

Lara West Development Contributions Plan

CITY OF GREATER GEELONG

FINAL VERSION – C246/C285

MARCH 2014



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1. INTRODUCTION

1.1. BACKGROUND

This Lara West Development Contributions Plan (DCP) has been developed to support the funding of infrastructure in the Lara West Precinct Structure Plan area and surrounding land identified for future urban development.

The Lara West Precinct Structure Plan (PSP) has been prepared by SMEC Urban in conjunction with the City of Greater Geelong (COGG).

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

- Land use (such as residential and commercial development of varying densities and types, open space and community facilities);
- Transport (such as the road network and proposed public transport); and
- Open space and environmentally sensitive areas.

Contributions are required from all private landowners/developers in the Main Catchment Area identified in Section 1.3. 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 Lara West.

This DCP was previously exhibited for Amendment C246 and was re-exhibited for Amendment C285 to include the following infrastructure project:

- DI_RO_9 - LAC Intersection Signals (O'Hallorans Rd and EW Connector Rd).

1.2. INFRASTRUCTURE DELIVERY

This DCP will collect levies to ensure that the infrastructure identified in planning for Lara West is funded to enable COGG to provide the infrastructure. However, this DCP is not the sole source of funding for all infrastructure in the area. 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)*.

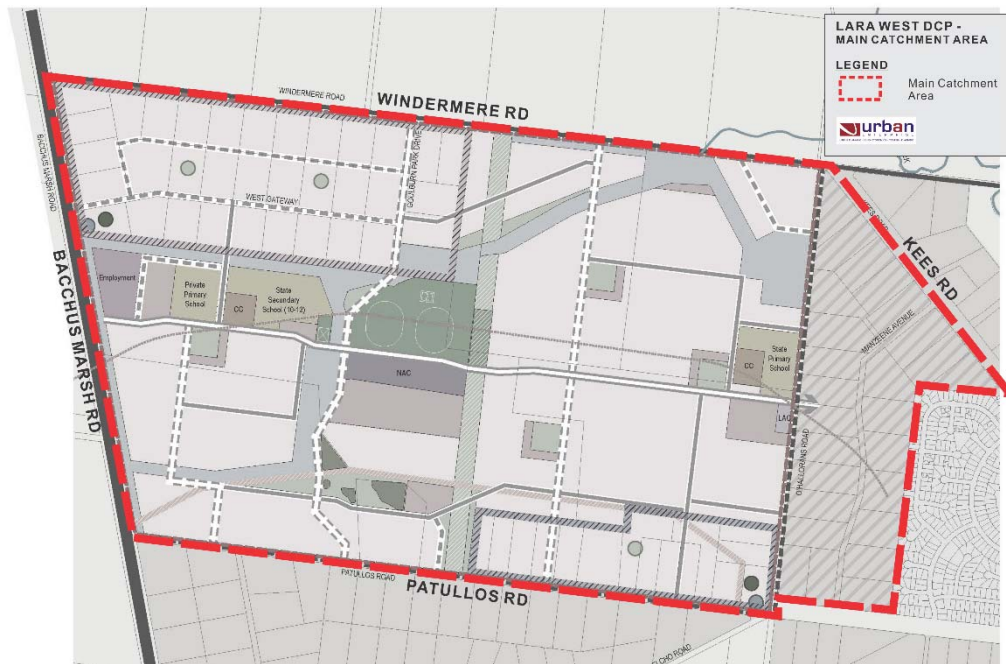
1.3. THE DCP AREA

The Main Catchment Area (MCA) of this DCP includes land shown in Figure 1, generally:

- The Lara West Precinct Structure Plan Area, bounded by Bacchus Marsh Road to the west, Patullos Road to the south, O'Hallorans Road to the east and Windermere Road to the north; and
- The Manzeene Avenue Development Area, bounded by O'Hallorans Road to the west, Patullos Road to the south, existing residential development to the east, and Kees Road to the north-east.

For the purposes of cost apportionment, the Main Catchment Area is divided into five Charge Areas. Details of these Charge Areas are provided in Section 4.

FIGURE 1 LARA WEST DCP MAIN CATCHMENT AREA



Source: SMEC Urban, 2012, annotated by Urban Enterprise.

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.

A second Minister's Direction was released on 25 January 2012, which specifies that: "*a development contributions plan must not impose a development infrastructure levy or a community infrastructure levy in respect of the development of land for a non-government school.*"

GUIDELINES

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 Transport, Planning and Local Infrastructure 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 documents that have informed the provision of infrastructure items to be financed by the DCP are:

- *Lara West Precinct Structure Plan*, SMEC Urban (25 September 2013);
- *Lara West Growth Area Developer Contributions Plan Costing*, Prowse Quantity Surveyors (1 March 2014);
- *Lara West Precinct Structure Plan Development Contributions Plan Assessments*, Bertacco Ferrier Property Consultants (16 October 2012);
- *Lara West Transportation Assessment*, O'Briens Traffic (June 2012); and
- *Lara Transport Management Plan*, John Piper Traffic (JPT) (July 2002).

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.

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.

