

30/10/2014
C167

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**

BALLARAT WEST DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Area covered by this development contributions plan

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Land in Ballarat West within the DCPO1 area as shown in the Ballarat Planning Scheme maps.

2.0

Summary of costs

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| Facility | Total cost | Time of provision | Actual cost contribution attributable to development | Proportion of cost attributable to development |
|---|-----------------------|-------------------|--|--|
| <i>Community Infrastructure (construction)</i> | \$ 34,364,970 | Refer DCP | \$ 34,364,970 | 100% |
| <i>Community Facilities (land and construction)</i> | \$ 10,316,700 | Refer DCP | \$ 9,373,400 | 91% |
| <i>Drainage (land and construction)</i> | \$ 87,509,888 | Refer DCP | \$ 86,791,888 | 99% |
| <i>Open Space (land and construction)</i> | \$ 64,589,916 | Refer DCP | \$ 39,495,646 | 61% |
| <i>Roads (land and construction)</i> | \$ 45,237,510 | Refer DCP | \$ 43,666,379 | 97% |
| <i>Traffic Management (land and construction)</i> | \$ 14,760,050 | Refer DCP | \$ 8,796,411 | 60% |
| <i>Other</i> | \$ 743,000 | Refer DCP | \$ 743,000 | 100% |
| TOTAL | \$ 257,522,034 | | \$ 223,231,694 | 87% |

Note: Costs are listed in January 2012 values.

3.0

Summary of Contributions

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| FACILITY | LEVIES PAYABLE BY THE DEVELOPMENT | | |
|---------------------------------|-----------------------------------|----------------------------|--------------------------|
| | Development Infrastructure | Development Infrastructure | Community Infrastructure |
| | Commercial | Residential | Residential |
| <i>Community Infrastructure</i> | \$0 | \$0 | *\$2,407.18 |
| <i>Community Facilities</i> | \$0 | \$10,303.38 | \$0 |
| <i>Drainage</i> | \$91,599.97 | \$91,599.97 | \$0 |
| <i>Open Space</i> | \$0 | \$43,414.21 | \$0 |

| FACILITY | LEVIES PAYABLE BY THE DEVELOPMENT | | |
|---------------------------|-----------------------------------|------------------------------------|--------------------------|
| | Development Infrastructure | Development Infrastructure | Community Infrastructure |
| | Commercial | Residential | Residential |
| <i>Roads</i> | \$46,085.40 | \$46,085.40 | \$0 |
| <i>Traffic Management</i> | \$9,283.71 | \$9,283.71 | \$0 |
| <i>Other</i> | \$784.16 | \$784.16 | \$0 |
| Total | \$147,753.24 | \$201,470.84 | \$900.00 |
| | per Developable Hectare | Net per Developable Hectare | Net Per Dwelling |

Note: Contributions are listed in January 2012 values.

** Capped at \$900*

The Development Contribution for each item must be adjusted as follows:

- In relation to the costs associated with all development 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 (Table 15 Selected Output of Division E Construction - Building Construction Victoria (for buildings) and Road and Bridge Victoria (for roads, intersections, trails, bridges etc.) published by the Australian Bureau of Statistics – Catalogue No. 6427.0.
 - The revised infrastructure costs and the adjustment of the contributions will 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 at 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.

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