Armstrong Creek West Precinct

Development Contributions Plan

VERSION 2.1 NOVEMBER 2011

urban ENTERPRISE
URBAN PLANNING - LAND ECONOMICS - TOURISM PLANNING

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CONTENTS

1. INTRODUCTION 3
   1.1. BACKGROUND 3
   1.2. INFRASTRUCTURE DELIVERY 3
   1.3. THE DCP AREA 4
   1.4. DCP TIMEFRAME 5
2. STATUTORY FRAMEWORK 6
   2.1. PLANNING AND ENVIRONMENT ACT 1987 6
   2.2. STATE PLANNING POLICY CONTEXT 6
3. LOCAL STRATEGIC CONTEXT 7
   3.1. LOCAL PLANNING CONTEXT 7
4. NEED AND NEXUS 8
   4.1. INTRODUCTION 8
   4.2. LAND BUDGET 8
   4.3. RESIDENTIAL DWELLING YIELD AND POPULATION 9
   4.4. COMMERCIAL DEVELOPMENT PROJECTIONS 9
   4.5. DEMAND UNITS 10
   4.6. OTHER USES 10
5. INFRASTRUCTURE ITEMS TO BE FUNDED BY THE DCP 11
   5.1. DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE 11
   5.2. EXTERNAL DEMAND 11
   5.3. COMMUNITY INFRASTRUCTURE ITEMS 11
   5.4. DEVELOPMENT INFRASTRUCTURE ITEMS 12
   5.5. INFRASTRUCTURE LOCATION MAPS 12
6. CALCULATION OF LEVIES 19
   6.1. METHOD OF CALCULATING LEVIES 19
   6.2. DEVELOPMENT CONTRIBUTION RATES PER DEMAND UNIT 19
7. DCP ADMINISTRATION 21
   7.1. INDEXATION OF LEVIES 21
   7.2. VALUATION OF LAND 21
   7.3. COLLECTING AGENCY 21
   7.4. DEVELOPMENT AGENCY 21
   7.5. COLLECTION OF LEVIES 22
   7.6. ADMINISTRATIVE PROCEDURES 23
   7.7. METHOD OF PROVISION 23
8. IMPLEMENTATION STRATEGY 24
   8.1. INTRODUCTION 24

8.2. PROVISION OF LAND AND WORKS IN-KIND 24
8.3. LAND 25
8.4. INFRASTRUCTURE ALLOCATION AND STRATEGIC JUSTIFICATION 25
8.5. DETAILED CALCULATION OF INFRASTRUCTURE LEVIES 25
8.6. DCP SUMMARY TABLES 36

FIGURES

FIGURE 1 ARMSTRONG CREEK WEST PRECINCT (MAIN CATCHMENT AREA) 5
FIGURE 2 LOCATION OF LAND ITEMS 13
FIGURE 3 LOCATION OF ROAD ITEMS 14
FIGURE 4 LOCATION OF TRAIL ITEMS 15
FIGURE 5 LOCATION OF OPEN SPACE ITEMS 16
FIGURE 6 LOCATION OF DRAINAGE ITEMS 17
FIGURE 7 LOCATION OF COMMUNITY ITEMS 18

TABLES

TABLE 1 LAND BUDGET SUMMARY 8
TABLE 2 RESIDENTIAL LOTS AND ESTIMATED POPULATION 9
TABLE 3 ACTIVITY CENTRE PROJECTIONS 9
TABLE 4 DEMAND UNITS BY LAND USE 10
TABLE 5 COMMUNITY INFRASTRUCTURE LEVY PER DWELLING 20
TABLE 6 DEVELOPMENT INFRASTRUCTURE LEVY PER DEMAND UNIT 20
TABLE 7 INFRASTRUCTURE ITEMS, COST APPORTIONMENT AND STRATEGIC JUSTIFICATION 26
TABLE 8 DEVELOPMENT INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM 32
TABLE 9 COMMUNITY INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM 35
TABLE 10 SUMMARY OF LAND USE 36
TABLE 11 SUMMARY OF LEVIES PAYABLE (JULY 2011 VALUES) 36
TABLE 12 SUMMARY OF COSTS APPORTIONED AND FUNDS TO BE COLLECTED (JULY 2011 VALUES) 36

1. INTRODUCTION

1.1. BACKGROUND

This Armstrong Creek West Precinct Development Contributions Plan (DCP) has been developed to support the funding of infrastructure in the Armstrong Creek West Precinct (ACEP).

The Armstrong Creek West Precinct Structure Plan (PSP) has been prepared by Villawood Properties and Mesh Planning in conjunction with the City of Greater Geelong (COGG).

The Armstrong Creek West Precinct sets the long - term strategic framework for the development of the Precinct in relation to:

- Land use (such as residential development of varying densities, open space and community facilities);
- Transport (such as the road network, collector roads & proposed public transport);
- Activity Centres; and
- Open space (passive & active), waterways and environmentally sensitive areas.

This DCP applies to the entire Precinct as a single area and requires contributions from all landowners/developers in the Precinct. Public land is excluded from the Net Developable Area and therefore development contributions.

Improved social, economic, environmental and urban design outcomes are achieved through the provision of infrastructure early in the development of a new community. The delivery of key infrastructure in a timely and efficient manner is fundamental to sustainable outcomes in urban growth areas such as the Armstrong Creek West Precinct.

1.2. INFRASTRUCTURE DELIVERY

The Armstrong Creek Integrated Infrastructure Delivery Plan (2009) identifies a range of civil and social infrastructure required as part of the development of the Armstrong Creek Urban Growth Area (ACUGA). The ACUGA includes 7 precincts: Marshall Precinct, North East Industrial Precinct, Horseshoe Bend Precinct, Major Activity Centre Precinct, Armstrong Creek West Precinct, Western Industrial Precinct and Armstrong Creek East Precinct.

These infrastructure items were identified to support the entire Armstrong Creek Urban Growth Area. Although the catchment areas for individual infrastructure items may overlap or cross Precinct boundaries, the overall infrastructure provision for the Growth Area is appropriate for the total projected development, population and employment levels. Therefore, each Precinct is required to contribute via development contributions towards local infrastructure items located within the Precinct.

This DCP will collect levies to ensure that the infrastructure set out in the Integrated Infrastructure Delivery Plan relevant to the Precinct is funded to enable COGG to provide the infrastructure. However, this DCP is not the sole source of funding for all infrastructure in the Precinct. The full range of infrastructure identified will only be delivered if infrastructure is provided by a variety of funding sources.

The infrastructure items will be provided through a number of mechanisms including:

- Subdivision and development construction works by developers;
- Development contributions (community infrastructure levy and development infrastructure levy as shown in this DCP);
- Utility service provider contributions; and
- Capital works projects by Council, state government agencies and community groups.

Decisions have been made about the type of infrastructure which will be funded by this DCP, and these decisions are in line with the *Ministerial Direction for Development Contributions*.

This DCP document has been developed in accordance with the provisions of Part 3B of the *Planning and Environment Act* (1987) and the Victorian State Government *Development Contributions Guidelines (2007)*.

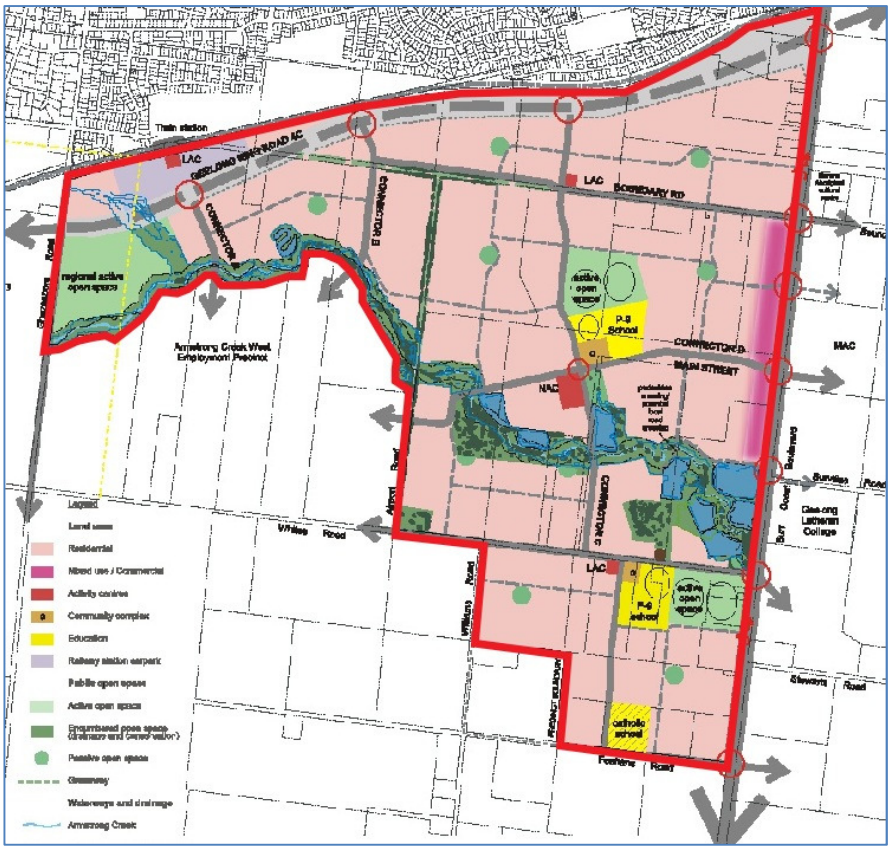
1.3. THE DCP AREA

The Armstrong Creek West Precinct, otherwise referred to in this report as the Main Catchment Area (MCA), consists of land identified in Figure 1 below.

The Precinct is generally bounded by:

- Ghazeepore Road to the west;
- The Warrnambool – Melbourne rail line to the north;
- Surf Coast Highway to the east; and
- The Armstrong Creek West Employment Precinct and the Urban Growth Boundary to the south.

FIGURE 1 ARMSTRONG CREEK WEST PRECINCT (MAIN CATCHMENT AREA)



Source: Armstrong Creek West Precinct Structure Plan, 2011

1.4. DCP TIMEFRAME

For the purposes of the DCP a 20 year life has been adopted. This period commences from the date that the DCP is incorporated into the Greater Geelong Planning Scheme.

2. STATUTORY FRAMEWORK

2.1. PLANNING AND ENVIRONMENT ACT 1987

Part 3B of the *Planning and Environment Act 1987* outlines the statutory provisions relating to development contributions. In summary, Part 3B provides for, amongst other things:

- The inclusion of a DCP in the planning scheme, for the purpose of levying contributions for the provision of works, services and facilities (section 46I);
- The provision to impose either a development infrastructure levy or a community infrastructure levy (section 46J);
- The contents required of a DCP (Section 46K);
- The setting of limits in respect of a community infrastructure levy. In the case of the construction of a dwelling, the community levy must not exceed $900 per dwelling (section 46L);
- The provision for the Minister to issue written directions relating to the preparation and content of a DCP (section 46M);
- The collection of a development infrastructure levy, by way of a condition on a planning permit either requiring the payment of a levy within a specified time, or entering into an agreement to pay the levy within a specified time (section 46N).

2.2. STATE PLANNING POLICY CONTEXT

The Minister's Direction dated 15 May 2003 outlines what may be funded with a development contribution levy, namely:

- Acquisition of land for roads, public transport corridors, drainage, public open space, community facilities;
- Construction of roads, including bicycle, footpaths and traffic management devices;
- Construction of public transport infrastructure, including fixed rail infrastructure, railway stations, bus stops and tram stops;
- Basic improvements to public open space, including earthworks, landscaping, fencing, seating and playground equipment;
- Drainage works;
- Buildings and works for maternal and child health centre, child care centre, kindergarten or a combination of these.

The Victorian State Government has published a set of documents which make up the *Development Contributions Guidelines (2007).* The *Development Contributions Guidelines (2007)* are available through the Department of Planning and Community Development (DPCD) website. These documents provide guidance as to how DCPs are to be prepared and administered including the matters that DCPs are to consider.

3. LOCAL STRATEGIC CONTEXT

3.1. LOCAL PLANNING CONTEXT

A number of strategic planning documents have been prepared by, or on behalf of COGG that identify the need, standard and costs for the infrastructure items that are included in this DCP.

The strategic documents that have informed the provision of infrastructure items to be financed by the DCP are:

- *Armstrong Creek West Precinct Structure Plan (Draft)*, Villawood Properties (2011);
- *Armstrong Creek Integrated Infrastructure Delivery Plan*, City of Greater Geelong (2009);
- *Armstrong Creek Social Integrated Infrastructure Delivery Plan*, City of Greater Geelong (2009);
- *Armstrong Creek West Precinct Traffic Impact Assessment,* GTA Consultants (October 2011);
- *Armstrong Creek West Precinct Structure Plan Flooding Investigations,* Water Technology (October 2011);
- *Armstrong Creek West Precinct Stormwater Management Strategy,* Neil Craigie (28 October 2011);
- *Armstrong Creek West Development Contributions Project Costings*, Prowse Quantity Surveyors (31 August 2011); and
- *Armstrong Creek West Development Contributions Plan Valuation Report,* Charter Keck Cramer (30 August 2011).

This DCP has been prepared in close consultation with Council officers from relevant departments of the City of Greater Geelong. Council officers have also provided strategic planning information and advice regarding costs for this DCP where appropriate.

4. NEED AND NEXUS

4.1. INTRODUCTION

Council has identified a need for each of the community and development infrastructure items that have been included in this DCP. Council has identified that each item is needed in order to provide for the wellbeing, health and safety of the future community.

The cost apportionment methodology adopted in this DCP relies on the nexus principle. The Main Catchment Area (MCA) for this DCP is deemed to have a nexus with an infrastructure item if the occupants of the MCA are likely to make use of the infrastructure item.

In order to fairly levy developers achieving varying densities while maintaining financial certainty for Council, a standard 'per hectare of net developable land' demand unit is used.

A standard 'per dwelling' demand unit is used for the assessment of the community infrastructure levy.

The land area within the MCA and the projected dwelling yield are outlined in this section.

4.2. LAND BUDGET

Table 1 shows the budget of allocated land uses for the MCA. A detailed land budget by title boundary is shown in Appendix A, along with a map showing the location of each title within the MCA.

TABLE 1 LAND BUDGET SUMMARY

	ha
Total Precinct Area	**553.21**
Roads and Transport	63.01
Encumbered land available for recreation	50.66
Education (State)	11.02
Catholic School	3.47
Gross Developable Area	**425.05**
Active Open Space - unencumbered	32.42
Passive Open Space - unencumbered	7.75
Wetlands	9.00
Community facilities	1.85
Net Developable Area	**374.03**
Residential	372.02
Activity Centres	2.01

Source: Armstrong Creek West Precinct Structure Plan, 2011.

Contributions are payable on the Net Developable Area of any given site. For the purpose of this DCP, the Net Developable Area of all residential land has been used to determine the development and population projections for the DCP.

Net Developable Area is defined as "land that can be converted to 'urban purposes'. Urban purposes are those uses that are associated with the establishment of an urban community and will usually include all aspects of residential, commercial and public use." (DPCD, *Development Contributions Guidelines*, p.44).

4.3. Residential Dwelling Yield and Population

Based on an average density of 15 lots per hectare for standard density residential, 20 lots per hectare for medium density residential and an average household size of 2.45 persons per household, the estimated number of dwellings and population in the MCA can be estimated. This information is outlined in Table 2.

TABLE 2 RESIDENTIAL LOTS AND ESTIMATED POPULATION

	Ha	Dwellings per ha	Dwellings	Population
Sub-Precinct A	148.37	16	2,374	
Sub-Precinct B	102.10	15	1,531	
Sub-Precinct C	72.51	15	1,088	
Sub-Precinct D	20.23	20	405	
Sub-Precinct E	11.03	30	331	
Sub-Precinct F	8.39	12	101	
Mixed Use	9.39	15	141	
Residential Total	**372.02**		**5,970**	**14,626**

Source: Armstrong Creek West Precinct Structure Plan, 2011.

4.4. Commercial Development Projections

The Armstrong Creek West Precinct will include a Neighbourhood Activity Centre (NAC) and three Local Activity Centres (LAC). Floorspace estimates for these Activity Centres are preliminary – as such for the purposes of this DCP all developable residential and commercial land will be levied based on Net Developable Area.

Table 3 shows the Net Developable Area allocated to the NAC and 2 LACs. A third LAC is located within the Department of Transport Station Precinct and is excluded from the Net Developable Area (see detailed Land Budget in Appendix A).

TABLE 3 ACTIVITY CENTRE PROJECTIONS

	NDA (ha)	Indicative Retail Floorspace (m^2)	Indicative Office Floorspace (m^2)
Neighbourhood Activity Centre	1.26	3,000	500
Local Activity Centres (2)	0.75	2,500	800
Activity Centres Total	**2.01**	**6,500**	**1,300**

Source: Armstrong Creek West Precinct Structure Plan, 2011.

4.5. DEMAND UNITS

In this DCP, one hectare of Net Developable Area equates to one demand unit. The total number of demand units is shown in Table 4.

All development (residential and commercial) contributes to roads, drainage and planning items. The costs of these items are apportioned based on the 'total' demand units.

Only residential development contributes to open space, trails and community items. The costs of these items are apportioned based on the 'residential' demand units.

TABLE 4 DEMAND UNITS BY LAND USE

Development	Total (ha)
Residential	372.02
Commercial	2.01
Total	**374.03**

4.6. OTHER USES

Where residential land is subdivided into lots that are proposed to be used for a purpose other than a dwelling, a Development Contribution will be levied and must be paid, equivalent to the contribution which would otherwise have been paid if the land had been developed for dwellings. The whole of the land which is subdivided will be assessed on the basis of the demand units for Net Residential Developable Area.