The estimate of Net Developable Area for Manzeene Avenue is based on an adopted Council estimate and preliminary discussions with the developer of this area.

TABLE 1 LAND BUDGET SUMMARY

Lara West	Ha
Total Precinct Area	389.40
Road Reserves	3.42
Drainage Reserve	34.45
Powerline Easement	14.38
Environmental Conservation Area	28.72
Road Widening	0.69
Education	12.00
Community facilities	2.45
Gross Developable Area	293.29
Active Open Space - unencumbered	10.56
Passive Open Space - unencumbered	16.00
Net Developable Area	266.73
Residential	258.89
Activity Centres	4.04
Employment	3.80
Manzeene Avenue	Ha
Total Precinct Area	59.01
Net Developable Area	44.63*

* Net Developable Area (NDA) for Manzeene Avenue has been reduced by 5% to accommodate any variance in developable land due to detailed native vegetation assessment and flood modelling. The NDA is therefore 46.98 ha less 5% = 44.63ha.

Source: City of Greater Geelong, compiled by Urban Enterprise, 2014.

4.3. CHARGE AREAS AND DEMAND UNITS

DEMAND UNITS

In this DCP, one 'net developable hectare' equates to one demand unit (for the Development Infrastructure Levy), and one dwelling equates to one demand unit for the Community Infrastructure Levy. The total number of demand units is shown in Table 2.

All development (residential and commercial) contributes to roads, intersections and planning items. Only residential development contributes to open space, trails and community items.

CHARGE AREAS

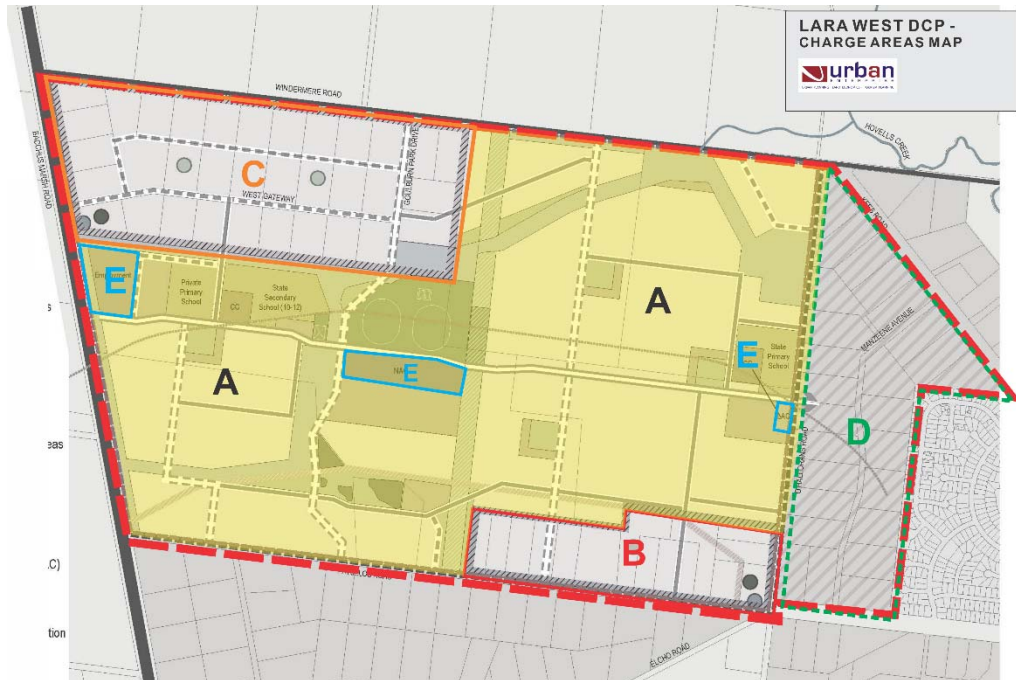
Five charge areas have been established within the Main Catchment Area. These Charge Areas have been established to reflect the varying land ownership patterns, likely development densities and likely development timeframes. The number of demand units (Net Developable Area) within each Charge Area is shown in Table 2 and the location of each Charge Area is shown in Figure 2.

TABLE 2 CHARGE AREAS AND DEMAND UNITS

Charge Area	Description	Demand Units	
		Development Infrastructure Levy (ha)	Community Infrastructure Levy (dwellings)
Charge Area A	Lara West central (residential)	195.19	3,020
Charge Area B	Patullos Road	15.33	230
Charge Area C	West Gateway	48.37	726
Charge Area D	Manzeene Avenue	44.63	669
Charge Area E	Lara West central (commercial)	7.84	0
Total		311.36	4,645

Source: City of Greater Geelong, compiled by Urban Enterprise, 2014.

FIGURE 2 LOCATION OF CHARGE AREAS



Source: SMEC Urban, 2012, annotated by Urban Enterprise.

CHARGE AREA A

Charge Area A includes the residential development within the central section of the Lara West PSP Area. The central section of the PSP area is controlled by various owners and is predominantly vacant and cleared. This area is expected to be developed in the short term at standard urban growth area densities (approximately 15 dwelling per hectare).

