

27/11/2014
C259**SCHEDULE 5 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO5**.**HORSESHOE BEND PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN****1.0**27/11/2014
C259**Area covered by this development contributions plan**

This Development Contributions Plan (DCP) applies to the Horseshoe Bend Precinct.

2.007/12/2020
C396ggee**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Land Acquisition	\$19,377,531	Refer to DCP	\$18,273,016	94%
Roads and intersections	\$29,031,587	Refer to DCP	\$24,258,782	84%
Trails	\$5,188,220	Refer to DCP	\$4,951,720	95%
Open Space	\$21,432,567	Refer to DCP	\$18,162,007	85%
Community Facilities	\$22,158,973	Refer to DCP	\$22,158,973	100%
Drainage	\$34,543,335	Refer to DCP	\$34,543,335	100%
Planning	\$1,440,000	Refer to DCP	\$1,440,000	100%
Community - CIL	\$6,595,594	Refer to DCP	\$6,047,733	92%
TOTAL	\$139,767,807		\$129,835,567	93%

Note: Contributions are listed in July 2012 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 Horseshoe Bend Precinct Main Catchment Area (for the Development Infrastructure Levy), and one demand unit is equal to one dwelling within the Main Catchment Area (for the Community Infrastructure Levy).

Charge areas	Demand units (dil)	Demand units (cil)
DIL - Residential	459.079	-
DIL - Activity Centres	5.000	-
DIL Total	464.079	-
CIL Total	-	7,085

4.0

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Summary of contributions

Facility	Levies payable by the development (\$)		
	Development Infrastructure Levy		Community Infrastructure levy*
	Residential DIL	Activity Centres DIL	Residential
Category	Per Net Developable Hectare		Per Dwelling
Land Acquisition	\$39,405.02	\$36,599.41	N/A
Roads and intersections	\$52,272.96	\$52,272.96	N/A
Trails	\$10,786.20		N/A
Open Space	\$48,268.32		N/A
Community Facilities	\$39,561.83		N/A
Drainage	\$74,434.17	\$74,434.17	N/A
Planning	\$3,102.92	\$3,102.92	N/A
Community - CIL			\$853.60*
Total	\$267,831.43	\$166,409.45	\$853.60*

Note: Contributions are listed in July 2012 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 17. Output of the Construction industries, subdivision and class index numbers - Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings)*) 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, 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 Horseshoe Bend 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.