5. INFRASTRUCTURE ITEMS TO BE FUNDED BY THE DCP

5.1. DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

In accordance with the *Planning and Environment Act* (1987) and the Minister's Direction on Development Contributions, the DCP is required to make a distinction between "development" and "community" infrastructure.

Items of infrastructure of a community or social nature are to be classified as community infrastructure, whilst all other infrastructure required under the DCP is classified as development infrastructure.

Contributions relating to community infrastructure are to be made by the land owner at the time of building approval. Contributions relating to community infrastructure will be paid for at a "per-dwelling" rate. The *Planning and Environment Act* (1987) stipulates that the amount that may be contributed under a community infrastructure levy is no more than $900 for each dwelling. If this cap is increased by the State Government in the future, Council may collect the un-capped Community Infrastructure Levy specified in this DCP up to the new cap amount.

COGG strongly encourages landowners/developers to pay the Community Infrastructure Levy before the Statement of Compliance stage.

Contributions relating to development infrastructure are to be made by developers at the time of subdivision. Contributions relating to development infrastructure will be paid at a per-hectare of Net Developable Area rate in respect of the subdivision of residential land.

5.2. EXTERNAL DEMAND

The strategic planning undertaken to determine the requirement for infrastructure items within the DCP area has identified that some of the infrastructure items within the DCP generate usage demand from outside the Precinct.

Additional information including the apportionment of costs for each infrastructure item is provided in Appendix B: DCP project infrastructure sheets.

In all other cases where there is external demand not recovered by a DCP, funds will be sought from alternative sources, including general rates, and Federal and State government funding.

5.3. COMMUNITY INFRASTRUCTURE ITEMS

Strategic planning undertaken by the City of Greater Geelong has identified a requirement for three (3) community infrastructure items:

- CI_OS_1 Regional Active Open Space – Community Pavilion;
- CI_OS_2 Neighbourhood Activity Centre Active Open Space - Community Pavilion; and
- CI_OS_3 Local Activity Centre Active Open Space – Community Pavilion.

The project number and description of this item has been summarised in Table 8 of this document.

5.4. DEVELOPMENT INFRASTRUCTURE ITEMS

Strategic planning undertaken by the City of Greater Geelong has identified a requirement for 51 development infrastructure items. These development infrastructure items can be divided into seven infrastructure categories, being:

- Land;
- Roads;
- Trails;
- Open Space;
- Drainage;
- Community; and
- Planning.

The project number and description of each item has been summarised in Table 8.

5.5. INFRASTRUCTURE LOCATION MAPS

The location of each infrastructure project is shown on the maps in Figures 2 - 6.

Appendix B – DCP Infrastructure Project Sheets provides further detail on each of these projects in terms of the costing, apportionment and strategic justification of each item.