CHARGE AREA B

Charge Area B includes the south-eastern section of the Lara West PSP Area shown in the PSP as the Patullos Road Area. Land and ownership in this Charge Area is relatively fragmented, with the majority of properties containing a low density residence. This area is considered to have development potential for standard density residential use, dependent on the consolidation of land into more sizeable development holdings. The average lot size in this area is approximately 2.0ha. This area is expected to be developed in the medium term.

CHARGE AREA C

Charge Area C includes the north-western section of the Lara West PSP Area shown in the PSP as the West Gateway Area. Land and ownership in this Charge Area also relatively fragmented, with the majority of properties containing a low density residence, with some vacant lots and others used for horticulture. This area is considered to have development potential for standard density residential use, dependent on the consolidation of land into more sizeable development holdings. The average lot size in this area is approximately 2.1ha. This area is expected to be developed in the long term.

CHARGE AREA D

Charge Area D includes land outside the Lara West PSP Area known as Manzeene Avenue. Manzeene Avenue is controlled by a single developer and is currently in the planning phase. This area is proposed to be developed in the short term for residential purposes (approximately 15 dwellings per hectare).

CHARGE AREA E

Charge Area E includes land identified for commercial land uses within the Lara West PSP Area, including:

- A Neighbourhood Activity Centre (central to the PSP area);
- A Local Activity Centre (at the eastern edge of the PSP area on O'Hallorans Road); and
- An employment area (at the south-western corner of the PSP area at the intersection of Patullos Road and Bacchus Marsh Road).

4.4. RESIDENTIAL DWELLING YIELD AND POPULATION

The Main Catchment Area is expected to contain a significant number of dwellings, commercial and community facilities at full development. Table 3 shows the dwelling projections for the Precinct.

TABLE 3 DWELLING PROJECTIONS

Total Dwelling Yield	Residential Area (ha)	Average Dwellings per ha	Dwellings
Lara West	258.89	15.36	3976
Manzeene Avenue	44.63	15.00	669
Total	303.52	15.31	4645

Source: City of Greater Geelong, compiled by Urban Enterprise, 2014.

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 one infrastructure item within the DCP will generate usage demand from outside the Precinct (the multi-purpose stadium).

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

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 the following community infrastructure items:

- CI_CF_1 Lara Town Centre Library Construction (part contribution); and
- CI_OS_1 District Active Open Space Community Pavilion Construction.

The project number and description of these items 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 18 development infrastructure items. These development infrastructure items can be divided into four infrastructure categories, being:

- Community Facilities;
- Open Space
- Roads and intersections; and
- Planning.

The project number and description of each item has been summarised in Table 7.

5.5. **INFRASTRUCTURE LOCATION MAPS**

The location of each infrastructure project is shown on the maps in Figure 3 and Figure 4.

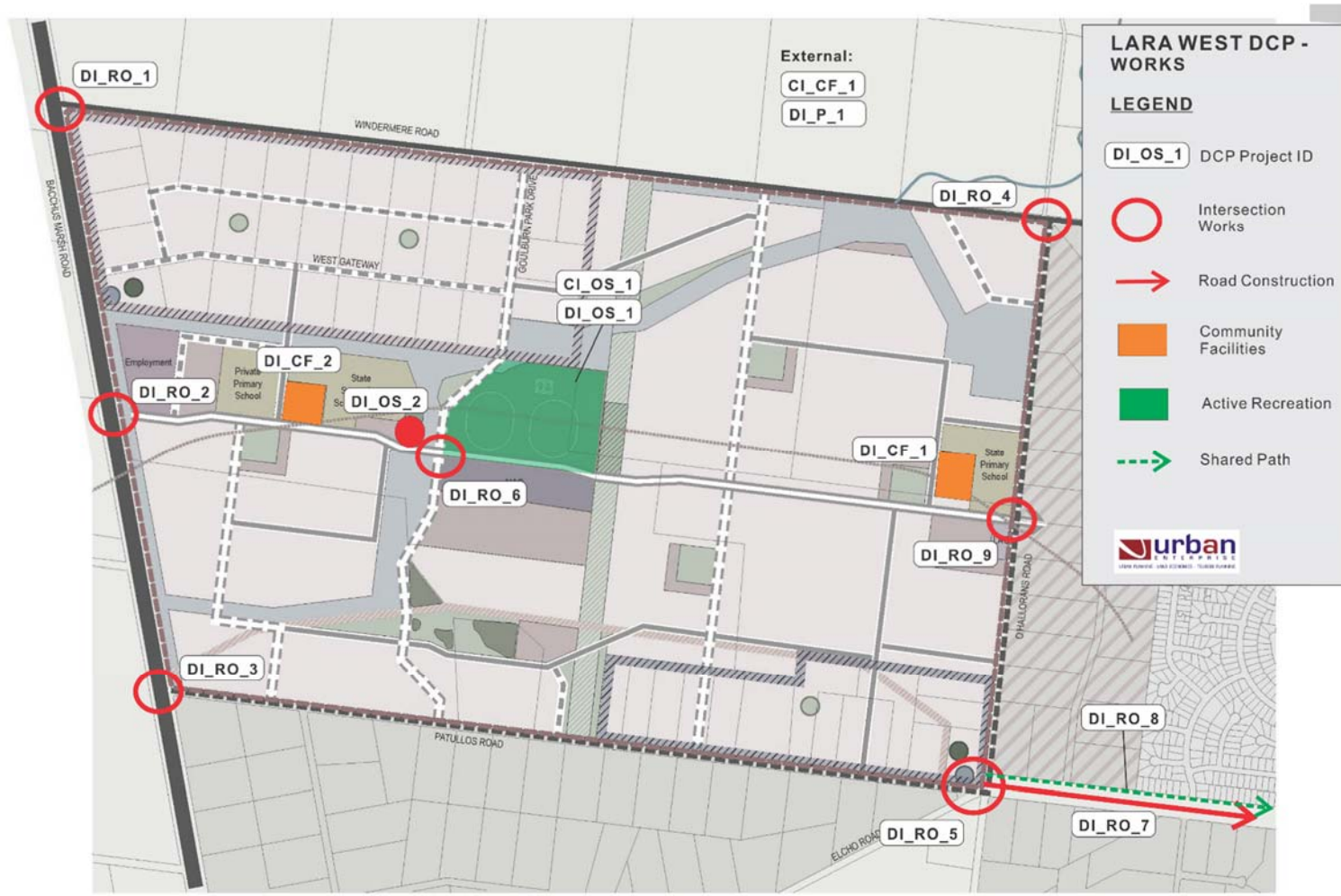
Appendix B - DCP Infrastructure Project Sheets provides further detail on each of these projects in terms of the costing, apportionment and strategic justification of each item.

