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## SCHEDULE 4 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO4.

### ARMSTRONG CREEK WEST 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 West Precinct. This area is shown as DCPO4 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 %
Land Acquisition	\$ 5,500,000	Refer to DCP	\$ 5,500,000	100%
Roads and intersections	\$ 22,885,676	Refer to DCP	\$ 10,935,829	48%
Trails	\$ 2,122,445	Refer to DCP	\$ 2,122,445	100%
Drainage	\$ 29,416,997	Refer to DCP	\$ 26,978,868	92%
Open Space	\$ 25,467,657	Refer to DCP	\$ 22,432,502	88%
Community – DIL	\$ 16,668,037	Refer to DCP	\$ 16,668,037	100%
Community - CIL	\$ 6,990,419	Refer to DCP	\$ 6,990,419	100%
Strategic Planning and DCP	\$ 1,700,000	Refer to DCP	\$ 1,700,000	100%
<b>TOTAL</b>	<b>\$ 110,751,231</b>		<b>\$ 93,328,099</b>	<b>84%</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 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 West Precinct.

Land use	Hectares	% of Total
Total Precinct Area	<b>552.96</b>	<b>100%</b>
Land for Non Developable Uses	133.01	24.1%
Land for Open Space and Community Facilities	51.10	9.2%
<b>Net Developable Area</b>	<b>368.85</b>	<b>66.7%</b>
Residential Development	366.68	66.3%
Activity Centre Development	<b>2.17</b>	<b>0.4%</b>

## 4.0

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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>	\$ 14,924.42	\$ 12,674.49	\$ 0	n/a
<i>Roads and intersections</i>	\$ 29,648.36	\$ 29,648.36	\$ 0	n/a
<i>Trails</i>	\$ 5,788.31	\$ 0	\$ 0	n/a
<i>Drainage</i>	\$ 73,142.98	\$ 73,142.98	\$ 0	n/a
<i>Open Space</i>	\$ 61,177.64	\$ 0	\$ 0	n/a
<i>Community</i>	\$ 45,456.87	\$ 0	\$ 1,226.53*	n/a
<i>Structure Planning and DCP Preparation</i>	\$ 4,608.91	\$ 4,545.09	\$ 0	n/a
<b>TOTAL</b>	<b>\$ 234,747.47</b>	<b>\$ 120,074.73</b>	<b>\$ 1,226.53*</b>	<b>\$ 0</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.*

*\*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, 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 West Precinct for a period of 20 years.

## GREATER GEELONG PLANNING SCHEME

*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*