FIGURE 2 LOCATION OF LAND ITEMS

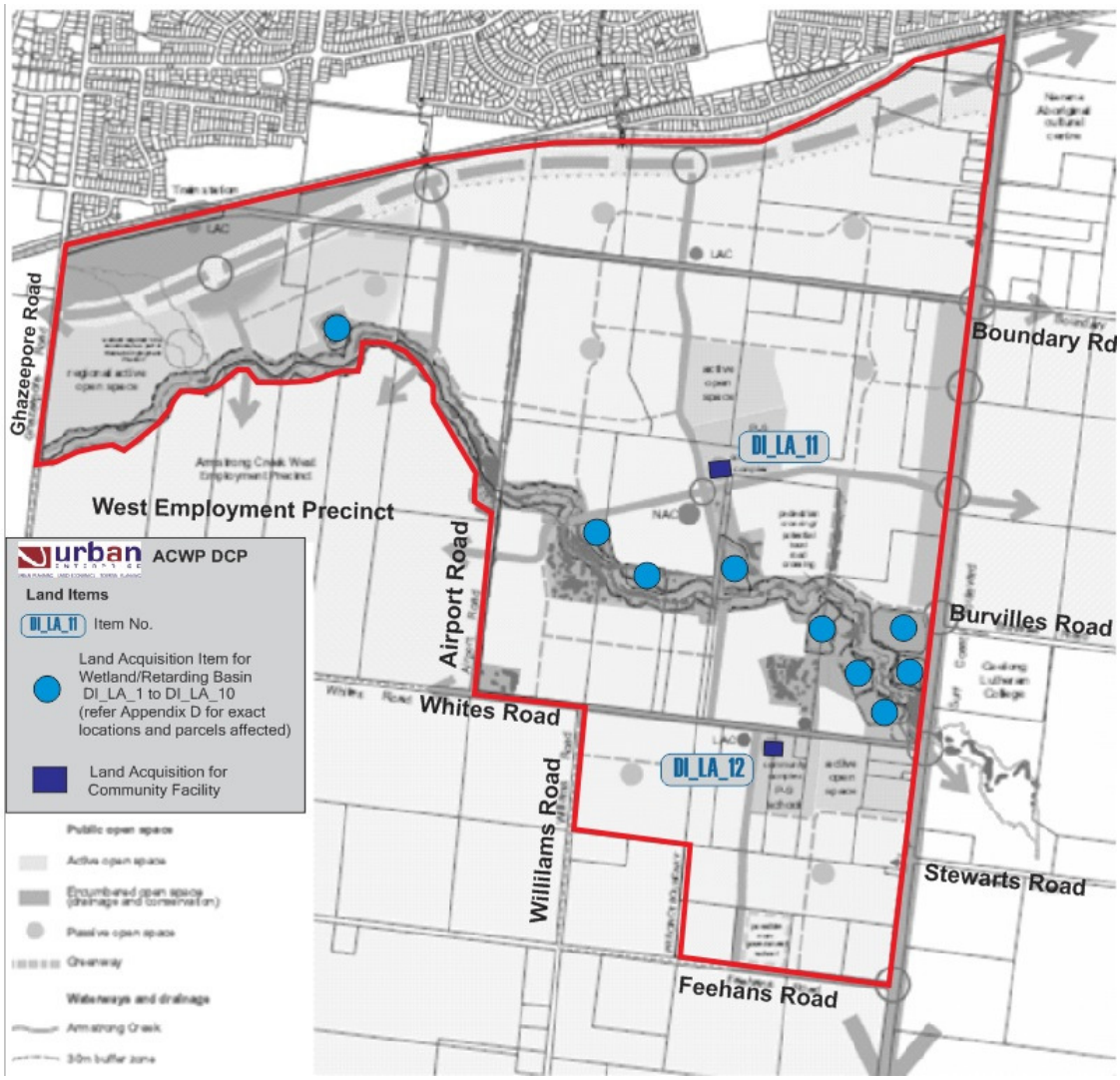


FIGURE 3 LOCATION OF ROAD ITEMS

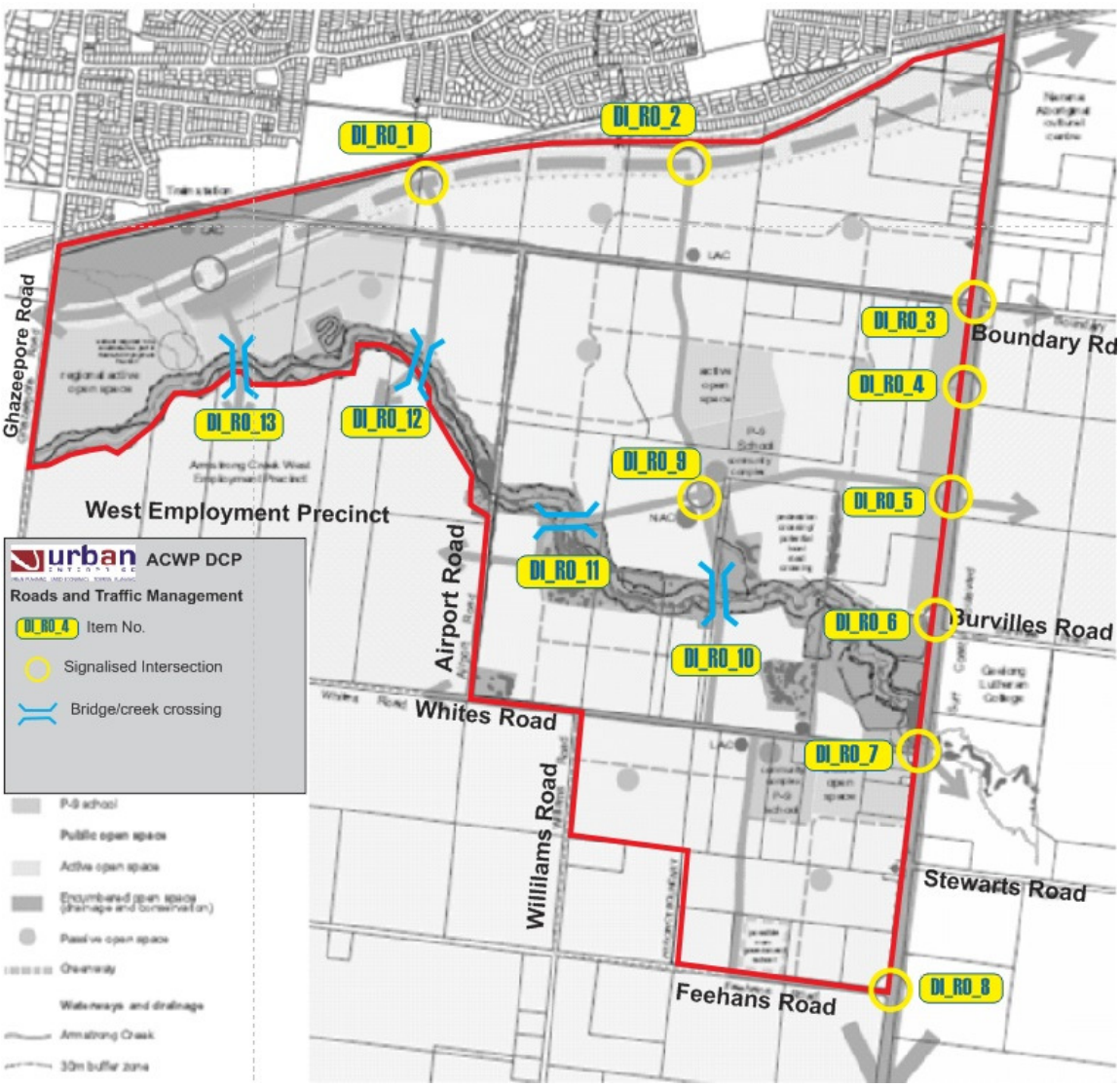


FIGURE 4 LOCATION OF TRAIL ITEMS

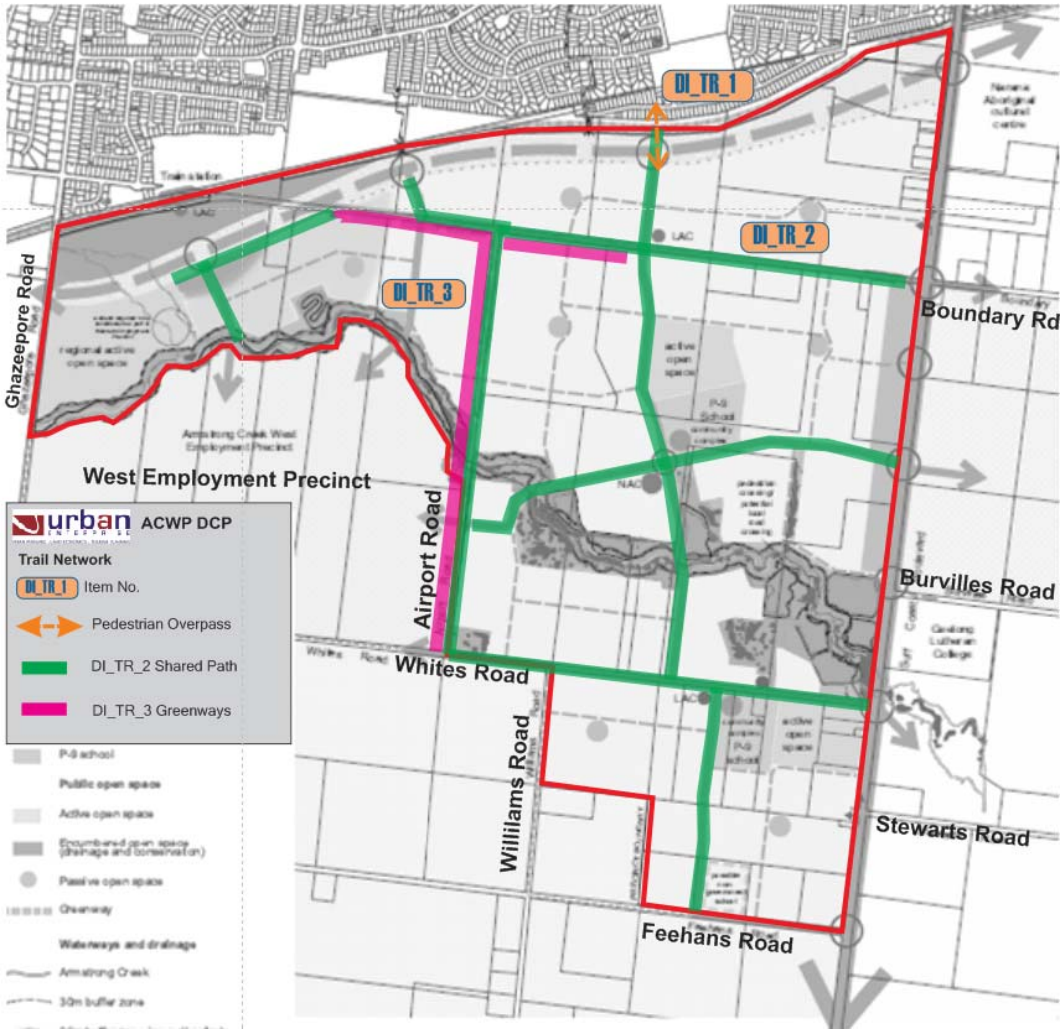


FIGURE 5 LOCATION OF OPEN SPACE ITEMS

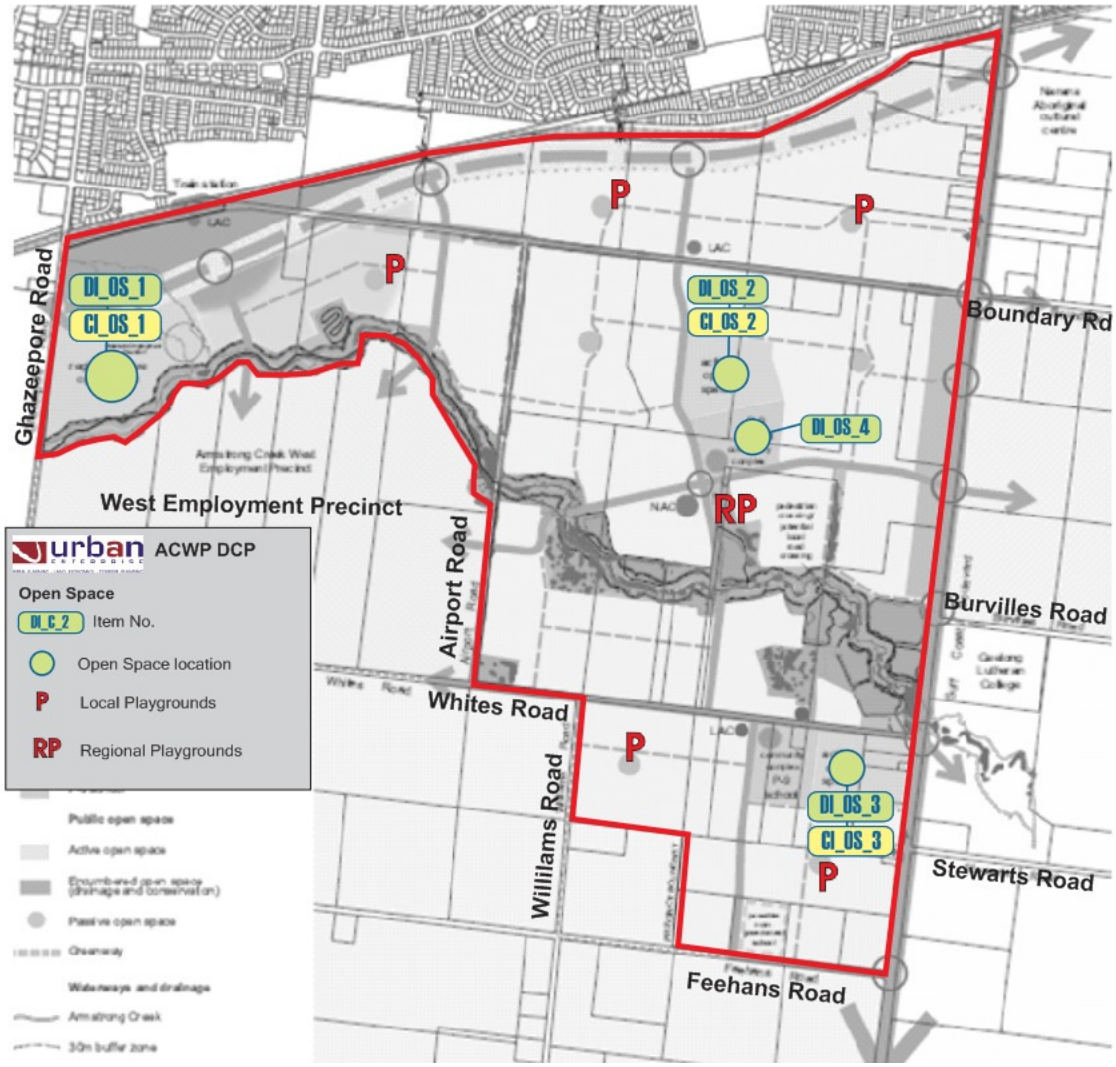


FIGURE 6 LOCATION OF DRAINAGE ITEMS

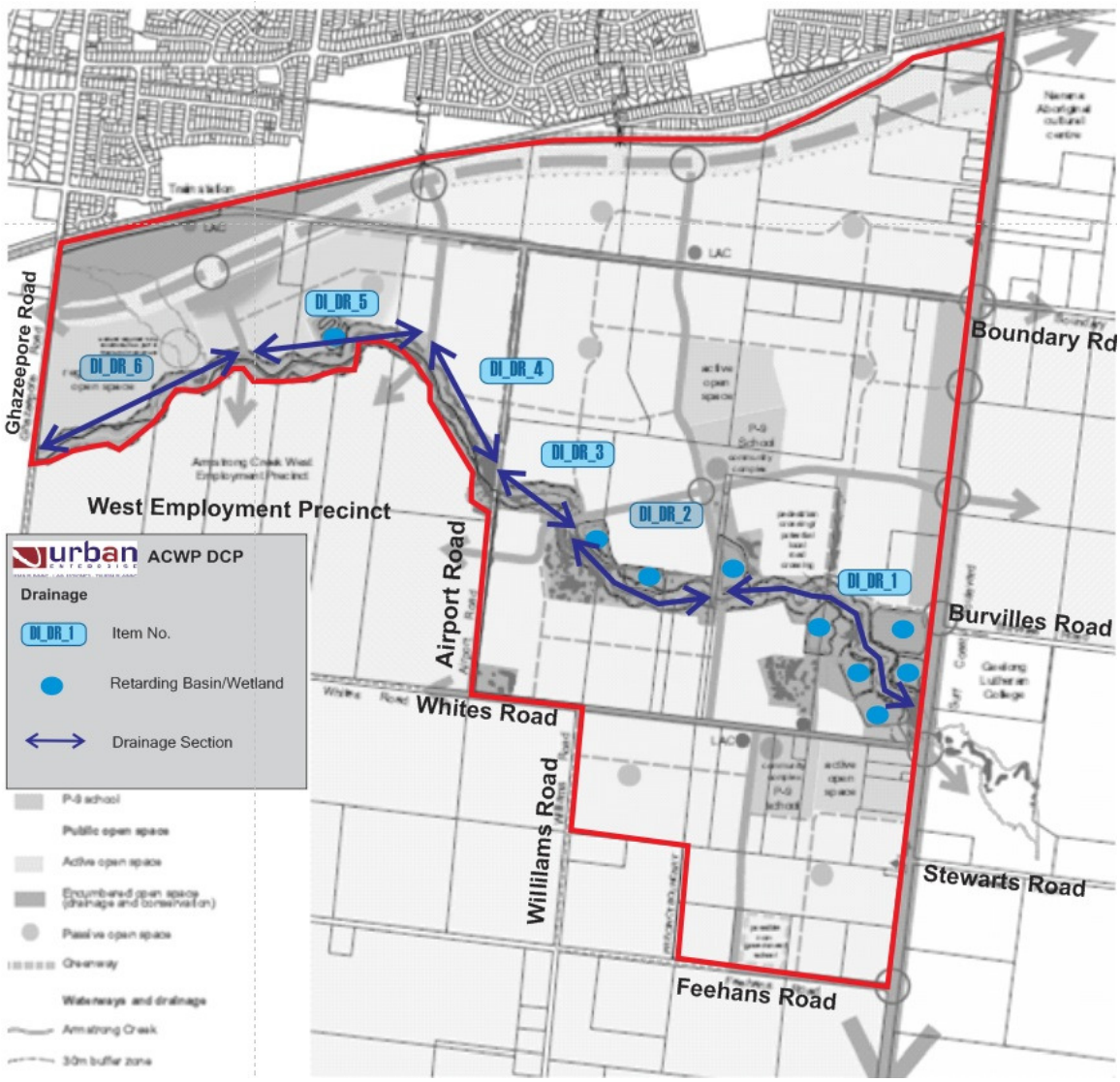
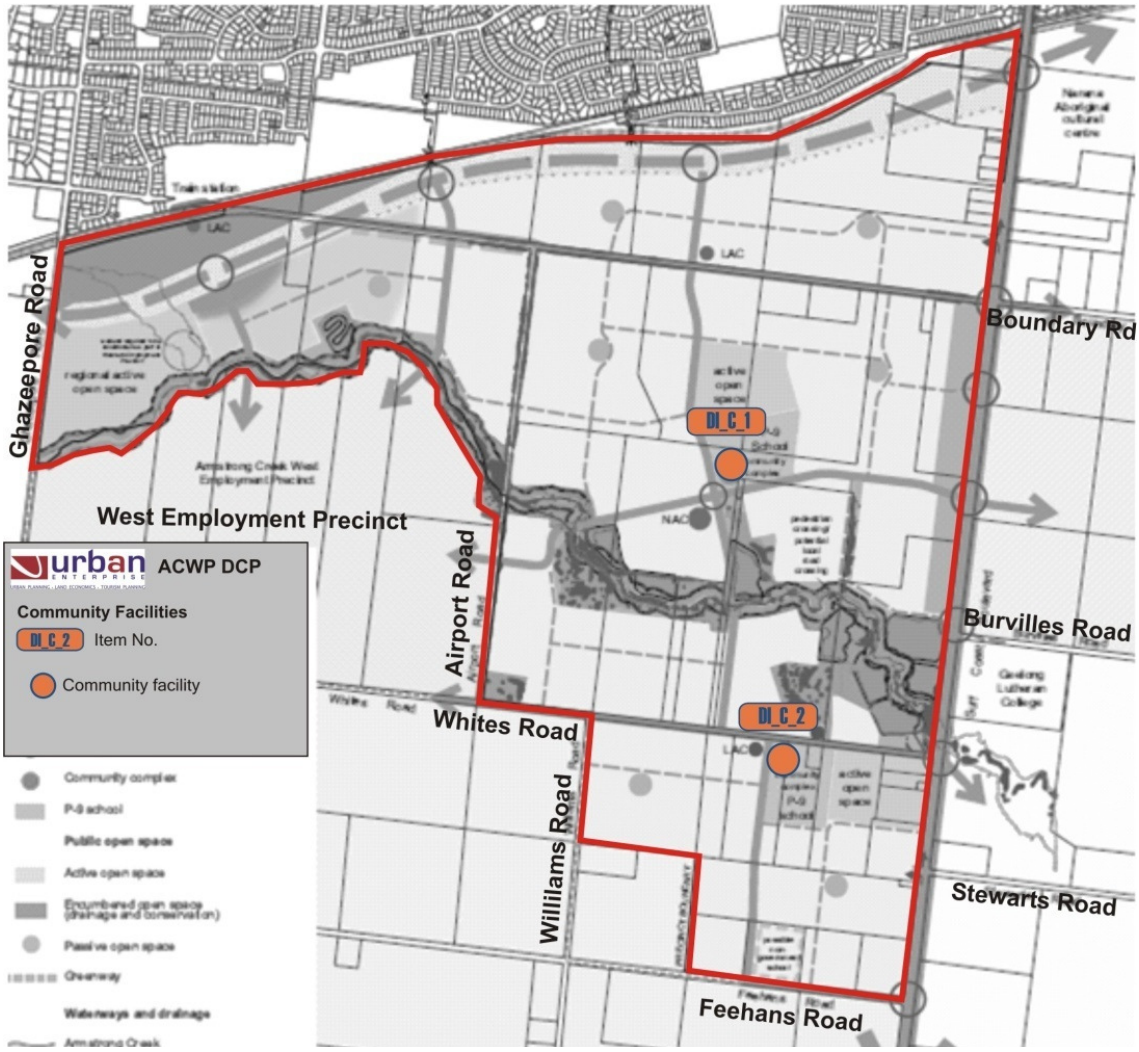


FIGURE 7 LOCATION OF COMMUNITY ITEMS



6. CALCULATION OF LEVIES

6.1. METHOD OF CALCULATING LEVIES

The DCP Infrastructure Project Sheets in Appendix B identify the levies assigned to each infrastructure item. The method of calculation is described in this section.

6.1.1. PROJECT COSTS

Each item in the DCP has a cost specified for either capital works or land. These costs are listed in Appendix B – DCP Infrastructure Project Sheets. The costs have been calculated as at July 2011 and will be indexed annually in accordance with the method specified in this DCP.

6.1.2. EXTERNAL USAGE

For some infrastructure projects there is a proportion of usage generated from areas external to the Main Catchment Area of the DCP. For each item in the DCP, the proportion of usage attributable to the external area has been specified in the DCP Infrastructure Project Sheets.

The proportion of costs attributable to external use is subtracted from the total project cost of an infrastructure item to give the cost attributable to the Main Catchment Area for each infrastructure item.

6.1.3. COST APPORTIONMENT METHODS

The cost of each of the infrastructure items has been apportioned based upon the likelihood that an item will be used by residents of the main catchment area of the DCP.

The method and justification for the cost apportionment that has been used for each infrastructure item is outlined in the DCP Infrastructure Project Sheets (Appendix B).

6.2. DEVELOPMENT CONTRIBUTION RATES PER DEMAND UNIT

A summary of the community and development contributions that are required to be made are outlined in Table 5 and Table 6. These contributions are in July 2011 dollars. Table 5 and Table 6 will be indexed annually in accordance with the method specified in this DCP.

The required Community Infrastructure Levy (CIL) is outlined in Table 5. The Community Infrastructure Levy is subject to the $900 cap per dwelling if the indexed amount exceeds $900 during the life of the DCP.

The required Development Infrastructure Levy payable by infrastructure type per hectare of Net Developable Area is outlined in Table 6.

All developable land is subject to the Development Infrastructure Levy. Only residential dwellings are subject to the Community Infrastructure Levy.

It should be noted that the development infrastructure levy in this DCP includes contributions towards drainage items as the City of Greater Geelong is the drainage authority. This should be taken into account when comparing levies with metropolitan Melbourne development infrastructure levies, which do not include a contribution towards drainage authority infrastructure.

TABLE 5 COMMUNITY INFRASTRUCTURE LEVY PER DWELLING

Cost to MCA ($)	Dwellings	Levy per dwelling ($)	Levy per dwelling - after cap ($)
6,990,419.00	5970	1170.93	900

Source: Urban Enterprise, 2011

TABLE 6 DEVELOPMENT INFRASTRUCTURE LEVY PER DEMAND UNIT

	Cost to MCA ($)	Residential levy ($/ha)	Commercial levy ($/ha)
Land	4,900,000	13,112.47	10,894.85
Roads	10,887,003	29,107.30	29,107.30
Trails	4,687,679	12,600.61	
Open Space	26,618,896	71,552.32	
Drainage	25,607,452	68,463.63	68,463.63
Community	18,329,897	49,271.27	
Other	1,700,000	4,545.09	4,545.09
Total	92,730,926	248,652.69	113,010.87

Source: Urban Enterprise, 2011

7. DCP ADMINISTRATION

7.1. INDEXATION OF LEVIES

Land values and construction costs listed in this DCP are in July 2011 dollars. They will be indexed annually according to the following specified method:

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 15 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 Armstrong Creek West Precinct DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.
- 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 on its website.

If the Community Infrastructure Levy (CIL) cap (currently $900 per dwelling) is ever increased, the Responsible Authority reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation methods in this DCP up to the new CIL cap. The higher levy will be collected from the date the new CIL cap is introduced.

7.2. VALUATION OF LAND

Valuations for land to be acquired under this DCP were provided by a qualified independent valuer (Charter Keck Cramer). Land to be acquired was valued based on the 'before and after method' assuming that all usual services (reticulated water, sewerage, electricity, gas, drainage, telecommunications) will be available when the development proceeds.

7.3. COLLECTING AGENCY

The City of Greater Geelong is the Collecting Agency pursuant to section 46K of the *Planning and Environment Act* (1987).

7.4. DEVELOPMENT AGENCY

The City of Greater Geelong is the development agency for all infrastructure items pursuant to section 46K of the *Planning and Environment Act* (1987).

7.5. COLLECTION OF LEVIES

The Community Infrastructure levy will be collected by the City of Greater Geelong at the Building Approval Stage in accordance with section 46(0) of the *Planning & Environment Act* (1987). However, developers/landowners are strongly encouraged to pay the Community Infrastructure Levy before the issue of a Statement of Compliance to simplify collection of development contributions, reduce the administrative burden on COGG and facilitate the early provision of community infrastructure.

The Development Infrastructure Levy will be collected by the City of Greater Geelong as follows:

- For the subdivision of residential land, before the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of the subdivision creating any new residential lot;
- In relation to the development of commercial land, a planning permit condition must require the payment of the development contribution prior to the commencement of works unless there is an agreement with the Responsible Authority to secure the payment of the development contribution by some other means or other timeframe.

The Development Infrastructure Levy will be collected by the Responsible Authority (City of Greater Geelong) before the issue of a Statement of Compliance. A statement of compliance must not be issued until the development infrastructure levy is paid.

The Responsible Authority will impose conditions on a planning permit for subdivision or for the development of commercial land to collect the levies generally as follows:

FOR SUBDIVISIONS OF RESIDENTIAL LAND

A development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contribution Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan.

Where the subdivision is to be developed in stages the development infrastructure levy for that stage only may be paid to the Responsible Authority within the time specified provided that a Schedule of Development Contributions is submitted with each stage plan of subdivision. The schedule must show the amount of development contributions payable for each stage and paid in respect of prior stages to the satisfaction of the Responsible Authority.

FOR A PERMIT FOR THE DEVELOPMENT OF COMMERCIAL LAND

Unless some other arrangement has been agreed to by the Responsible Authority in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.

NO PERMIT REQUIRED FOR THE DEVELOPMENT OF LAND

Where no planning permit is required for the development of land, unless some other arrangement has been agreed to by the Responsible Authority in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.

7.6. ADMINISTRATIVE PROCEDURES

The City of Greater Geelong's Financial Services Department will undertake ongoing accounting and review of this DCP in terms of:

- The relevance of projects listed in the DCP;
- The level of contributions collected;
- The construction costs of infrastructure projects;
- The land costs of infrastructure projects;
- Updating the DCP to reflect any relevant amendments to the *Planning and Environment Act* (1987), or any new Ministerial Directions relating to development contributions.

The City of Greater Geelong Strategic Planning Department will be required to undertake a formal review of this DCP every five years during the lifespan of the DCP.

Funds collected through development contributions will be held in a specific interest-bearing reserve account in accordance with the provisions of the *Planning and Environment Act* (1987). All monies held in this account will be used solely for the provision of infrastructure as itemised in this DCP.

If Council resolves not to proceed with any of the infrastructure projects listed in this Development Contribution Plan, the Responsible Authority will comply with section 46(Q) of the *Planning & Environment Act* (1987).

7.7. METHOD OF PROVISION

Responsibility for the delivery of infrastructure works as described in this DCP resides with the City of Greater Geelong.

Infrastructure works may be provided by developers with a credit provided against their development contribution, subject to the agreement of the Responsible Authority. The process by which developers may receive this credit is outlined in Section 8 - Implementation Strategy.

8. IMPLEMENTATION STRATEGY

8.1. INTRODUCTION

This section provides further details of the implementation of the DCP following on from the Method of Provision outlined in Section 7, particularly with regards to the provision of Land and Works In-Kind.

8.2. PROVISION OF LAND AND WORKS IN-KIND

As outlined in Section 7, payment of development contributions is to be made in cash.

Alternatively, infrastructure works and land may be provided by developers with a credit provided against their development contribution, subject to the agreement of the Responsible Authority.

Council may enter into Section 173 Agreements with landowners to formalise details of infrastructure items to be provided in-kind. All development and community infrastructure can be provided in-kind under this agreement.

Where a developer intends to construct a building under this DCP in-kind, this must first be agreed to by the Responsible Authority. Any buildings constructed in-kind must be to the satisfaction of the Responsible Authority.

In determining whether to agree to the provision of works in lieu of cash the Responsible Authority will have regard to the following:

- Only works or land identified in the DCP can be provided in lieu of cash;
- Works must be provided to a standard that generally accords with the DCP unless agreed between the Responsible Authority and the developer;
- Detailed design must be approved by the Responsible Authority and generally accord with the standards outlined in the DCP unless agreed by the Responsible Authority and the developer;
- The construction of works must be completed to the satisfaction of the Responsible Authority.
- The impact on the DCP must be cost and revenue neutral.

Where the Responsible Authority agrees that works are to be provided by a developer in lieu of cash contributions:

- The credit for the works provided shall equal the value identified in the DCP taking into account the impact of indexation;
- The value of works provided in accordance with the principles outlined above, will be offset against the development contributions liable to be paid by the developer;
- The developer will not be required to make cash payments for contributions until the value of any credits for the provision of agreed works-in-kind are exhausted;
- Where credit for works-in-kind can't be offset against future levy payments, the developer shall be reimbursed by the Responsible Authority for any excess credit at the time of provision in the DCP;

- Where a developer chooses to bring forward works ahead of the scheduled time in the DCP, this can be done provided the impact on the DCP is cost and revenue neutral;
- Where a developer is in credit against their development contributions liability, this credit will be indexed annually in accordance with one of the methods described above.

8.3. LAND

Council wishes to obtain land required under the DCP, as an off-set against a developer's development contributions. As with works-in-kind, the provision of land would be agreed in an agreement between the developer and the Responsible Authority pursuant to Section 173 of the *Planning and Environment Act* (1987). The value of the off-set for providing land will equal the value shown in the DCP, subject to indexation.

8.4. INFRASTRUCTURE ALLOCATION AND STRATEGIC JUSTIFICATION

Table 7 provides a summary of the infrastructure items in the DCP, the determination of cost apportionment to the Main Catchment Area and the strategic justification for the item.

8.5. DETAILED CALCULATION OF INFRASTRUCTURE LEVIES

Tables 8 and 9 provide details of the levy calculations for each infrastructure item.