FIGURE 3 LOCATION OF LAND ITEMS



Source: SMEC Urban, 2012, annotated by Urban Enterprise.

FIGURE 4 LOCATION OF CONSTRUCTION ITEMS



Source: SMEC Urban, 2012, annotated by Urban Enterprise.

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 land, construction or planning. These costs are listed in Appendix B - DCP Infrastructure Project Sheets. The costs have been calculated as at July 2012 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 and employees of each Charge Area within 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 4 and Table 5. These contributions are in July 2012 dollars. Table 4 and Table 5 will be indexed annually in accordance with the method specified in this DCP.

The required Community Infrastructure Levy (CIL) is outlined in Table 4. 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 demand unit is outlined in Table 5.

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

TABLE 4 COMMUNITY INFRASTRUCTURE LEVY PER DWELLING

	Cost to MCA	Levy per dwelling
Community Infrastructure Levy	\$4,026,990	\$866.95

Source: Urban Enterprise, 2014.

TABLE 5 DEVELOPMENT INFRASTRUCTURE LEVY PER DEMAND UNIT

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

Source: Urban Enterprise, 2014.

7. DCP ADMINISTRATION

7.1. INDEXATION OF LEVIES

Land values and construction costs listed in this DCP are in July 2012 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 17. Output of the Construction industries, subdivision and class index numbers - Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings) published by the ABS (Series 6427.0)* or similar index;
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel 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 (Bertacco Ferrier Property Consultants). 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 (or residential land not requiring subdivision), 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 the annual increase in the Development Contributions Levy.

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 6 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 7 and 8 provide details of the levy calculations for each infrastructure item.

TABLE 6 INFRASTRUCTURE ITEMS, COST APPORTIONMENT AND STRATEGIC JUSTIFICATION

Project ID	Project Summary	Capital Cost	Cost apportionment	Strategic Justification
Community Facilities				
CI_C_1	Library - Construction	\$1,200,000	Project cost apportioned to all dwellings in the development area.	Contributions required to meet the basic needs of the future community via the delivery of a central Lara library
DI_C_1	Eastern Multipurpose Community Centre - Construction	\$9,040,500	Project cost apportioned to Charge Areas A, B and D.	Community Facilities required to serve the new resident population in line with projected dwelling yields.
DI_LA_1	Eastern Multipurpose Community Centre - Land	\$562,500	Project cost apportioned to Charge Areas A, B and D.	Land required to provide Community Facilities to serve the new resident population in line with projected dwelling yields.
DI_C_2	Western Multipurpose Community Centre - Construction	\$6,594,797	Project cost apportioned to Charge Areas A and C.	Community Facilities and land required to serve the new resident population in line with projected dwelling yields.
DI_LA_2	Western Multipurpose Community Centre, Civic and Cultural Facilities - Land	\$540,000	Project cost apportioned to Charge Areas A and C.	Land required to provide Community Facilities to serve the new resident population in line with projected dwelling yields.
Community Sub-Total		\$17,937,797		
Open Space				
CI_OS_1	District Active Open Space - Community Pavilion	\$2,826,990	Project cost apportioned to all dwellings in the development area.	Active Open Space fields and facilities required to serve the new resident population in line with projected dwelling yields.
DI_OS_1	District Active Open Space - Play Fields - construction	\$4,438,027	Project cost apportioned to Charge Areas A, B, C and D.	Active Open Space fields and facilities required to serve the new resident population in line with projected dwelling yields.
DI_OS_2	Construction of a multi-purpose stadium (2 courts)	\$5,404,063	DEECD contributes 25% as part of school works and CoGG contributes 40%. Remaining 35% of the project cost is apportioned to charge areas A, B, C and D.	Stadium required by DEECD and council as required to serve the new population and school requirements. CoGG or other to fund a 3rd court when required
Open Space Sub-Total		\$12,669,080		

