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SCHEDULE 4 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO4**.

ARMSTRONG CREEK WEST PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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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 Summary of costs

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Item	Total cost \$	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %	Time of provision
<i>Land Acquisition</i>	\$ 5,500,000	\$ 5,500,000	100%	Refer to DCP
<i>Roads and intersections</i>	\$ 22,885,676	\$ 10,935,829	48%	Refer to DCP
<i>Trails</i>	\$ 2,122,445	\$ 2,122,445	100%	Refer to DCP
<i>Drainage</i>	\$ 29,416,997	\$ 26,978,868	92%	Refer to DCP
<i>Open Space</i>	\$ 25,467,657	\$ 22,432,502	88%	Refer to DCP
<i>Community – DIL</i>	\$ 16,668,037	\$ 16,668,037	100%	Refer to DCP
<i>Community - CIL</i>	\$ 6,990,419	\$ 6,990,419	100%	Refer to DCP
<i>Strategic Planning and DCP</i>	\$ 1,700,000	\$ 1,700,000	100%	Refer to DCP
TOTAL	\$ 110,751,231	\$ 93,328,099	84%	

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

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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
<i>Total Precinct Area</i>	552.96	100%
<i>Land for Non Developable Uses</i>	133.01	24.1%
<i>Land for Open Space and Community Facilities</i>	51.10	9.2%
Net Developable Area	368.85	66.7%
<i>Residential Development</i>	366.68	66.3%

Land use	Hectares	% of total
Activity Centre Development	2.17	0.4%

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Summary of contributions

Category	Levies payable by the development			
	Development Infrastructure		Community Infrastructure*	
	Residential	Non-residential	Residential	Non-residential
	Per Net Developable Hectare		Per Dwelling	
Land Acquisition	\$ 14,924.42	\$ 12,674.49	\$ 0	n/a
Roads and intersections	\$ 29,648.36	\$ 29,648.36	\$ 0	n/a
Trails	\$ 5,788.31	\$ 0	\$ 0	n/a
Drainage	\$ 73,142.98	\$ 73,142.98	\$ 0	n/a
Open Space	\$ 61,177.64	\$ 0	\$ 0	n/a
Community	\$ 45,456.87	\$ 0	\$ 1,226.53*	n/a
Structure Planning and DCP Preparation	\$ 4,608.91	\$ 4,545.09	\$ 0	n/a
TOTAL	\$ 234,747.47	\$ 120,074.73	\$ 1,226.53*	\$ 0

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.

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