TABLE 7 INFRASTRUCTURE ITEMS, COST APPORTIONMENT AND STRATEGIC JUSTIFICATION

Project ID	Project Summary	Capital Cost	Cost apportionment	Strategic Justification
Roads				
DI_RO_1	Intersection - GRR-4C and Connector (west of Airport Road)	$ 1,649,203	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_2	Intersection - GRR-4C and North-South Connector Road	$ 1,681,823	To be apportioned based on NDA between all landowners in the precinct.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_3	Intersection - Surf Coast Hwy and Boundary Road	$ 3,093,085	60% apportioned to Horseshoe Bend and Major Activity Centre Precincts, remainder to be apportioned based on NDA between all landowners in the precinct.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_4	Intersection - Surf Coast Hwy and MAC North Access	$ 2,920,647	65% apportioned to Major Activity Centre Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_5	Intersection - Surf Coast Hwy and Main St (MAC)	$ 3,135,646	60% apportioned to Major Activity Centre Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_6	Intersection - Surf Coast Highway and Burvilles Road	$ 2,665,953	70% apportioned to Major Activity Centre Precinct/Horsham Bend Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_7	Intersection - Surf Coast Hwy and Whites Road	$ 2,748,749	70% apportioned to AC East Precinct; remaining 30% to be apportioned based on NDA between all land owners in the precinct. ACE DCP cost is $2,628,366 (July 2010); indexed from Mar 2010 - Mar 2011 based on PPI.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_8	Intersection - Surf Coast Hwy and Feehans Road	$ 2,423,791	50% apportioned to AC East Precinct; remaining 50% to be apportioned based on NDA between all land owners in the precinct. ACE cost is $2,317,640 (July 2010); indexed from Mar 2010 - Mar 2011 based on PPI.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
DI_RO_9	Intersection - NAC (retail/school precinct)	$ 378,030	To be apportioned based on NDA between all landowners in the precinct.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA,

				2011)
DI_RO_10	Creek Road Crossing - Structure - North-South Connector	$ 404,280	To be apportioned based on NDA between all landowners in the precinct.	Creek crossing required for connection of road network (GTA, 2011)
DI_RO_11	Creek Road Crossing - Structure - East-West Connector (Main St Extension)	$ 657,614	To be apportioned based on NDA between all landowners in the precinct.	Creek crossing required for connection of road network (GTA, 2011)
DI_RO_12	Creek Road Crossing - Structure - Connector Road (west of Airport Road)	$ 773,207	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Creek crossing required for connection of road network (GTA, 2011)
DI_RO_13	Creek Road Crossing - Structure - North-South Connector to Station Precinct	$ 680,086	70% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Creek crossing required for connection of road network (GTA, 2011)
Roads Sub-Total		**$ 23,212,115**		
Trails				
DI_TR_1	Pedestrian Overpass - Connection to connector road (west of Airport Road)	$ 2,513,623	50% apportioned to Council on behalf of existing development, remainder to be apportioned based on NDA between all landowners in the precinct.	Identified in the Precinct Structure Plan to provide pedestrian access to the Precinct.
DI_TR_2	Shared path network - offroad	$ 2,039,469	To be apportioned based on NDA between all landowners in the precinct.	Shared path network identified in the Precinct Structure Plan to provide linkages between open space, community facilities, residents and commercial areas.
DI_TR_3	Greenway Improvement Works (Airport Road and Boundary Road)	$ 1,391,398	To be apportioned based on NDA between all landowners in the precinct.	Greenways identified in the Precinct Structure Plan to provide linkages between open space, community facilities, residents and commercial areas, and protection of native vegetation.
Trails Sub-Total		**$ 5,944,490**		
Open Space				
CI_OS_1	Regional Active Open Space - Community Pavilion - Major	$ 2,782,310	To be apportioned based on NDA between all landowners in the precinct.	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
DI_OS_1	Regional Active Open Space - Play Fields	$ 12,743,840	To be apportioned based on NDA between all landowners in the precinct.	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
CI_OS_2	NAC Active Open Space - Community Pavilion (northern)	$ 2,782,310	To be apportioned based on NDA between all landowners in the precinct.	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).

DI_OS_2	NAC Active Open Space - Play Fields & Bowling Greens (northern)	$ 5,690,749	To be apportioned based on NDA between all landowners in the precinct.	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
CI_OS_3	LAC Active Open Space - Community Pavilion (southern)	$ 1,425,799	To be apportioned based on NDA between all landowners in the precinct.	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
DI_OS_3	LAC Active Open Space - Play Fields (southern)	$ 6,008,526	To be apportioned based on NDA between all landowners in the precinct.	Passive open space facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
DI_OS_5	Playground Equipment - Regional Park	$ 375,000	To be apportioned based on NDA between all landowners in the precinct.	Passive open space facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
DI_OS_6	Playground Equipment - Local Parks (5 no.)	$ 500,000	To be apportioned based on NDA between all landowners in the precinct.	Passive open space facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
DI_OS_4	NAC - Multiple Purpose Stadium (2 Courts)	$ 4,335,936	40% contributed by DEECD as part of school site facilities & 30% contributed by CoGG; remaining 30% apportioned based on NDA between all landowners in the precinct.	Stadium identified by DEECD and Council as required to serve the new population and school requirements.
Open Space Sub-Total		**$ 36,644,470**		
Drainage				
DI_DR_1	Armstrong Creek Waterway Improvement Works - Surf Coast Hwy to North-South Connector Rd	$ 4,162,304	To be apportioned based on NDA between all landowners in the precinct.	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
DI_DR_2	Armstrong Creek Waterway Improvement Works - North-South Connector Road to East-West Connector Rd (Main St Ext)	$ 1,292,215	To be apportioned based on NDA between all landowners in the precinct.	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
DI_DR_3	Armstrong Creek Waterway Improvement Works - East-West Connector Road (Main St Ext) to Airport Road	$ 625,137	To be apportioned based on NDA between all landowners in the precinct.	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
DI_DR_4	Armstrong Creek Waterway Improvement Works - Airport Road to North-South Connector (west of Airport Road)	$ 1,095,543	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)

DI_DR_5	Armstrong Creek Waterway Improvement Works - North-South Connector Road (west of Airport Road) to North-South Connection to Station Precinct	$ 1,805,804	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
DI_DR_6	Armstrong Creek Waterway Improvement Works - North-South Connection to Station Precinct to Ghazeepore Road	$ 987,456	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
DI_LA_1	Drainage Works - Wetland/retarding basins (property 1) - land	$ 1,425,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_2	Drainage Works - Wetland/retarding basins (property 2) - land	$ 25,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_3	Drainage Works - Wetland/retarding basins (property 3) - land	$ 1,075,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_4	Drainage Works - Wetland/retarding basins (property 4) - land	$ 225,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_5	Drainage Works - Wetland/retarding basins (property 5) - land	$ 500,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_6	Drainage Works - Wetland/retarding basins (property 5A) - land	$ 25,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_7	Drainage Works - Wetland/retarding basins (property 6) - land	$ 50,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_8	Drainage Works - Wetland/retarding basins (property 7) - land	$ 100,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_9	Drainage Works - Sedimentation Basin (property 15) - land	$ 75,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_LA_10	Drainage Works - Sedimentation Basin (property 22) - land	$ 575,000	To be apportioned based on NDA between all landowners in the precinct.	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
DI_DR_7	Drainage Works - Wetland/retarding basins (WLRB1) - construction	$ 2,923,845	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).

DI_DR_8	Drainage Works - Wetland/retarding basins (WLRB2) - construction	$ 1,239,034	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
DI_DR_9	Drainage Works - Wetland/retarding basins (WLRB3) - construction	$ 1,962,059	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
DI_DR_10	Drainage Works - Wetland/retarding basins (WLRB4) - construction	$ 3,239,944	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
DI_DR_11	Drainage Works - Wetland/retarding basins (WLRB5) - construction	$ 1,441,418	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
DI_DR_12	Drainage Works - Wetland/retarding basins (WLRB6) - construction	$ 1,737,178	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
DI_DR_13	Drainage Works - Wetland/retarding basins (WLRB7) - construction	$ 1,544,707	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
DI_DR_14	Drainage Works - Wetland/retarding basins (WLRB8) - construction	$ 1,990,518	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
DI_DR_15	Drainage Works - Sedimentation Basin (SB2) - construction	$ 1,504,691	To be apportioned based on NDA between all landowners in the precinct.	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
Drainage Sub-Total		**$ 31,626,853**		
Community Facility				
DI_C_1	Community Complex - NAC - Construction	$ 9,877,478	To be apportioned based on NDA between all landowners in the precinct.	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines City of Greater Geelong, October 2010)
DI_LA_11	Community Complex - NAC - Land	$ 525,000	To be apportioned based on NDA between all landowners in the precinct.	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines City of Greater Geelong, October 2010)
DI_C_2	Community Complex - LAC - Construction	$ 8,452,419	To be apportioned based on NDA between all landowners in the precinct.	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines City of Greater Geelong, October 2010)

DI_LA_12	Community Complex - LAC - Land	$ 300,000	To be apportioned based on NDA between all landowners in the precinct.	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines City of Greater Geelong, October 2010)
Community Facility Sub-Total		**$ 19,154,897**		
Planning				
DI_O_1	PSP/DCP Preparation	$ 1,700,000	To be apportioned based on NDA between all landowners in the precinct.	Item required for comprehensive planning for the precinct.
Planning Sub-Total		**$ 1,700,000**		
TOTAL		$118,282,825		

TABLE 8 DEVELOPMENT INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM

Project ID	Category	Project Summary	Capital Cost	External	Cost to MCA	Dev. type contributing	Demand Units	Levy
DI_RO_1	Roads	Intersection - GRR-4C and Connector (west of Airport Road)	$ 1,649,203.00	50%	$ 824,601.50	All Development	374.03	$ 2,204.64
DI_RO_2	Roads	Intersection - GRR-4C and North-South Connector Road	$ 1,681,823.00	0%	$ 1,681,823.00	All Development	374.03	$ 4,496.49
DI_RO_3	Roads	Intersection - Surf Coast Hwy and Boundary Road	$ 3,093,085.00	60%	$ 1,237,234.00	All Development	374.03	$ 3,307.85
DI_RO_4	Roads	Intersection - Surf Coast Hwy and MAC North Access	$ 2,920,647.00	65%	$ 1,022,226.45	All Development	374.03	$ 2,733.01
DI_RO_5	Roads	Intersection - Surf Coast Hwy and Main St (MAC)	$ 3,135,646.00	60%	$ 1,254,258.40	All Development	374.03	$ 3,353.36
DI_RO_6	Roads	Intersection - Surf Coast Highway and Burvilles Road	$ 2,665,953.00	70%	$ 799,785.90	All Development	374.03	$ 2,138.29
DI_RO_7	Roads	Intersection - Surf Coast Hwy and Whites Road	$ 2,748,749.18	70%	$ 824,624.75	All Development	374.03	$ 2,204.70
DI_RO_8	Roads	Intersection - Surf Coast Hwy and Feehans Road	$ 2,423,791.45	50%	$ 1,211,895.73	All Development	374.03	$ 3,240.10
DI_RO_9	Roads	Intersection - NAC (retail/school precinct)	$ 378,030.00	0%	$ 378,030.00	All Development	374.03	$ 1,010.69
DI_RO_10	Roads	Creek Road Crossing - Structure - North-South Connector	$ 404,280.00	0%	$ 404,280.00	All Development	374.03	$ 1,080.88
DI_RO_11	Roads	Creek Road Crossing - Structure - East-West Connector (Main St Extension)	$ 657,614.00	0%	$ 657,614.00	All Development	374.03	$ 1,758.19
DI_RO_12	Roads	Creek Road Crossing - Structure - Connector Road (west of Airport Road)	$ 773,207.00	50%	$ 386,603.50	All Development	374.03	$ 1,033.62
DI_RO_13	Roads	Creek Road Crossing - Structure - North-South Connector to Station Precinct	$ 680,086.00	70%	$ 204,025.80	All Development	374.03	$ 545.48
DI_TR_1	Trails	Pedestrian Overpass - Connection to connector road (west of Airport Road)	$ 2,513,623.00	50%	$ 1,256,811.50	Residential Only	372.02	$ 3,378.34
DI_TR_2	Trails	Shared path network - offroad	$ 2,039,469.00	0%	$ 2,039,469.00	Residential Only	372.02	$ 5,482.15
DI_TR_3	Trails	Greenway Improvement Works (Airport Road and	$ 1,391,398.00	0%	$ 1,391,398.00	Residential Only	372.02	$ 3,740.12

		Boundary Road)						
CI_OS_1	Open Space	Regional Active Open Space - Community Pavilion - Major	$ 2,782,310.00	0%	$ 2,782,310.00	Residential Only	5,969.99	$ 466.05
DI_OS_1	Open Space	Regional Active Open Space - Play Fields	$ 12,743,840.00	0%	$ 12,743,840.00	Residential Only	372.02	$ 34,255.79
CI_OS_2	Open Space	NAC Active Open Space - Community Pavilion (northern)	$ 2,782,310.00	0%	$ 2,782,310.00	Residential Only	5,969.99	$ 466.05
DI_OS_2	Open Space	NAC Active Open Space - Play Fields & Bowling Greens (northern)	$ 5,690,749.00	0%	$ 5,690,749.00	Residential Only	372.02	$ 15,296.89
CI_OS_3	Open Space	LAC Active Open Space - Community Pavilion (southern)	$ 1,425,799.00	0%	$ 1,425,799.00	Residential Only	5,969.99	$ 238.83
DI_OS_3	Open Space	LAC Active Open Space - Play Fields (southern)	$ 6,008,526.00	0%	$ 6,008,526.00	Residential Only	372.02	$ 16,151.08
DI_OS_5	Open Space	Playground Equipment - Regional Park	$ 375,000.00	0%	$ 375,000.00	Residential Only	372.02	$ 1,008.01
DI_OS_6	Open Space	Playground Equipment - Local Parks (5 no.)	$ 500,000.00	0%	$ 500,000.00	Residential Only	372.02	$ 1,344.01
DI_OS_4	Open Space	NAC - Multiple Purpose Stadium (2 Courts)	$ 4,335,936.00	70%	$ 1,300,780.80	Residential Only	372.02	$ 3,496.53
DI_DR_1	Drainage	Armstrong Creek Waterway Improvement Works - Surf Coast Hwy to North-South Connector Rd	$ 4,162,304.00	0%	$ 4,162,304.00	All Development	374.03	$ 11,128.26
DI_DR_2	Drainage	Armstrong Creek Waterway Improvement Works - North-South Connector Road to East-West Connector Rd (Main St Ext)	$ 1,292,215.00	0%	$ 1,292,215.00	All Development	374.03	$ 3,454.84
DI_DR_3	Drainage	Armstrong Creek Waterway Improvement Works - East-West Connector Road (Main St Ext) to Airport Road	$ 625,137.00	0%	$ 625,137.00	All Development	374.03	$ 1,671.36
DI_DR_4	Drainage	Armstrong Creek Waterway Improvement Works - Airport Road to North-South Connector (west of Airport Road)	$ 1,095,543.00	50%	$ 547,771.50	All Development	374.03	$ 1,464.51
DI_DR_5	Drainage	Armstrong Creek Waterway Improvement Works - North-South Connector Road (west of Airport Road) to North-South Connection to Station Precinct	$ 1,805,804.00	50%	$ 902,902.00	All Development	374.03	$ 2,413.98
DI_DR_6	Drainage	Armstrong Creek Waterway Improvement Works - North-South Connection to Station Precinct to Ghazeepore Road	$ 987,456.00	50%	$ 493,728.00	All Development	374.03	$ 1,320.02
DI_LA_1	Drainage	Drainage Works - Wetland/retarding basins (property 1) - land	$ 1,425,000.00	0%	$ 1,425,000.00	All Development	374.03	$ 3,809.85

DI_LA_2	Drainage	Drainage Works - Wetland/retarding basins (property 2) - land	$ 25,000.00	0%	$ 25,000.00	All Development	374.03	$ 66.84
DI_LA_3	Drainage	Drainage Works - Wetland/retarding basins (property 3) - land	$ 1,075,000.00	0%	$ 1,075,000.00	All Development	374.03	$ 2,874.10
DI_LA_4	Drainage	Drainage Works - Wetland/retarding basins (property 4) - land	$ 225,000.00	0%	$ 225,000.00	All Development	374.03	$ 601.56
DI_LA_5	Drainage	Drainage Works - Wetland/retarding basins (property 5) - land	$ 500,000.00	0%	$ 500,000.00	All Development	374.03	$ 1,336.79
DI_LA_6	Drainage	Drainage Works - Wetland/retarding basins (property 5A) - land	$ 25,000.00	0%	$ 25,000.00	All Development	374.03	$ 66.84
DI_LA_7	Drainage	Drainage Works - Wetland/retarding basins (property 6) - land	$ 50,000.00	0%	$ 50,000.00	All Development	374.03	$ 133.68
DI_LA_8	Drainage	Drainage Works - Wetland/retarding basins (property 7) - land	$ 100,000.00	0%	$ 100,000.00	All Development	374.03	$ 267.36
DI_LA_9	Drainage	Drainage Works - Sedimentation Basin (property 15) - land	$ 75,000.00	0%	$ 75,000.00	All Development	374.03	$ 200.52
DI_LA_10	Drainage	Drainage Works - Sedimentation Basin (property 22) - land	$ 575,000.00	0%	$ 575,000.00	All Development	374.03	$ 1,537.31
DI_DR_7	Drainage	Drainage Works - Wetland/retarding basins (WLRB1) - construction	$ 2,923,845.00	0%	$ 2,923,845.00	All Development	374.03	$ 7,817.14
DI_DR_8	Drainage	Drainage Works - Wetland/retarding basins (WLRB2) - construction	$ 1,239,034.00	0%	$ 1,239,034.00	All Development	374.03	$ 3,312.66
DI_DR_9	Drainage	Drainage Works - Wetland/retarding basins (WLRB3) - construction	$ 1,962,059.00	0%	$ 1,962,059.00	All Development	374.03	$ 5,245.73
DI_DR_10	Drainage	Drainage Works - Wetland/retarding basins (WLRB4) - construction	$ 3,239,944.00	0%	$ 3,239,944.00	All Development	374.03	$ 8,662.26
DI_DR_11	Drainage	Drainage Works - Wetland/retarding basins (WLRB5) - construction	$ 1,441,418.00	0%	$ 1,441,418.00	All Development	374.03	$ 3,853.75
DI_DR_12	Drainage	Drainage Works - Wetland/retarding basins (WLRB6) - construction	$ 1,737,178.00	0%	$ 1,737,178.00	All Development	374.03	$ 4,644.49
DI_DR_13	Drainage	Drainage Works - Wetland/retarding basins (WLRB7) - construction	$ 1,544,707.00	0%	$ 1,544,707.00	All Development	374.03	$ 4,129.90
DI_DR_14	Drainage	Drainage Works - Wetland/retarding basins	$ 1,990,518.00	0%	$ 1,990,518.00	All Development	374.03	$ 5,321.81