Project ID	Project Summary	Capital Cost	Cost apportionment	Strategic Justification
Roads and Intersections				
DI_LA_3	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd - 165 Patullos Road - land acquisition	\$2,500	Project cost apportioned to Charge Areas A, B, C, D and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_LA_4	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd -180 Patullos Road - land acquisition	\$109,200	Project cost apportioned to Charge Areas A, B, C, D and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_LA_5	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd - 5 Elcho Road- land acquisition	\$1,500	Project cost apportioned to Charge Areas A, B, C, D and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_RO_1	Intersection - Bacchus Marsh Road/Windermere road	\$640,000	Project cost apportioned to Charge Areas A, C and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_RO_2	Intersection - Bacchus Marsh Road/main East-West road	\$710,000	Project cost apportioned to Charge Areas A, C and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_RO_3	Intersection - Bacchus Marsh Road/Patullos Road	\$620,000	Project cost apportioned to Charge Areas A and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_RO_4	Intersection - Windermere Road/ O'Hallorans Road and Kees Road	\$530,000	Project cost apportioned to Charge Areas A, C, D and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_RO_5	Signalised Intersection - O'Hallorans Road/PatullosRoad/Elcho Road	\$3,350,000	Project cost apportioned to Charge Areas A, B, C, D and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012 and JPT 2002)
DI_RO_6	NAC Intersection Signals	\$500,000	Project cost apportioned to Charge Areas A and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)
DI_RO_7	Patullos Road (east) - road widening	\$1,978,800	Project cost apportioned to Charge Areas A, B, C, D and E.	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012 and JPT 2002)
DI_RO_8	Patullos Road (east) - Shared Path	\$291,200	Project cost apportioned to Charge Areas A, B, C, D and E.	Item required to meet the basic needs of the future community and provide critical link between Lara and the new Growth Area
DI_RO_9	LAC Intersection Signals (O'Hallorans Rd and EW Connector Rd)	\$500,000	Project cost apportioned to Charge Areas A, B, D and E.	Intersection identified as part of Amendment C246 (Lara West Growth Area PSP / DCP) to support the Manzeenes Ave C285 Amendment road network and traffic management for the growth area
Roads Sub-Total		\$9,233,200		
Planning				
DI_P_1	PSP/DCP Preparation	\$1,318,000	Project cost apportioned to Charge Areas A, B, C and E.	Item required for comprehensive planning for the precinct and implementation of the PAO for item DI_RO_5.
Planning Sub-Total		\$1,318,000		
TOTAL		\$41,158,077		

TABLE 7 DEVELOPMENT INFRASTRUCTURE LEVY CALCULATION BY INFRASTRUCTURE ITEM

Project ID	Project Summary	Cost to MCA	Demand Units	Levy	DIL Charge A	DIL Charge B	DIL Charge C	DIL Charge D	DIL Charge E
Community Facilities									
DI_C_1	Eastern Multipurpose Community Centre - Construction	\$9,040,500	255.15	\$35,432	\$35,432	\$35,432	\$0	\$35,432	\$0
DI_LA_1	Eastern Multipurpose Community Centre - Land	\$562,500	255.15	\$2,205	\$2,205	\$2,205	\$0	\$2,205	\$0
DI_C_2	Western Multipurpose Community Centre - Construction	\$6,594,797	243.56	\$27,077	\$27,077	\$0	\$27,077	\$0	\$0
DI_LA_2	Western Multipurpose Community Centre, Civic and Cultural Facilities - Land	\$540,000	243.56	\$2,217	\$2,217	\$0	\$2,217	\$0	\$0
Open Space									
DI_OS_1	District Active Open Space - Play Fields - construction	\$4,438,027	303.52	\$14,622	\$14,622	\$14,622	\$14,622	\$14,622	\$0
DI_OS_2	Construction of a multi purpose stadium (2 courts)	\$1,891,422	303.52	\$6,232	\$6,232	\$6,232	\$6,232	\$6,232	\$0
Roads									
DI_LA_3	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd - 165 Patullos Road - land acquisition	\$2,500	311.36	\$8	\$8	\$8	\$8	\$8	\$8
DI_LA_4	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd -180 Patullos Road - land acquisition	\$109,200	311.36	\$351	\$351	\$351	\$351	\$351	\$351
DI_LA_5	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd - 5 Elcho Road-land acquisition	\$1,500	311.36	\$5	\$5	\$5	\$5	\$5	\$5
DI_RO_1	Intersection - Bacchus Marsh Road/Windermere road	\$640,000	251.40	\$2,546	\$2,546	\$0	\$2,546	\$0	\$2,546
DI_RO_2	Intersection - Bacchus Marsh Road/main East-West road	\$710,000	251.40	\$2,824	\$2,824	\$0	\$2,824	\$0	\$2,824
DI_RO_3	Intersection - Bacchus Marsh Road/Patullos Road	\$620,000	203.03	\$3,054	\$3,054	\$0	\$0	\$0	\$3,054
DI_RO_4	Intersection - Windermere Road/ O'Hallorans Road and Kees Road	\$530,000	296.03	\$1,790	\$1,790	\$0	\$1,790	\$1,790	\$1,790
DI_RO_5	Signalised Intersection - O'Hallorans Road/PatullosRoad/Elcho Road	\$3,350,000	311.36	\$10,759	\$10,759	\$10,759	\$10,759	\$10,759	\$10,759
DI_RO_6	NAC Intersection Signals	\$500,000	203.03	\$2,463	\$2,463	\$0	\$0	\$0	\$2,463
DI_RO_7	Patullos Road (east) - road widening	\$1,978,800	311.36	\$6,355	\$6,355	\$6,355	\$6,355	\$6,355	\$6,355
DI_RO_8	Patullos Road (east) - Shared Path	\$291,200	311.36	\$935	\$935	\$935	\$935	\$935	\$935
DI_RO_9	LAC Intersection Signals (O'Hallorans Rd and EW Connector Rd)	\$500,000	262.99	\$1,901	\$1,901	\$1,901	\$0	\$1,901	\$1,901
Planning									
DI_P_1	PSP/DCP Preparation	\$1,318,000	266.73	\$4,941	\$4,941	\$4,941	\$4,941	\$0	\$4,941
TOTAL		\$33,618,446			\$125,716	\$83,746	\$80,662	\$80,595	\$37,933

