
▪ Construction	\$3,446,569			
Regional Community and Learning Hub (Community Infrastructure)	\$7,768,375	2022 - 2023 or 1,800 lots.	\$3,107,350 (estimate based on projected no. of dwellings in the catchment)	40%
Planning	\$127,988	Complete	\$127,988	100%
<b>TOTAL</b>	<b>\$25,413,019</b>		<b>\$19,367,301</b>	

*Note: Contributions are listed in July 2011 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.*

**3.0 Demand units**

The DCP apportions cost for Development Infrastructure based on demand units. In this DCP one demand unit is equal to one hectare of Net Residential Developable Area. Within the Jetty Road Urban Growth Area Stage 1 there are 130.28 Equivalent Developable Hectares contributing to Development Infrastructure.

Some Development Infrastructure Items require contributions from landowners within Stage 2 of the Jetty Road Urban Growth Area. These items are identified in the incorporated DCP.

The DCP apportions the cost of Community Infrastructure items based on the projected number of dwellings in the DCP area. One demand unit for community infrastructure is equal to one dwelling.

**4.0 Summary of contributions**

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**Development Infrastructure Levy per Demand Unit**

<b>Infrastructure Type</b>	<b>Number of Stage 1 Equivalent Developable Hectares contributing to infrastructure item</b>	<b>Contribution Per Stage 1 Equivalent Net Developable Hectare \$</b>
Roads	130.28	\$41,169.62
Land acquisition	130.28	\$6,969.90
Trails	130.28	\$9,079.62
Open Space	130.28	\$10,934.83
Children and Community Hub	130.28	\$13,212.56
Planning	130.28	\$982.41
<b>TOTAL</b>	-	<b>\$82,348.94</b>

**Community Infrastructure Levy per Dwelling**

<b>Facility</b>	<b>Total Estimated Number of Dwellings (Stage 1)</b>	<b>Total Community Infrastructure Levy collectable per dwelling (Capped at \$900)</b>
Regional Community and Learning Hub	1,615	\$900.00

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 Building Price Index, Melbourne, as published in the latest edition of Rawlings Australian Construction Handbook, or if this index is not available:
- Producer Price Index 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 DCP within Stage 1 of the Jetty Road Growth Area, the land value must be adjusted by multiplying the land value by the Consumer Price Index (All Groups Melbourne) as published by the Australian Bureau of Statistics.
- In relation to the cost of land to be acquired under a Public Acquisition Overlay (item RO02), the value of the land to be acquired is to be adjusted by an annual revaluation prepared by a qualified independent valuer.
- The adjusted 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.

If the Community Infrastructure Levy cap (currently \$900 per dwelling) is ever increased, Council reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation methods in this DCP up to the new CIL cap. The higher levy will be collected from the date the new CIL cap is introduced.

## 5.0

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

This DCP applies to all developable land in Stage 1 of the Jetty Road Growth Area.

Contributions towards applicable items in the Stage 1 DCP by Stage 2 landowners are to be detailed in the Stage 2 DCP.

*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*