		(WLRB8) - construction						
DI_DR_15	Drainage	Drainage Works - Sedimentation Basin (SB2) - construction	$ 1,504,691.00	0%	$ 1,504,691.00	All Development	374.03	$ 4,022.92
DI_C_1	Community Facilities	Community Complex - NAC - Construction	$ 9,877,478.00	0%	$ 9,877,478.00	Residential Only	372.02	$ 26,550.93
DI_LA_11	Community facilities	Community Complex - NAC - Land	$ 525,000.00	0%	$ 525,000.00	Residential Only	372.02	$ 1,411.21
DI_C_2	Community Facilities	Community Complex - LAC - Construction	$ 8,452,419.00	0%	$ 8,452,419.00	Residential Only	372.02	$ 22,720.33
DI_LA_12	Community facilities	Community Complex - LAC - Land	$ 300,000.00	0%	$ 300,000.00	Residential Only	372.02	$ 806.41
DI_O_1	Other	PSP/DCP Preparation	$ 1,700,000.00	0%	$ 1,700,000.00	All Development	374.03	$ 4,545.09
Total DIL								$ 248,652.69

TABLE 9 COMMUNITY INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM

Project ID	Category	Project Summary	Capital Cost	External	Cost to MCA	Dev. type contributing	Demand Units	Levy (per dwelling)
CI_OS_1	Open Space	Regional Active Open Space - Community Pavilion - Major	$ 2,782,310.00	0%	$ 2,782,310.00	Residential Only	5,970	$ 466.05
CI_OS_2	Open Space	NAC Active Open Space - Community Pavilion (northern)	$ 2,782,310.00	0%	$ 2,782,310.00	Residential Only	5,970	$ 466.05
CI_OS_3	Open Space	LAC Active Open Space - Community Pavilion (southern)	$ 1,425,799.00	0%	$ 1,425,799.00	Residential Only	5,970	$ 238.83
Total CIL								$ 1,170.93

8.6. DCP Summary Tables

The following summary tables serve as a quick reference guide. For more detail on any of these items refer to the appropriate section of this document. All dollar values shown in this table are current as of July 2011 and are subject to indexation and review in accordance with the methods outlined within Section 7 of this document.

TABLE 10 SUMMARY OF LAND USE

Land Use	Net Developable Area
Residential	372.02
Commercial	2.01
Total	374.03

TABLE 11 SUMMARY OF LEVIES PAYABLE (JULY 2011 VALUES)

	Levy to be Collected
DIL (per hectare of residential land)	$ 248,652.69
DIL (per hectare of commercial land)	$ 113,010.87
CIL (per dwelling)	$ 900.00

TABLE 12 SUMMARY OF COSTS APPORTIONED AND FUNDS TO BE COLLECTED (JULY 2011 VALUES)

	Internal	External	Total
Development Infrastructure			
Total DIL Cost Apportioned	$ 92,730,926	$ 18,561,480	$ 111,292,406
Total DIL Funds to be Collected under the DCP	$ 92,730,926	$ -	$ 92,730,926
Community Infrastructure			
Total CIL Cost Apportioned	$ 6,990,419		$ 6,990,419
Total CIL Funds to be Collected under the DCP	$ 5,373,000	$ -	$ 5,373,000
All Infrastructure			
Total Cost Apportioned	$ 99,721,345	$ 18,561,480	$ 118,282,825
Total Funds to be Collected under DCP	$ 98,103,926	$ -	$ 98,103,926

APPENDICES

Appendix A. DETAILED LAND BUDGET

Plan 21

Armstrong Creek West

Precinct Urban Structure

September 2011

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Appendix B. DCP INFRASTRUCTURE PROJECT SHEETS

DI_RO_1	**Intersection - GRR-4C and Connector (west of Airport Road)**
Description	Intersection - GRR-4C and Connector (west of Airport Road)

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$1,649,203
Indicative Provision Trigger	Upon connection of Connector road and GRR
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	50%
Project Cost to MCA	$824,602
Apportionment of Costs	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$2,204.64
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_2	**Intersection - GRR-4C and North-South Connector Road**
Description	Intersection - GRR-4C and North-South Connector Road

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$1,681,823
Indicative Provision Trigger	Upon connection of North-South Connector Road and GRR
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	0%
Project Cost to MCA	$1,681,823
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$4,496.49
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_3	**Intersection - Surf Coast Hwy and Boundary Road**
Description	Intersection - Surf Coast Hwy and Boundary Road

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$3,093,085
Indicative Provision Trigger	First subdivision requiring access via Boundary Road.
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	60%
Project Cost to MCA	$1,237,234
Apportionment of Costs	60% apportioned to Horseshoe Bend and Major Activity Centre Precincts, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$3,307.85
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_4	**Intersection - Surf Coast Hwy and MAC North Access**
Description	Intersection - Surf Coast Hwy and MAC North Access

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$2,920,647
Indicative Provision Trigger	First subdivision requiring access via North access road
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	65%
Project Cost to MCA	$1,022,226
Apportionment of Costs	65% apportioned to Major Activity Centre Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$2,733.01
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_5	**Intersection - Surf Coast Hwy and Main St (MAC)**
Description	Intersection - Surf Coast Hwy and Main St (MAC)

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$3,135,646
Indicative Provision Trigger	First subdivision requiring access via Main Street
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	60%
Project Cost to MCA	$1,254,258
Apportionment of Costs	60% apportioned to Major Activity Centre Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$3,353.36
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_6	**Intersection - Surf Coast Highway and Burvilles Road**
Description	Intersection - Surf Coast Highway and Burvilles Road

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$2,665,953
Indicative Provision Trigger	First sibdivision requiring access via Burvilles Road
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	70%
Project Cost to MCA	$799,786
Apportionment of Costs	70% apportioned to Major Activity Centre Precinct/Horsham Bend Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$2,138.29
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_7	**Intersection - Surf Coast Hwy and Whites Road**
Description	Intersection - Surf Coast Hwy and Whites Road

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$2,748,749
Indicative Provision Trigger	First subdivision requiring access via Whites Road
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	70%
Project Cost to MCA	$824,625
Apportionment of Costs	70% apportioned to AC East Precinct; remaining 30% to be apportioned based on NDA between all land owners in the precinct. ACE DCP cost is $2,628,366 (July 2010); indexed from Mar 2010 - Mar 2011 based on PPI.
Demand Units	374.03
Levy Amount	$2,204.70
Costing Source	Armstrong Creek East Precinct DCP

The Project Cost is expressed in July 2011 dollars.

DI_RO_8	**Intersection - Surf Coast Hwy and Feehans Road**
Description	Intersection - Surf Coast Hwy and Feehans Road

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$2,423,791
Indicative Provision Trigger	First subdivision requiring access via Feehans Road
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	50%
Project Cost to MCA	$1,211,896
Apportionment of Costs	50% apportioned to AC East Precinct; remaining 50% to be apportioned based on NDA between all land owners in the precinct. ACE cost is $2,317,640 (July 2010); indexed from Mar 2010 - Mar 2011 based on PPI.
Demand Units	374.03
Levy Amount	$3,240.10
Costing Source	Armstrong Creek East Precinct DCP

The Project Cost is expressed in July 2011 dollars.

DI_RO_9	Intersection - NAC (retail/school precinct)
Description	Intersection - NAC (retail/school precinct)

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$378,030
Indicative Provision Trigger	Development of the NAC
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (GTA, 2011)
External Usage Discount	0%
Project Cost to MCA	$378,030
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,010.69
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_10	**Creek Road Crossing - Structure - North-South Connector**
Description	Creek Road Crossing - Structure - North-South Connector

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$404,280
Indicative Provision Trigger	Construction of the North South Connector Road on both sides of the creek.
Strategic Justification	Creek crossing required for connection of road network (GTA, 2011)
External Usage Discount	0%
Project Cost to MCA	$404,280
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,080.88
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_11	**Creek Road Crossing - Structure - East-West Connector (Main St Extension)**
Description	Creek Road Crossing - Structure - East-West Connector (Main St Extension)

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$657,614
Indicative Provision Trigger	Construction of Main St on both sides of the creek.
Strategic Justification	Creek crossing required for connection of road network (GTA, 2011)
External Usage Discount	0%
Project Cost to MCA	$657,614
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,758.19
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_12	**Creek Road Crossing - Structure - Connector Road (west of Airport Road)**
Description	Creek Road Crossing - Structure - Connector Road (west of Airport Road)

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$773,207
Indicative Provision Trigger	Construction of the Connector Road on both sides of the creek.
Strategic Justification	Creek crossing required for connection of road network (GTA, 2011)
External Usage Discount	50%
Project Cost to MCA	$386,604
Apportionment of Costs	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,033.62
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_RO_13	**Creek Road Crossing - Structure - North-South Connector to Station Precinct**
Description	Creek Road Crossing - Structure - North-South Connector to Station Precinct

Infrastructure Type	Infrastructure Category
Development	Roads

Project Cost	$680,086
Indicative Provision Trigger	Construction of the Connector Road on both sides of the creek.
Strategic Justification	Creek crossing required for connection of road network (GTA, 2011)
External Usage Discount	70%
Project Cost to MCA	$204,026
Apportionment of Costs	70% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$545.48
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_TR_1	**Pedestrian Overpass - Connection to connector road (west of Airport Road)**
Description	Pedestrian Overpass - Connection to connector road (west of Airport Road)

Infrastructure Type	Infrastructure Category
Development	Trails

Project Cost	$2,513,623
Indicative Provision Trigger	No later than 2,000 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Identified in the Precinct Structure Plan to provide pedestrian access to the Precinct.
External Usage Discount	50%
Project Cost to MCA	$1,256,812
Apportionment of Costs	50% apportioned to Council on behalf of existing development, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$3,378.34
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_TR_2	**Shared path network - offroad**
Description	2.5m concrete shared paths within road reserves (8,470m, $1,720,469) and within greenways ($319,000)

Infrastructure Type	Infrastructure Category
Development	Trails

Project Cost	$2,039,469
Indicative Provision Trigger	Progressive implementation as subdivision occurs.
Strategic Justification	Shared path network identified in the Precinct Structure Plan to provide linkages between open space, community facilities, residents and commercial areas.
External Usage Discount	0%
Project Cost to MCA	$2,039,469
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$5,482.15
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_TR_3	**Greenway Improvement Works (Airport Road and Boundary Road)**
Description	Greenway Improvement Works (Airport Road and Boundary Road)

Infrastructure Type	Infrastructure Category
Development	Trails

Project Cost	$1,391,398
Indicative Provision Trigger	Progressive implementation as subdivision occurs.
Strategic Justification	Greenways identified in the Precinct Structure Plan to provide linkages between open space, community facilities, residents and commercial areas, and protection of native vegetation.
External Usage Discount	0%
Project Cost to MCA	$1,391,398
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$3,740.12
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

CI_OS_1	**Regional Active Open Space - Community Pavilion - Major**
Description	Multi-purpose pavilion for community use and potentially local cricket, football and soccer clubs

Infrastructure Type	Infrastructure Category
Community	Open Space

Project Cost	$2,782,310
Indicative Provision Trigger	No later than 3,000 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$2,782,310
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	5,970.0
Levy Amount	$466.05
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_OS_1	Regional Active Open Space - Play Fields
Description	Includes 4 grass soccer pitches, 2 synthetic soccer/hockey pitches, 10 tennis courts (must accommodate 18 ultimate) and associated civil works

Infrastructure Type	Infrastructure Category
Development	Open Space

Project Cost	$12,743,840
Indicative Provision Trigger	No later than 3,000 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$12,743,840
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$34,255.79
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

CI_OS_2	**NAC Active Open Space - Community Pavilion (northern)**
Description	NAC Active Open Space - Community Pavilion (northern)

Infrastructure Type	Infrastructure Category
Community	Open Space

Project Cost	$2,782,310
Indicative Provision Trigger	No later than 2,000 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$2,782,310
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	5,970
Levy Amount	$466.05
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_OS_2	NAC Active Open Space - Play Fields & Bowling Greens (northern)
Description	2 ovals and 2 netball courts, plus 2 synthetic bowling greens and associated civil works

Infrastructure Type	Infrastructure Category
Development	Open Space

Project Cost	$5,690,749
Indicative Provision Trigger	No later than 2,000 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$5,690,749
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$15,296.89
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

CI_OS_3	LAC Active Open Space - Community Pavilion (southern)
Description	LAC Active Open Space - Community Pavilion (southern)

Infrastructure Type	Infrastructure Category
Community	Open Space

Project Cost	$1,425,799
Indicative Provision Trigger	No later than 3,500 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Active open space land, fields and facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$1,425,799
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	5,970
Levy Amount	$238.83
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_OS_3	**LAC Active Open Space - Play Fields (southern)**
Description	Construction of 2 ovals and 2 netball courts, and associated civil works within the NAC Active Open Space Reserve.

Infrastructure Type	Infrastructure Category
Development	Open Space

Project Cost	$6,008,526
Indicative Provision Trigger	No later than 3,500 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Passive open space facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$6,008,526
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$16,151.08
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_OS_5	**Playground Equipment - Regional Park**
Description	Construction of a Regional Playground facility.

Infrastructure Type	Infrastructure Category
Development	Open Space

Project Cost	$375,000
Indicative Provision Trigger	No later than 2,000 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Passive open space facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$375,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$1,008.01
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_OS_6	**Playground Equipment - Local Parks (5 no.)**
Description	Construction of local playgrounds in various passive open space reserves (refer Infrastructure Maps for locations)

Infrastructure Type	Infrastructure Category
Development	Open Space

Project Cost	$500,000
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Passive open space facilities required to serve the new resident population in line with Growth Area guidelines (identified in Precinct Structure Plan).
External Usage Discount	0%
Project Cost to MCA	$500,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$1,344.01
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_OS_4	NAC - Multiple Purpose Stadium (2 Courts)
Description	2 court multipurpose stadium. Located on State School site on north of Armstrong Creek. 40% contributed by DEECD as part of school site facilities

Infrastructure Type	Infrastructure Category
Development	Open Space

Project Cost	$4,335,936
Indicative Provision Trigger	2,500 dwellings occupied or once the relevant school enrolment trigger for this type of facility is reached.
Strategic Justification	Stadium identified by DEECD and Council as required to serve the new population and school requirements.
External Usage Discount	70%
Project Cost to MCA	$1,300,781
Apportionment of Costs	40% contributed by DEECD as part of school site facilities & 30% contributed by CoGG; remaining 30% apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$3,496.53
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_1	**Armstrong Creek Waterway Improvement Works - Surf Coast Hwy to North-South Connector Rd**
Description	Construction of drainage item from Surf Coast Hwy to North-South Connector Rd.
	Infrastructure Type: Development / Infrastructure Category: Drainage
Project Cost	$4,162,304
Indicative Provision Trigger	First subdivision east of Airport Road
Strategic Justification	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
External Usage Discount	0%
Project Cost to MCA	$4,162,304
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$11,128.26
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

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The Project Cost is expressed in July 2011 dollars.

Version 2.1

DI_DR_4	**Armstrong Creek Waterway Improvement Works - Airport Road to North-South Connector (west of Airport Road)**
Description	Construction of drainage item from Airport Road to North-South Connector (west of Airport Road).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,095,543
Indicative Provision Trigger	First subdivision west of Airport Road
Strategic Justification	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
External Usage Discount	50%
Project Cost to MCA	$547,772
Apportionment of Costs	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,464.51
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_5	**Armstrong Creek Waterway Improvement Works - North-South Connector Road (west of Airport Road) to North-South Connection to Station Precinct**
Description	Construction of drainage item from North-South Connector (west of Airport Road) to North-South Connection to Station Precinct.

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,805,804
Indicative Provision Trigger	First subdivision west of Airport Road
Strategic Justification	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
External Usage Discount	50%
Project Cost to MCA	$902,902
Apportionment of Costs	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$2,413.98
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_6	**Armstrong Creek Waterway Improvement Works - North-South Connection to Station Precinct to Ghazeepore Road**
Description	Construction of drainage item from North-South Connection to Station Precinct to Ghazeepre Road.