TABLE 8 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_C_1	Community facilities	Library - Construction	\$1,200,000.00	0%	\$1,200,000.00	Residential Only	4,645	\$258.34
CI_OS_1	Recreation	District Active Open Space - Community Pavilion	\$2,826,990.00	0%	\$2,826,990.00	Residential Only	4,645	\$608.61
Total CIL								\$866.95

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 2012 and are subject to indexation and review in accordance with the methods outlined within Section 7 of this document.

TABLE 9 SUMMARY OF LAND USE

Charge Area	Description	NDA (ha)	Dwellings
Charge Area A	Lara West central (residential)	195.19	3,020
Charge Area B	Patullos Road	15.33	230
Charge Area C	West Gateway	48.37	726
Charge Area D	Manzeene Avenue	44.63	669
Charge Area E	Lara West central (commercial)	7.84	0
Total		311.36	4,645

TABLE 10 SUMMARY OF LEVIES PAYABLE (JULY 2012 VALUES)

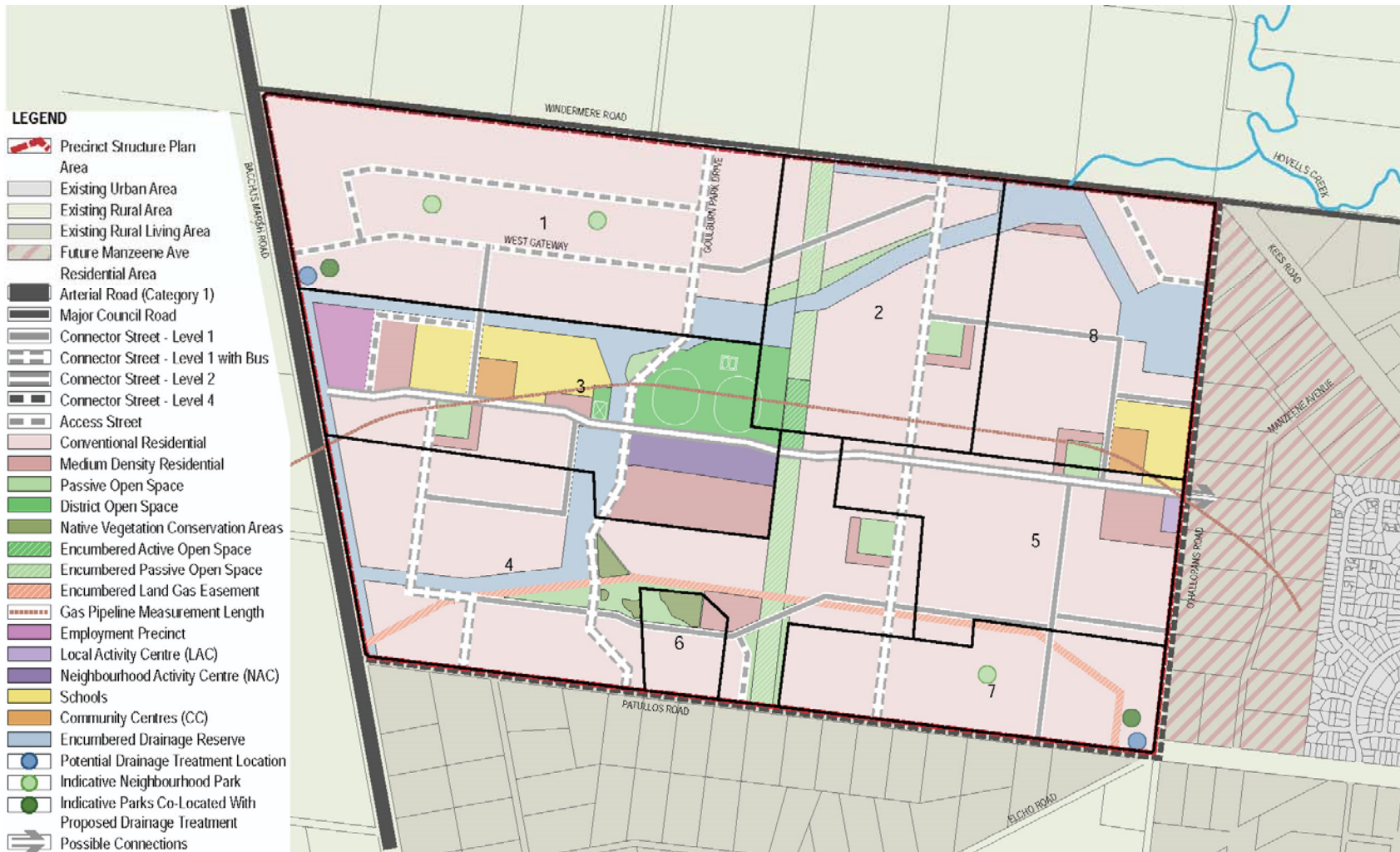
Charge Area	DIL per ha	CIL per dwelling
Charge Area A	\$125,716.34	\$866.95
Charge Area B	\$83,745.84	\$866.95
Charge Area C	\$80,662.17	\$866.95
Charge Area D	\$80,594.86	\$866.95
Charge Area E	\$37,932.59	N/A

