

17/07/2014
C285

SCHEDULE 7 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO7.

LARA WEST DEVELOPMENT CONTRIBUTIONS PLAN

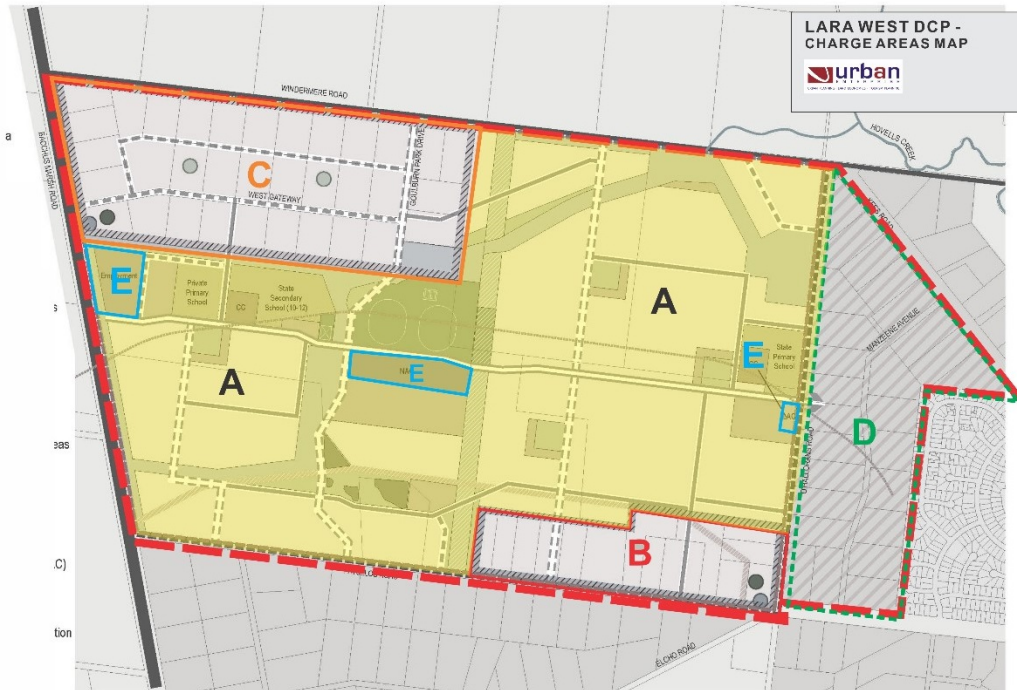
1.0

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Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to the Lara West DCP Main Catchment Area. This area is shown in the Lara West DCP. The Main Catchment Area and individual Charge Areas are shown below.

Map 1 to Schedule 7 to Clause 45.06



2.0

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Summary of costs

Facility	Total cost \$	Time of provision	Actual cost attributable to development \$	Proportion of cost attributable to development %
Land Acquisition	\$1,215,700	Refer to DCP	\$1,215,700	100%
Roads and intersections	\$8,828,800	Refer to DCP	\$8,828,800	100%
Trails	\$291,200	Refer to DCP	\$291,200	100%
Open Space	\$9,842,090	Refer to DCP	\$6,329,449	64%
Community - DIL	\$15,635,297	Refer to DCP	\$15,635,297	100%
Community – CIL	\$4,026,990	Refer to DCP	\$4,026,990	100%
Strategic Planning and DCP	\$1,318,000	Refer to DCP	\$1,318,000	100%

GREATER GEELONG PLANNING SCHEME

Facility	Total cost \$	Time of provision	Actual cost attributable to development \$	Proportion of cost attributable to development %
TOTAL	\$41,158,077		\$37,645,436	91%

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 DCP apportions cost based on demand units. In this DCP one demand unit is equal to one hectare of net developable land within the Lara West DCP 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 Area	Demand Units (Development Infrastructure Levy)	Demand Units (Community Infrastructure Levy)
Charge Area A	195.19	3,020
Charge Area B	15.33	230
Charge Area C	48.37	726
Charge Area D	44.63	669
Charge Area E	7.84	0
TOTAL	311.36	4,645

4.0 Summary of contributions

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Charge Area	DIL per ha	CIL per dwelling
Charge Area A	\$125,716.34	\$866.95
Charge Area B	\$83,745.84	\$866.95
Charge Area C	\$80,662.17	\$866.95
Charge Area D	\$80,594.86	\$866.95
Charge Area E	\$37,932.59	N/A

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

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 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, 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

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Land or development excluded from development contributions plan

The DCP applies to all land in the Lara West Main Catchment Area for a period of 20 years.

Note: This schedule sets out a summary of the costs and contributions prescribed in the DCP. Refer to the incorporated development contributions plan for full details