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$987,456
Indicative Provision Trigger	First subdivision west of Airport Road
Strategic Justification	Waterway improvement works required for Armstrong Creek as identified by Water Technology (October 2011) and Neil Craigie (October 2011)
External Usage Discount	50%
Project Cost to MCA	$493,728
Apportionment of Costs	50% apportioned to Western Employment Precinct, remainder to be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,320.02
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_1	**Drainage Works - Wetland/retarding basins (property 1) - land**
Description	Drainage Works - Wetland/retarding basins (property 1) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,425,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$1,425,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$3,809.85
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_2	**Drainage Works - Wetland/retarding basins (property 2) - land**
Description	Drainage Works - Wetland/retarding basins (property 2) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$25,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$25,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$66.84
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_3	**Drainage Works - Wetland/retarding basins (property 3) - land**
Description	Drainage Works - Wetland/retarding basins (property 3) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,075,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$1,075,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$2,874.10
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_4	**Drainage Works - Wetland/retarding basins (property 4) - land**
Description	Drainage Works - Wetland/retarding basins (proeprty 4) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$225,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$225,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$601.56
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_5	**Drainage Works - Wetland/retarding basins (property 5) - land**
Description	Drainage Works - Wetland/retarding basins (property 5) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$500,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$500,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,336.79
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_6	**Drainage Works - Wetland/retarding basins (property 5A) - land**
Description	Drainage Works - Wetland/retarding basins (property 5A) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$25,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$25,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$66.84
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_7	**Drainage Works - Wetland/retarding basins (property 6) - land**
Description	Drainage Works - Wetland/retarding basins (property 6) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$50,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$50,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$133.68
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_8	**Drainage Works - Wetland/retarding basins (property 7) - land**
Description	Drainage Works - Wetland/retarding basins (property 7) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$100,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$100,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$267.36
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_9	**Drainage Works - Sedimentation Basin (property 15) - land**
Description	Drainage Works - Sedimentation Basin (property 15) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$75,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$75,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$200.52
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_10	**Drainage Works - Sedimentation Basin (property 22) - land**
Description	Drainage Works - Sedimentation Basin (property 22) - land

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$575,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for works is reached.
Strategic Justification	Land required for wetlands and retarding basins as identified by Water Technology and Neil Craigie (2011)
External Usage Discount	0%
Project Cost to MCA	$575,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$1,537.31
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_7	**Drainage Works - Wetland/retarding basins (WLRB1) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB1).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$2,923,845
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$2,923,845
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$7,817.14
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_8	**Drainage Works - Wetland/retarding basins (WLRB2) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB2).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,239,034
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$1,239,034
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$3,312.66
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_9	**Drainage Works - Wetland/retarding basins (WLRB3) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB3).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,962,059
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$1,962,059
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$5,245.73
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_10	**Drainage Works - Wetland/retarding basins (WLRB4) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB4).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$3,239,944
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$3,239,944
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$8,662.26
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_11	**Drainage Works - Wetland/retarding basins (WLRB5) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB5).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,441,418
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$1,441,418
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$3,853.75
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_12	**Drainage Works - Wetland/retarding basins (WLRB6) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB6).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,737,178
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$1,737,178
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$4,644.49
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_13	**Drainage Works - Wetland/retarding basins (WLRB7) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB7).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,544,707
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$1,544,707
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$4,129.90
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_14	**Drainage Works - Wetland/retarding basins (WLRB8) - construction**
Description	Construction of drainage item - Wetland/retarding basins (WLRB8).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,990,518
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$1,990,518
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$5,321.81
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_DR_15	**Drainage Works - Sedimentation Basin (SB2) - construction**
Description	Construction of drainage item - Sedimentation Basin (SB2).

Infrastructure Type	Infrastructure Category
Development	Drainage

Project Cost	$1,504,691
Indicative Provision Trigger	As subdivision occurs.
Strategic Justification	Wetlands/retarding basins identified by Water Technology and Neil Craigie (2011).
External Usage Discount	0%
Project Cost to MCA	$1,504,691
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$4,022.92
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_C_1	**Community Complex - NAC - Construction**
Description	Community Complex - NAC - Construction

Infrastructure Type	Infrastructure Category
Development	Community Facilities

Project Cost	$9,877,478
Indicative Provision Trigger	No later than 2,000 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines
External Usage Discount	0%
Project Cost to MCA	$9,877,478
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$26,550.93
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_11	**Community Complex - NAC - Land**
Description	Community Complex - NAC - Land acquisition - 1.25ha

Infrastructure Type	Infrastructure Category
Development	Community facilities

Project Cost	$525,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for development of the facility is reached.
Strategic Justification	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines
External Usage Discount	0%
Project Cost to MCA	$525,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$1,411.21
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_C_2	**Community Complex - LAC - Construction**
Description	Community Complex - LAC - Construction

Infrastructure Type	Infrastructure Category
Development	Community Facilities

Project Cost	$8,452,419
Indicative Provision Trigger	No later than 3,500 dwellings occupied or at the discretion of the Responsible Authority for early provision.
Strategic Justification	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines
External Usage Discount	0%
Project Cost to MCA	$8,452,419
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$22,720.33
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_LA_12	**Community Complex - LAC - Land**
Description	Community Complex - LAC - Land acquisition - 0.6ha

Infrastructure Type	Infrastructure Category
Development	Community facilities

Project Cost	$300,000
Indicative Provision Trigger	As subdivision occurs or when the trigger for development of the facility is
Strategic Justification	Community land and facilities required to serve the new resident population in line with Growth Area guidelines (Sustainable Communities - Infrastructure Development Guidelines
External Usage Discount	0%
Project Cost to MCA	$300,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	372.02
Levy Amount	$806.41
Costing Source	Charter Keck Cramer Land valuation report (4/11/11)

The Project Cost is expressed in July 2011 dollars.

DI_O_1	PSP/DCP Preparation
Description	PSP/DCP Preparation

Infrastructure Type	Infrastructure Category
Development	Other

Project Cost	$1,700,000
Indicative Provision Trigger	Complete
Strategic Justification	Item required for comprehensive planning for the precinct.
External Usage Discount	0%
Project Cost to MCA	$1,700,000
Apportionment of Costs	To be apportioned based on NDA between all landowners in the precinct.
Demand Units	374.03
Levy Amount	$4,545.09
Costing Source	Prowse QS Costings (3/11/11)

The Project Cost is expressed in July 2011 dollars.

Appendix C. INTERSECTION AND DRAINAGE PLANS

A	02/11/2011	DCP ITEMS RE-NUMBERED
STATUS	DATE	COMMENTS

BROWN Smart Consulting

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BROWN CONSULTING (VIC) PTY LTD
Engineers, Town Planners and Surveyors
Level 2, 66 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

PROJECT: ARMSTRONG CREEK

CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD

SIGNED: DATE:

SCALE: 1:1000

DRAWN: H.T ANG

DESIGN: T.PALIOS

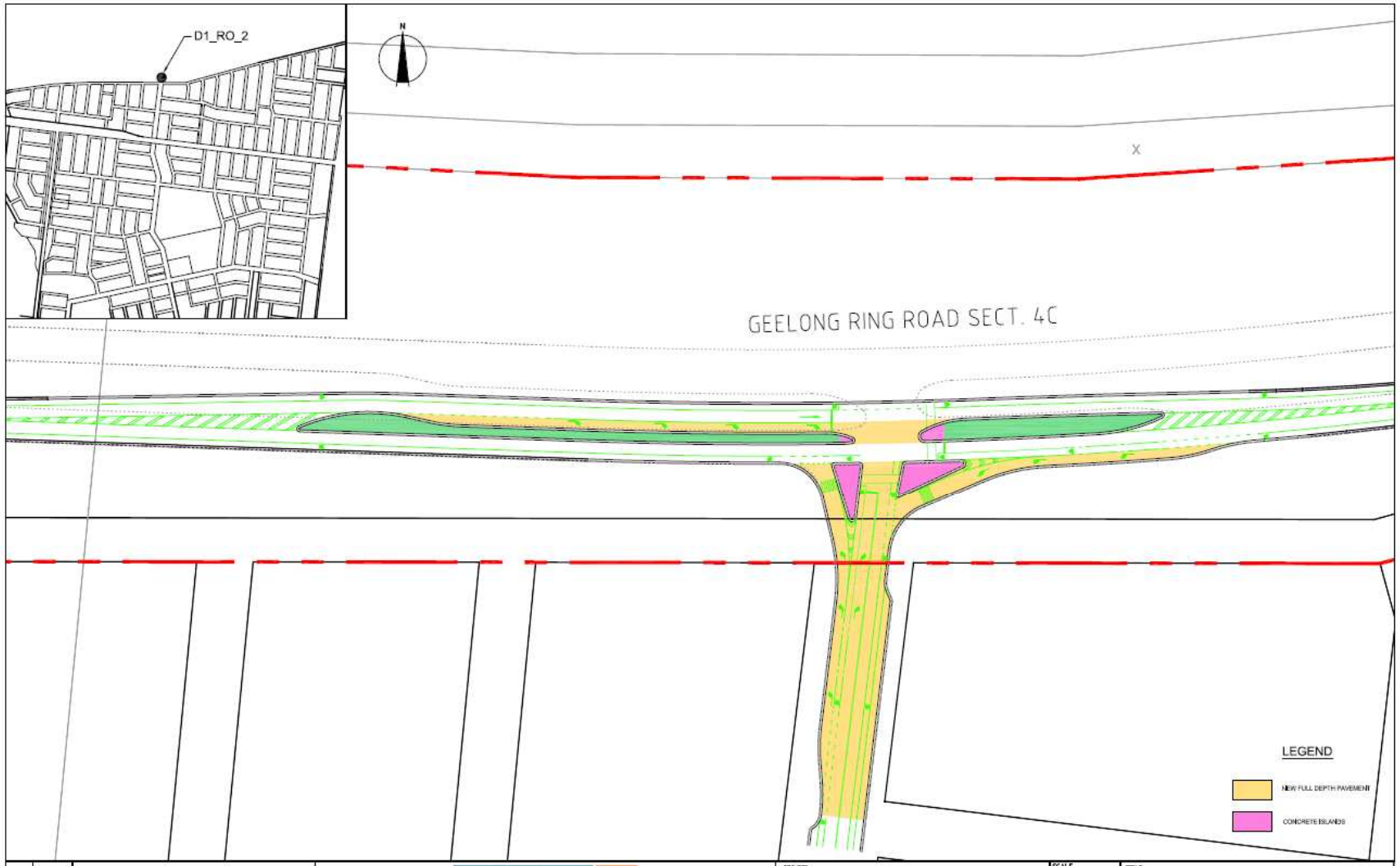
DIRECTOR: T.PALIOS

DATE: 27/09/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
D1_RO_1 INTERSECTION GRR-4C & CONNECTOR
(WEST OF AIRPORT ROAD)

DRAWING NUMBER: M100611-DCP2R-INT

STATUS: A



STATUS	DATE	COMMENTS
A	02/11/2011	DCP ITEMS RE-NUMBERED

BROWN Smart Consulting
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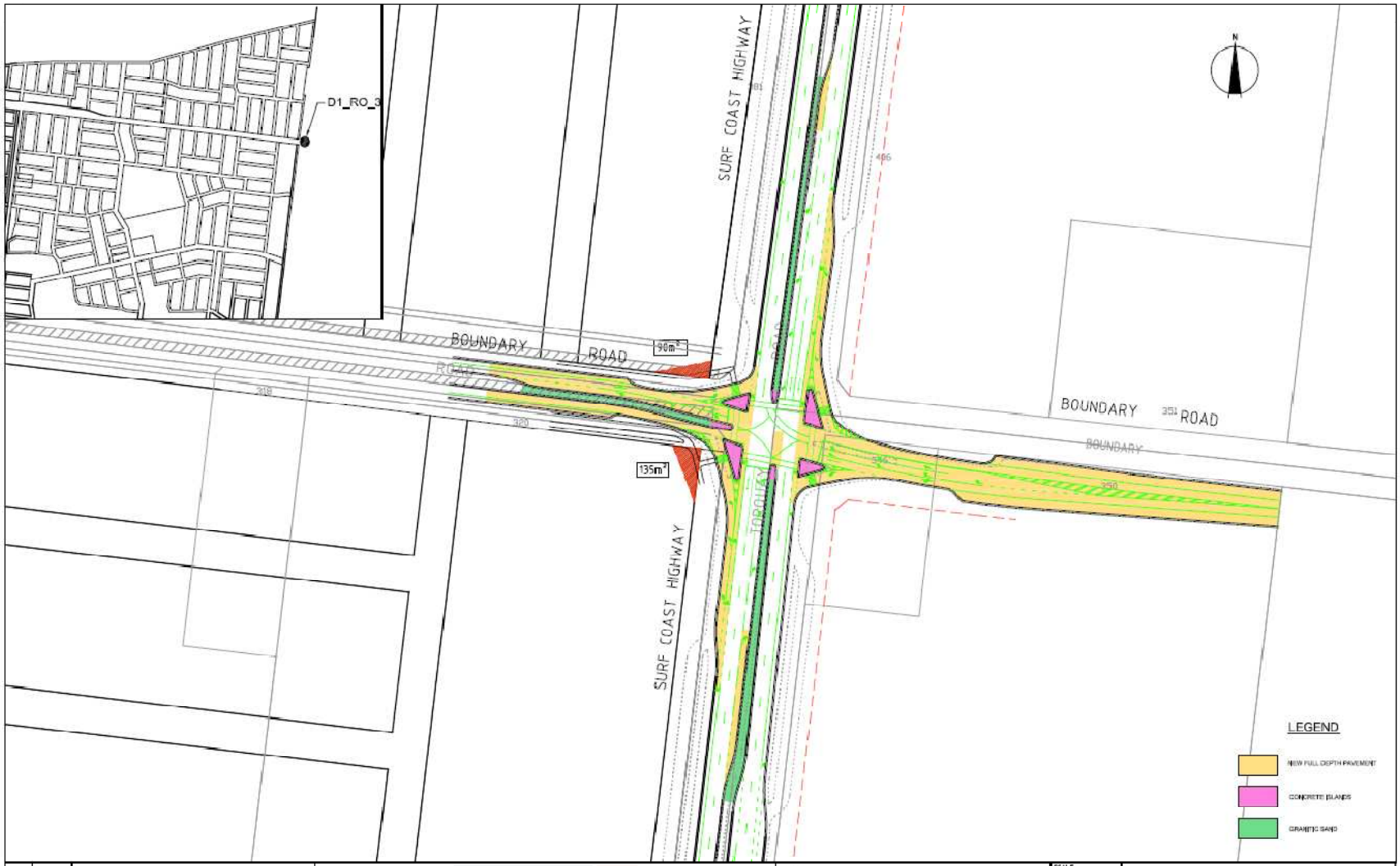
BROWN CONSULTING (VIC) PTY LTD
Engineers, Town Planners and Surveyors
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

PROJECT: ARMSTRONG CREEK
CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD
SIGNED: DATE:

SCALE: 1:1000
DRAWN: H.TANG
DESIGN: T.PALIOS
DIRECTOR: T.PALIOS
DATE: 27/09/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
D1_RO_2 INTERSECTION GRR-4C & NORTH - SOUTH CONNECTOR ROAD

DRAWING NUMBER: M100611-DCP3R-INT
STATUS: A



A	02/11/2011	DCP ITEMS RE-NUMBERED
STATUS	DATE	COMMENTS

BROWN Smart Consulting
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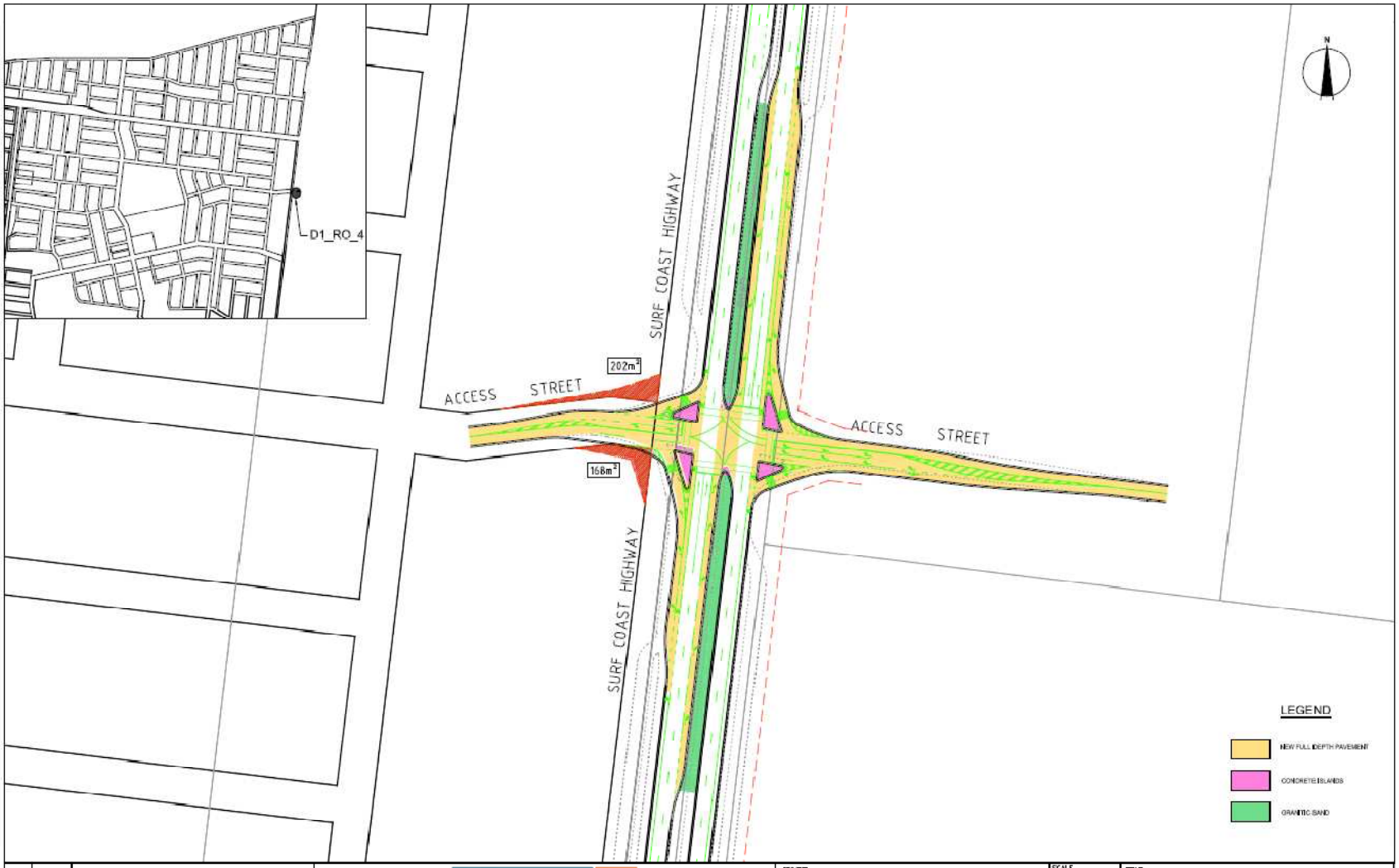
BROWN CONSULTING (VIC) PTY LTD
Engineers, Town Planners and Surveyors
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T: 03 9209 9000