TABLE 11 SUMMARY OF COSTS APPORTIONED AND FUNDS TO BE COLLECTED (JULY 2012 VALUES)

	Internal	External	Total
Development Infrastructure			
Total DIL Cost Apportioned	\$33,618,446	\$3,512,641	\$37,131,087
Total DIL Funds to be Collected under the DCP	\$33,618,446	\$0	\$33,618,446
Community Infrastructure			
Total CIL Cost Apportioned	\$4,026,990	\$0	\$4,026,990
Total CIL Funds to be Collected under the DCP	\$4,026,990	\$0	\$4,026,990
All Infrastructure			
Total Cost Apportioned	\$37,645,436	\$3,512,641	\$41,158,077
Total Funds to be Collected under DCP	\$37,645,436	\$0	\$37,645,436

APPENDICES

Appendix A. DETAILED LAND BUDGET



Source: Plan 6 - Land Use Budget, Lara West PSP.

Table 1: Summary Land Use Budget

Property Number	Total Area (Hectares)	TRANSPORT	ENCUMBERED LAND					COMMUNITY		UNENCUMBERED LAND OPEN SPACE		Total Net Developable Area	OTHER USES		Total Net Residential Area	CONVENTIONAL DENSITY (15 Dwellings/NRHa)		MEDIUM DENSITY (20 Dwellings/NRHa)		TOTAL COMBINED		
		Road Reserve	Drainage Reserve	Powerline Easement	Gas Easement	Environmental Conservation Area	Road Widening	Community Facilities	Schools	Active Open Space	Passive Open Space (Local Parks)		Activity Centre (Retail, Office, Mixed Use)	Industrial/Commercial		NRHa (Conventional)	Indicative Dwellings	NRHa (Medium Density)	Indicative Dwellings	NRHa	Indicative Dwellings/NRHa	Indicative Dwellings
		Not Included in NDA	Not Included on OS%	Not Included on OS%	Not Included on OS%	Not Included on OS%	Not Included on OS%	Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA											
PROPERTY 1	76.22	3.42	2.83	0	0	16.76	0	0	0	4.84	48.37	0.00	0.00	48.37	48.37	726	0	0	48.37	15	726	
PROPERTY 2	48.46	0.00	5.85	4.69	0.00	0.00	0.00	0.00	0.00	1.96	2.41	33.56	0.00	0.00	33.56	32.87	493	0.69	14	33.56	15	507
PROPERTY 3	60.00	0.00	9.02	0.00	0.00	0.00	0.00	1.20	8.50	8.60	1.45	31.23	4.04	3.30	23.89	12.21	183	11.68	234	23.89	17	417
PROPERTY 4	79.59	0.00	6.51	4.87	3.22	0.80	0.19	0.00	0.00	0.00	3.97	60.02	0.00	0.00	60.02	58.26	874	1.77	35	60.02	15	909
PROPERTY 5	40.48	0.00	0.00	0.00	0.34	0.00	0.07	0.00	0.33	0.00	0.28	39.46	0.00	0.50	38.96	36.21	543	2.75	55	38.96	15	598
PROPERTY 6	6.54	0.00	0.00	0.00	0.00	0.84	0.04	0.00	0.00	0.00	0.80	4.86	0.00	0.00	4.86	4.35	65	0.50	10	4.86	16	75
PROPERTY 7	29.46	0.00	0.75	0.00	1.26	10.32	0.26	0.00	0.00	0.00	1.53	15.33	0.00	0.00	15.33	15.33	230	0.00	0	15.33	15	230
PROPERTY 8	48.64	0.00	9.49	0.00	0.00	0.00	0.12	1.25	3.17	0.00	0.72	33.90	0.00	0.00	33.90	32.79	492	1.10	22	33.90	15	514
TOTAL	389.40	3.42	34.45	9.56	4.82	28.72	0.69	2.45	12.00	10.56	16.00	266.73	4.04	3.80	258.89	240.39	3606	18.50	370	258.89	15	3976

