

23/10/2014
C267

SCHEDULE 6 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO6.

ARMSTRONG CREEK TOWN CENTRE DEVELOPMENT CONTRIBUTIONS PLAN

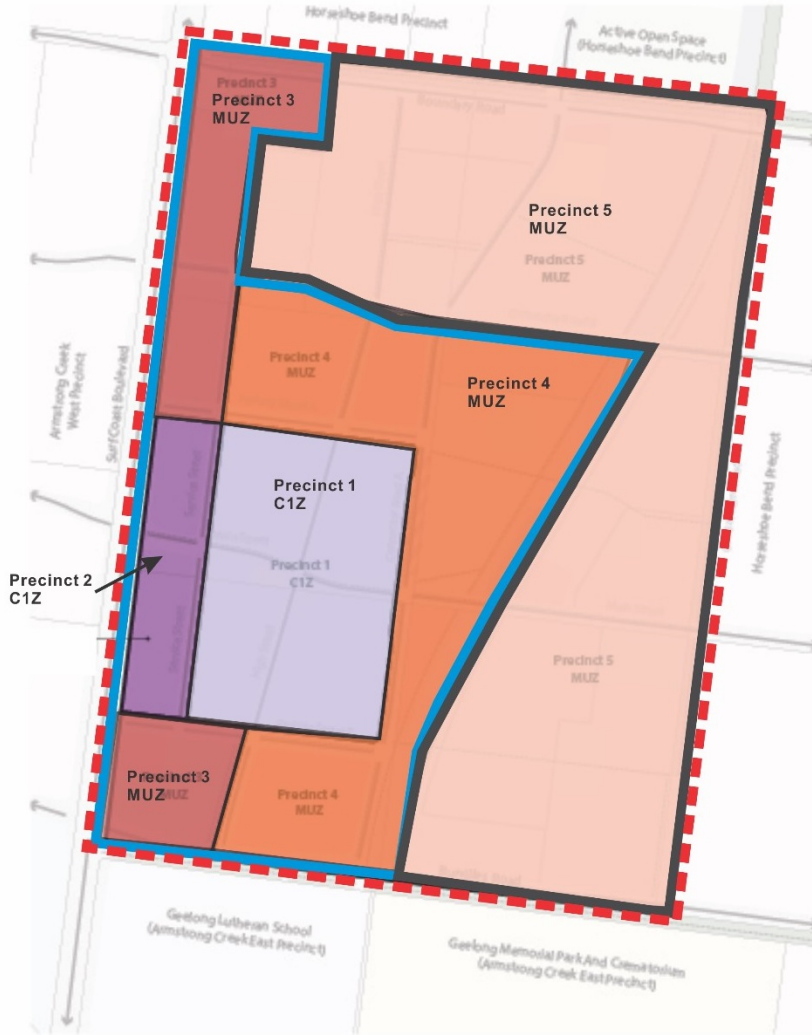
1.0




07/12/2020
C396ggee

Area covered by this development contributions plan


This Development Contributions Plan (DCP) applies to the Armstrong Creek Town Centre Precinct. The Main Catchment Area and Individual Charge Areas (precincts) are shown below.

Map 1 to Schedule 6 to Clause 45.06



	Main Catchment Area		Precinct 5 Mixed Use Residential
	Precincts 1 - 4 Mixed Use Commercial/Residential		

Armstrong Creek Town Centre DCP



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07/12/2020
C396ggee

Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Land Acquisition	\$6,687,184	Refer to DCP	\$5,574,004	83%
Roads and intersections	\$15,407,595	Refer to DCP	\$8,575,385	56%
Drainage	\$4,074,054	Refer to DCP	\$4,074,054	100%
Community - CIL	\$1,250,000	Refer to DCP	\$1,250,000	100%
Strategic Planning and DCP	\$598,000	Refer to DCP	\$598,000	100%
TOTAL	\$28,016,832		\$20,071,443	72%

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 Armstrong Creek Town Centre 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)
Precincts 1 – 4 Mixed Use Commercial/Residential	35.12	613
Precinct 5 Mixed Use Residential	34.65	866
TOTAL	69.76	1,479

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07/12/2020
C396ggee

Summary of contributions

Facility	Levies payable by the development (\$)		
	Development Infrastructure Levy		Community Infrastructure Levy*
	Precincts 1 – 4 Mixed Use/Commercial/Residential	Precinct 5 Mixed Use Residential	Residential
Category	Per Net Developable Hectare		Per Dwelling
Land Acquisition	\$79,900	\$79,900	\$0
Roads and Intersections	\$149,281	\$96,206	\$0
Drainage	\$58,399	\$58,399	\$0
Community	\$0	\$0	\$845.17*

GREATER GEELONG PLANNING SCHEME

Facility	Levies payable by the development (\$)		
	Development Infrastructure Levy		Community Infrastructure Levy*
	Precincts 1 – 4 Mixed Use/Commercial/Residential	Precinct 5 Mixed Use Residential	Residential
Structure Planning and DCP Preparation	\$8,572	\$8,572	\$0
TOTAL	\$296,152	\$243,077	\$845.17*

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.

5.0

23/10/2014
C267

Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land in the Armstrong Creek Town Centre 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.