PROJECT: ARMSTRONG CREEK
CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD
SIGNED: DATE:

SCALE: 1:1500
DRAWN: H.TANG
DESIGN: T.PALIOS
DIRECTOR: T.PALIOS
DATE: 27/09/2011

TITLE:
ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
DI_RO_3 INTERSECTION
SURF COAST HWY & BOUNDARY ROAD - INTERIM

DRAWING NUMBER: M100611-DCP4R-INT
STATUS: A



A	02/11/2011	DCP ITEMS RE-NUMBERED
STATUS	DATE	COMMENTS

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BROWN CONSULTING (VIC) PTY LTD
Engineers, Town Planners and Surveyors
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

PROJECT: ARMSTRONG CREEK

CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD

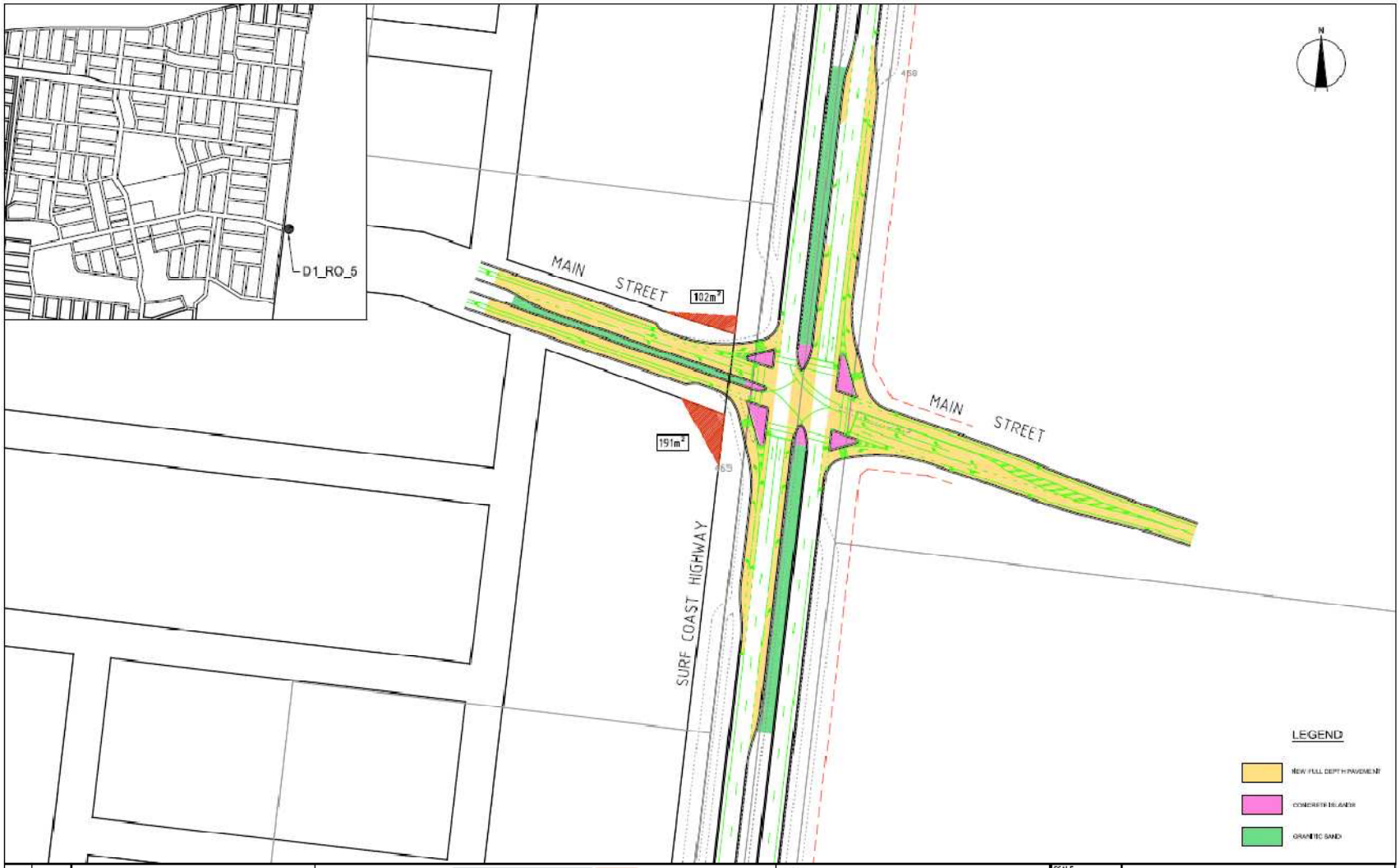
SIGNED | DATE

SCALE: 1:1500
DRAWN: H.TANG
DESIGN: T.PALIOS
DIRECTOR: T.PALIOS
DATE: 27/09/2011

TITLE:
ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
DI_RO_4 INTERSECTION
SURF COAST HWY & NORTH ACCESS (MAC) - INTERIM

DRAWING NUMBER: M100611-DCP6R-INT

STATUS: A



STATUS	DATE	COMMENTS
A	02/11/2011	DCP ITEMS RE-NUMBERED

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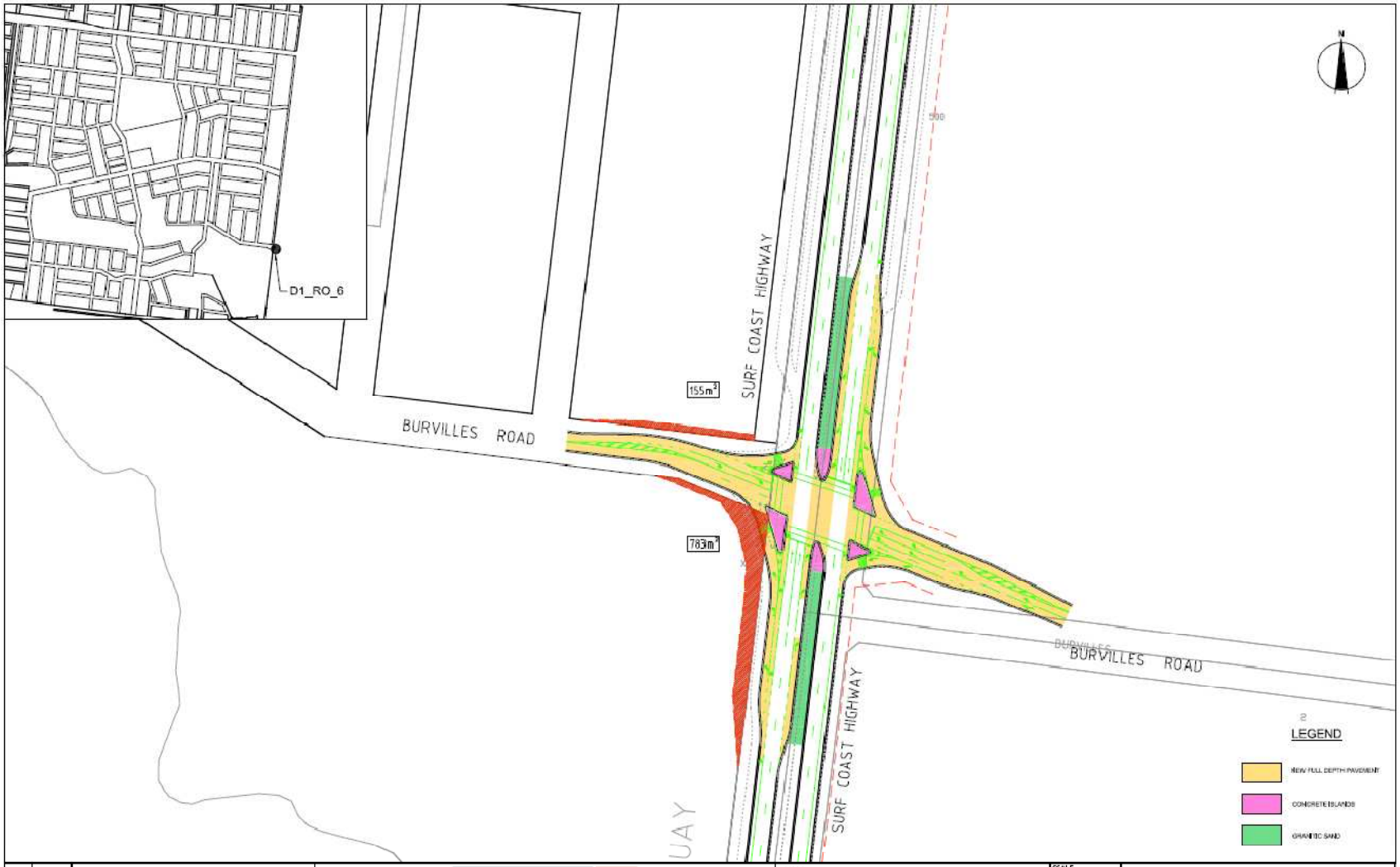
BROWN CONSULTING (VIC) PTY LTD
Engineers, Town Planners and Surveyors
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

PROJECT: ARMSTRONG CREEK
CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD
SIGNED
DATE

SCALE: 1:1500
DRAWN: H.T.ANG
DESIGN: T.PALIOS
DIRECTOR: T.PALIOS
DATE: 27/09/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
DI_RO_5 INTERSECTION
SURF COAST HWY & MAIN STREET (MAC) - INTERIM

DRAWING NUMBER: M100611-DCP8R-INT
STATUS: A



STATUS	DATE	COMMENTS
A	02/11/2011	DCP ITEMS RE-NUMBERED

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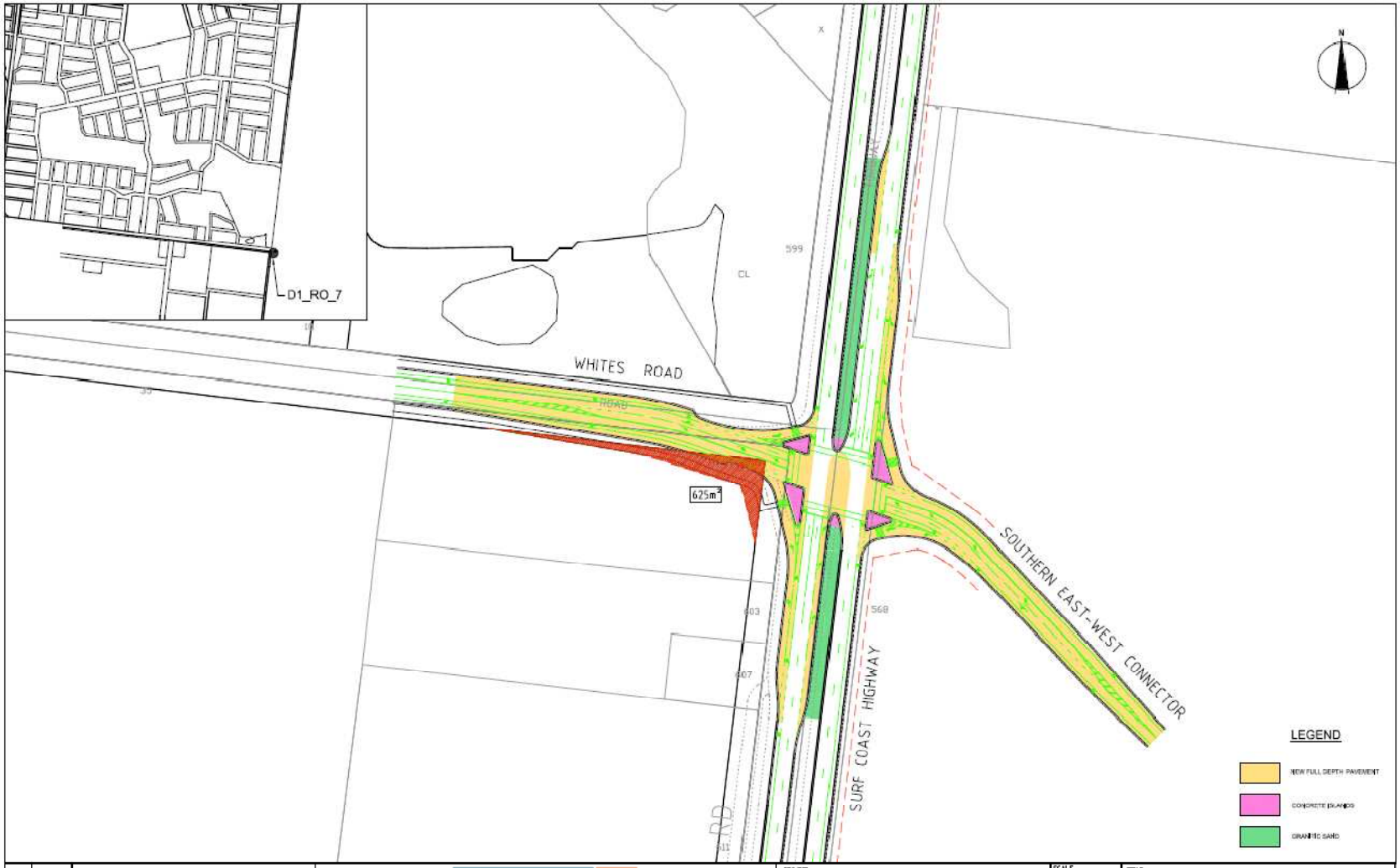
BROWN CONSULTING (VIC) PTY LTD
Engineers, Town Planners and Surveyors
Level 2, 55 Southbank Boulevard
Southbank VIC 3006
T 03 9203 9000

PROJECT: ARMSTRONG CREEK
CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD
SIGNED: DATE:

SCALE: 1:500
DRAWN: H.TANG
DESIGN: T.PALIOS
DIRECTOR: T.PALIOS
DATE: 27/09/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
DI_RO_6 INTERSECTION
SURF COAST HWY & BURVILLES ROAD - INTERIM

DRAWING NUMBER: M100611-DCP10R-INT
STATUS: A



STATUS	DATE	COMMENTS
A	02/11/2011	DCP ITEMS RE-NUMBERED

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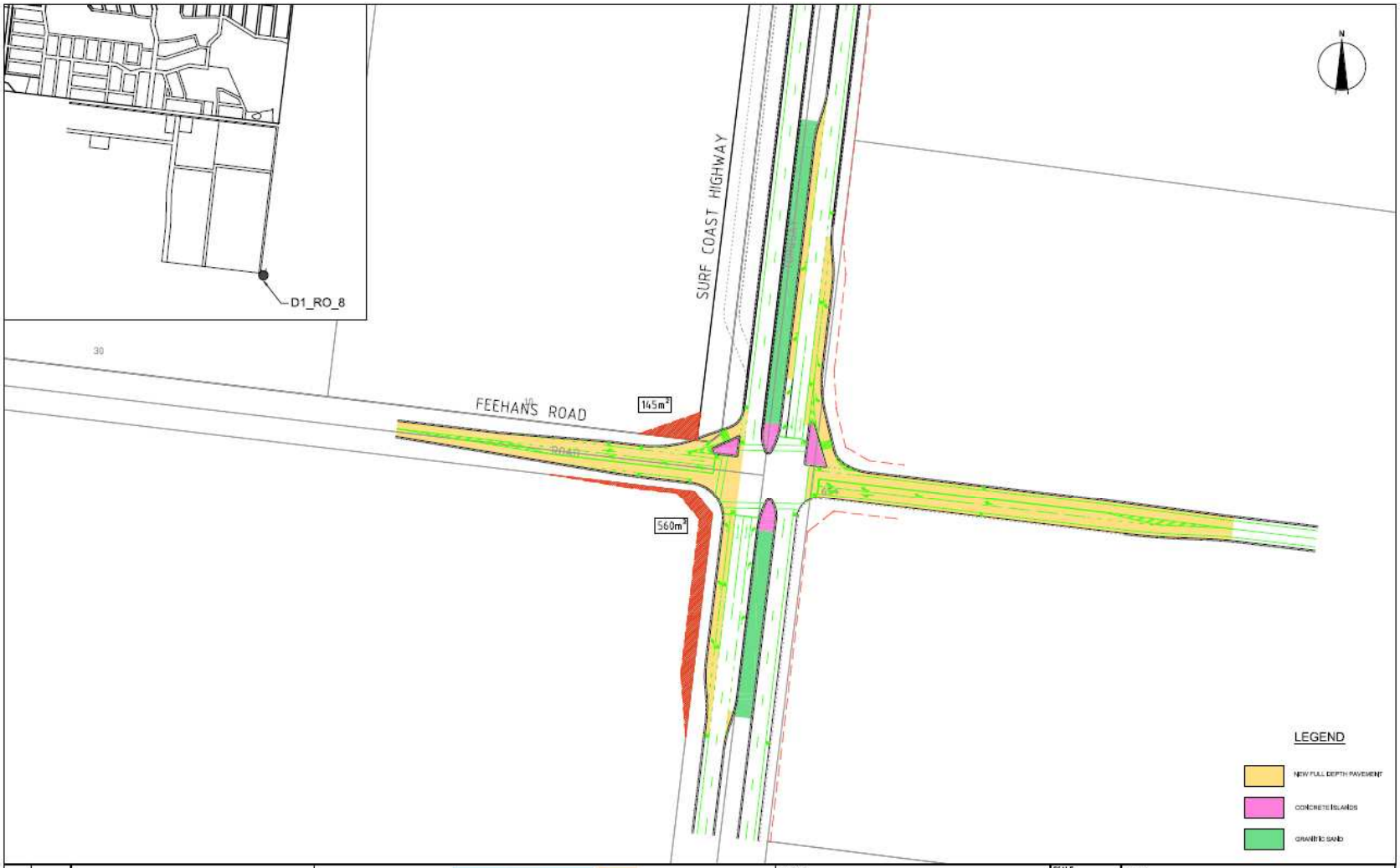
PROJECT: ARMSTRONG CREEK
CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD
SIGNED: DATE:

SCALE: 1:500
DRAWN: H.TANG
DESIGN: T.PALIDIS
DIRECTOR: T.PALIDIS
DATE: 27/09/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
DI_RO_7 INTERSECTION
SURF COAST HWY & WHITES ROAD - INTERIM

DRAWING NUMBER: M100611-DCP12R-INT
STATUS: A



A	02/11/2011	DCP ITEMS RE-NUMBERED
STATUS	DATE	COMMENTS

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PROJECT: ARMSTRONG CREEK

CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD

SIGNED | DATE

SCALE: 1:1500
DRAWN: H.TANG
DESIGN: T.PALIOS
DIRECTOR: T.PALIOS
DATE: 27/09/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
DI_RO_8 INTERSECTION
SURF COAST HWY & FEEHANS ROAD - INTERIM

DRAWING NUMBER: M100611-DCP14R-INT

STATUS: A

STATUS	DATE	COMMENTS
A	02/11/2011	DCP ITEMS RE-NUMBERED

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PROJECT: ARMSTRONG CREEK

CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD

SIGNED: | DATE:

SCALE: 1:1500
DRAWN: H.TANG
DESIGN: T.PALIOS
DIRECTOR: T.PALIOS
DATE: 16/08/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
DI_RO_9 INTERSECTION - NAC
(RETAIL / SCHOOL PRECINCT) - INTERIM

DRAWING NUMBER: M100611-DCP15R-INT

STATUS: A

STATUS	DATE	COMMENTS
B	02/11/2011	DCP ITEMS RE-NUMBERED
A	25/08/2011	GENERAL

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PROJECT: ARMSTRONG CREEK

CLIENT: ARMSTRONG CREEK DEVELOPMENT PTY LTD

SIGNED: | DATE:

SCALE: 1:10000

DRAWN: H.TANG

DESIGN: T.PALIOS

DIRECTOR: T.PALIOS

DATE: 22/08/2011

TITLE: ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
WETLAND KEY PLAN

DRAWING NUMBER: M100611-DCP1W

STATUS: B

A	02/11/2011	DCP ITEMS RE-NUMBERED
STATUS	DATE	COMMENTS

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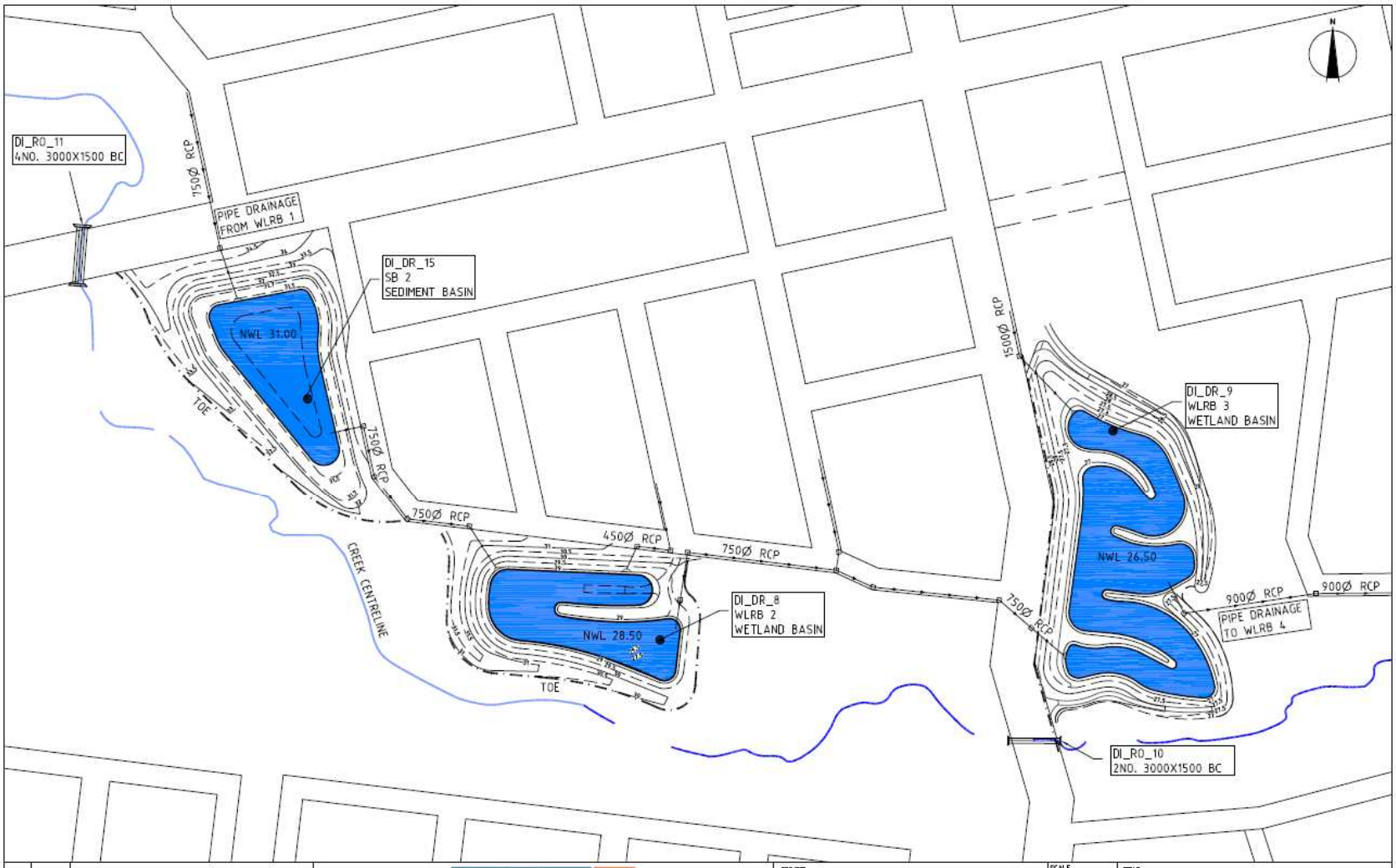
PROJECT	ARMSTRONG CREEK
CLIENT	ARMSTRONG CREEK DEVELOPMENT PTY LTD
SIGNED	DATE

SCALE	1:2000
DRAWN	H.TANG
DESIGN	T.PALIOS
DIRECTOR	T.PALIOS
DATE	22/08/2011

TITLE
ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
WETLAND EASTERN PLAN

DRAWING NUMBER	STATUS
M100611-DCP2W	A



A	02/11/2011	DCP ITEMS RE-NUMBERED
STATUS	DATE	COMMENTS

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PROJECT	ARMSTRONG CREEK
CLIENT	ARMSTRONG CREEK DEVELOPMENT PTY LTD
SIGNED	DATE

SCALE	1:2000
DRAWN	H.TANG
DESIGN	T.PALIOS
DIRECTOR	T.PALIOS
DATE	22/08/2011

TITLE
ARMSTRONG CREEK WEST PRECINCT
CITY OF GREATER GEELONG
DEVELOPMENT CONTRIBUTION PLAN
WETLAND CENTRAL GROUP

DRAWING NUMBER	STATUS
M100611-DCP3W	A

Appendix D. WETLAND LOCATION PLANS

WETLAND AREA TABLE			
	PROPERTY NUMBER		
LAND TYPE	1	2	3
Unencumbered	2.844ha	0.026ha	2.018ha
Encumbered	1.208ha	0.091ha	1.806ha

- 35m CREEK OFFSET
- VICMAP BOUNDARY

- 100 YEAR FLOOD MAPPING (PRE-DEVELOPMENT) ABOVE 0.1m DEPTH
Water Technology have supplied data for existing conditions 100 year flood extents at a depth greater than 0.1m based on modeling for Villawood done in 2009. Changes in conditions since then should be taken into account when using this information.

BROWN

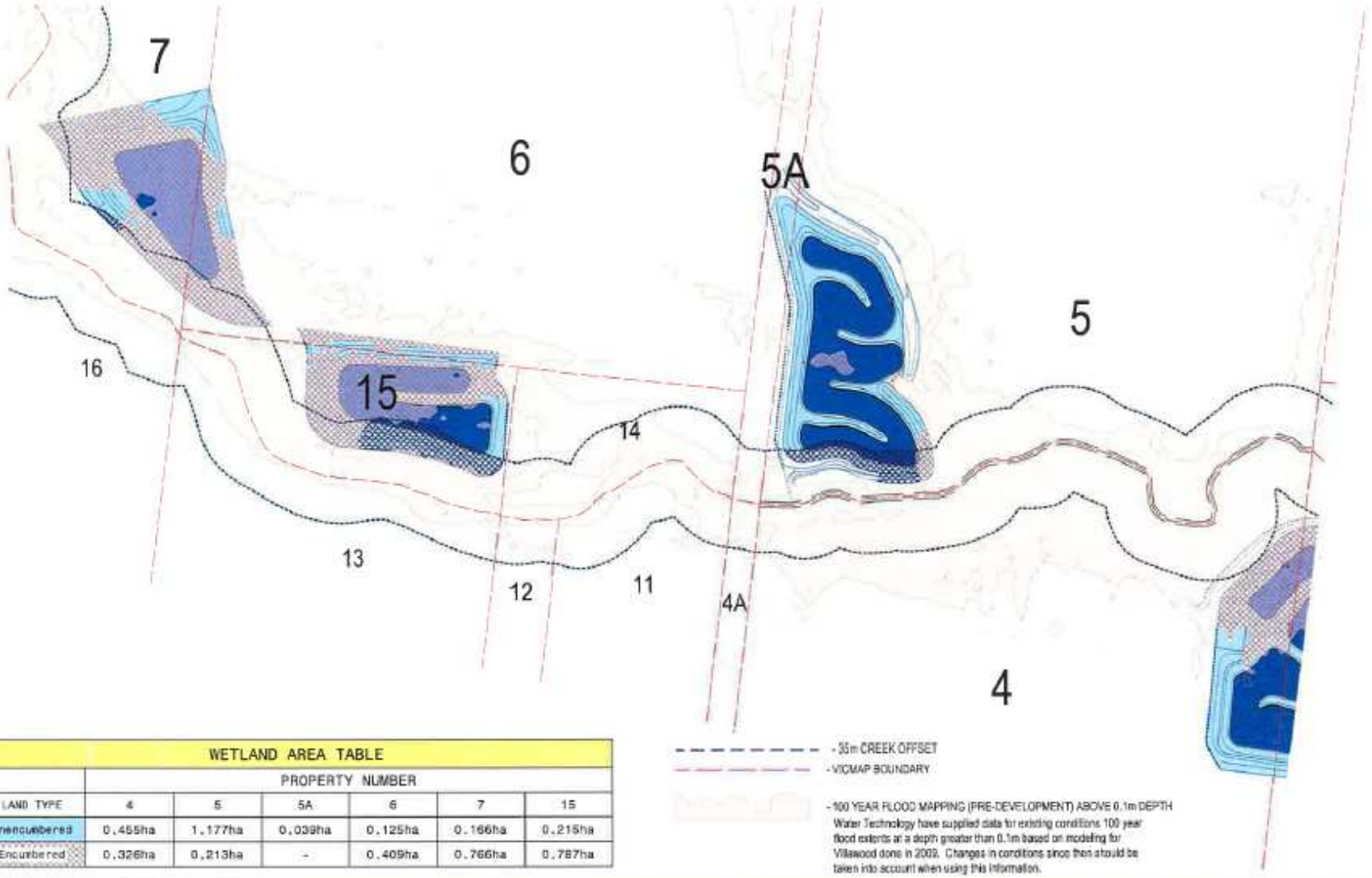
SCALE 1:2500@A3

25 0 25 50 75 100

Unencumbered/Encumbered Wetlands

Properties 1,2 & 3 - Armstrong Creek West

Version C



WETLAND AREA TABLE						
	PROPERTY NUMBER					
LAND TYPE	4	5	5A	6	7	15
Unencumbered	0.455ha	1.177ha	0.039ha	0.125ha	0.166ha	0.215ha
Encumbered	0.326ha	0.213ha	-	0.409ha	0.766ha	0.787ha

- 30m CREEK OFFSET
- VICMAP BOUNDARY

- 100 YEAR FLOOD MAPPING (PRE-DEVELOPMENT) ABOVE 0.1m DEPTH
Water Technology have supplied data for existing conditions 100 year flood extents at a depth greater than 0.1m based on modeling for Villawood done in 2009. Changes in conditions since then should be taken into account when using this information.

BROWN

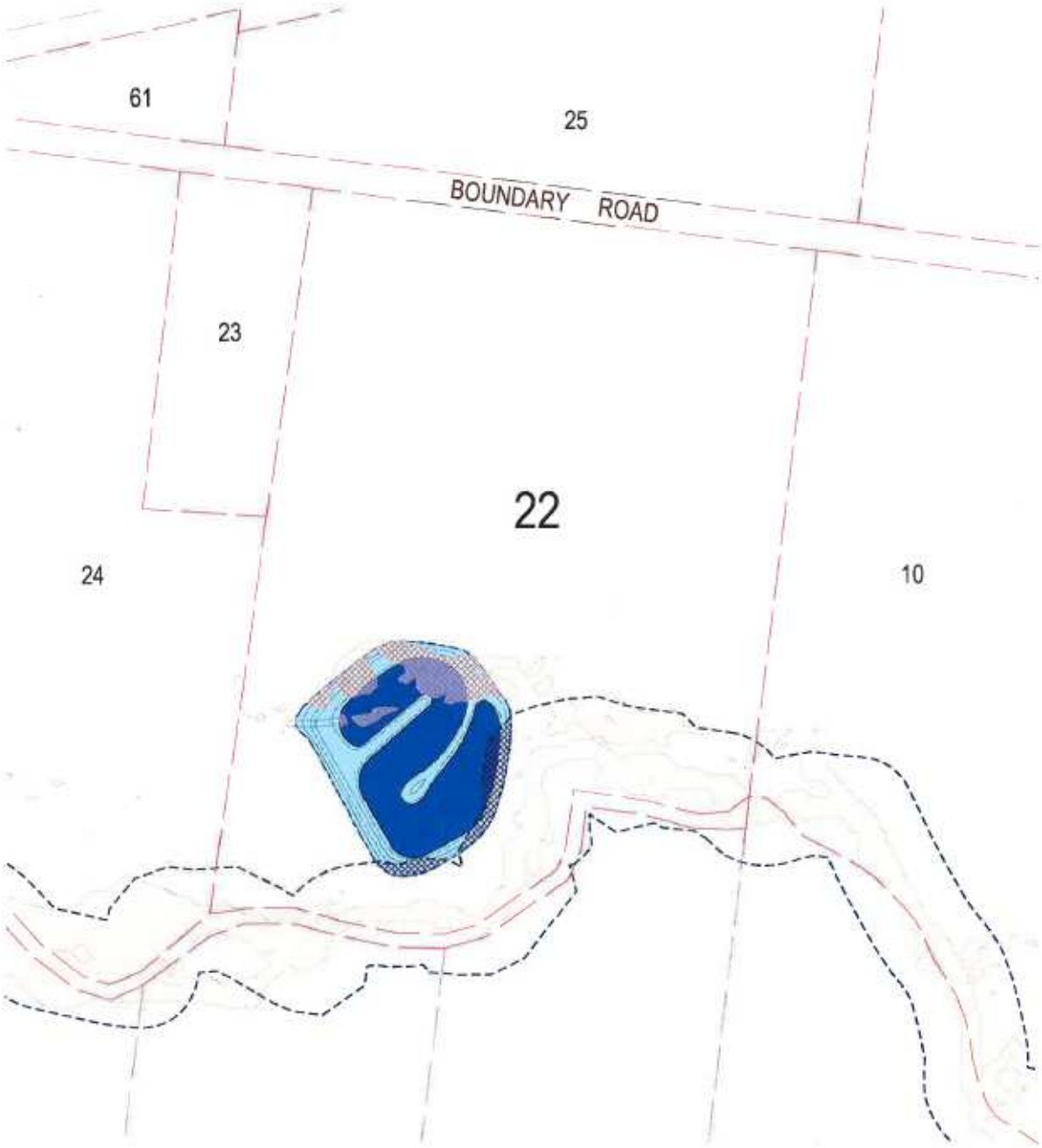
SCALE 1:5000@A3

50 0 50 100 150 200

Unencumbered/Encumbered Wetlands

Properties 4,5,5A,6,7 & 15 - Armstrong Creek West

Version C



WETLAND AREA TABLE	
	PROPERTY NUMBER
LAND TYPE	22
Unencumbered	1.218ha
Encumbered	0.420ha

- 35m CREEK OFFSET
- VICMAP BOUNDARY

- 100 YEAR FLOOD MAPPING (PRE-DEVELOPMENT) ABOVE 0.1m DEPTH
Water Technology have supplied data for existing conditions 100 year flood extents at a depth greater than 0.1m based on modeling for Villawood done in 2009. Changes in conditions since then should be taken into account when using this information.

BROWN

SCALE 1:2500@A3

25 0 25 50 75 100

Unencumbered/Encumbered Wetlands

Property 22 - Armstrong Creek West

Version C