Note: Property 1 & 7 include environmental conservation areas equalling 27.08 Ha. This includes low rainfall plains grassland, inaccessible & natural temperate grasslands identified in Figure 3 of the Flora and Fauna NGA Report *BL&A April 2012)

Note: Property 1 & 7 require further detail to identify 9% (of the NDA) for medium density housing at master planning stage

Preliminary Land Budget
Manzeene Included in Open Space



1	Site Area	59.01 Ha	
2	Encumbered Land	8.41 Ha	
2.1	Grassland Reserves	1.37	
2.2	Drainage Reserves	3.32	
2.3	Wetland (Retarding Basin)	2.04	
2.4	1.5m Road widening (O'Hallorans Road)	0.23	
2.5	Existing Road Reserve (Part of Manzeene Avenue)	1.45	
3	Gross Developable Area	50.60 Ha	
4	Open Space	3.62 Ha	7.7 %
4.1	Open Space	2.42	
4.2	Open Space Manzeene Avenue	1.20	
5	Net Developable Area (NDA)	46.98 Ha	

** Please note: 5% reduction in NDA to accommodate any variance in developable land due to detailed native vegetation assessment and flood modelling.*

Appendix B. DCP INFRASTRUCTURE PROJECT SHEETS

CI_C_1	Library - Construction				
Description	Contribution towards the construction of Lara Town Centre Library.				
	<table border="1"> <thead> <tr> <th>Infrastructure Type</th> <th>Infrastructure Category</th> </tr> </thead> <tbody> <tr> <td>Community</td> <td>Community facilities</td> </tr> </tbody> </table>	Infrastructure Type	Infrastructure Category	Community	Community facilities
Infrastructure Type	Infrastructure Category				
Community	Community facilities				
Project Cost	\$1,200,000				
Indicative Provision Trigger	3,000 dwellings occupied within the Main Catchment Area or at the discretion of the responsible authority.				
Strategic Justification	Contributions required to meet the basic needs of the future community via the delivery of a central Lara library				
External Usage Discount	0%				
Project Cost to MCA	\$1,200,000				
Apportionment of Costs	Project cost apportioned to all dwellings in the development area.				
Demand Units	4,645.00				
Levy Amount	\$258.34				
Costing Source	Council estimate as part contribution to whole facility				
Indexation Method	Building Construction Victoria (Series 6427.0)				

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

Ref#

6

DI_C_1	Eastern Multipurpose Community Centre - Construction	
Description	Construction of Eastern Community Centre, including preschool, maternal and child health, consulting rooms, meeting and activity rooms and childcare.	
	Infrastructure Type	Infrastructure Category
	Development	Community facilities
Project Cost	\$9,040,500	
Indicative Provision Trigger	1,500 dwellings occupied within the Main Catchment Area or at the discretion of the responsible authority.	
Strategic Justification	Community Facilities required to serve the new resident population in line with projected dwelling yields.	
External Usage Discount	0%	
Project Cost to MCA	\$9,040,500	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B and D.	
Demand Units	255.15	
Levy Amount	\$35,431.96	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Building Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

Ref#

7

DI_LA_1	Eastern Multipurpose Community Centre - Land	
Description	Land acquisition for eastern Multi-purpose community centre - Land acquisition (1.25ha)	
	Infrastructure Type	Infrastructure Category
	Development	Community facilities
Project Cost	\$562,500	
Indicative Provision Trigger	As subdivision occurs or when the trigger for development of the facility is reached.	
Strategic Justification	Land required to provide Community Facilities to serve the new resident population in line with projected dwelling yields.	
External Usage Discount	0%	
Project Cost to MCA	\$562,500	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B and D.	
Demand Units	255.15	
Levy Amount	\$2,204.58	
Costing Source	Bertacco Ferrier 16/10/12	
Indexation Method	Annual Revaluation	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

Ref#

8

DI_C_2	Western Multipurpose Community Centre - Construction	
Description	Construction of Western Community Centre, including preschool, maternal and child health, consulting rooms, meeting and activity rooms.	
	Infrastructure Type	Infrastructure Category
	Development	Community facilities
Project Cost	\$6,594,797	
Indicative Provision Trigger	3,000 dwellings occupied within the Main Catchment Area or at the discretion of the responsible authority.	
Strategic Justification	Community Facilities and land required to serve the new resident population in line with projected dwelling yields.	
External Usage Discount	0%	
Project Cost to MCA	\$6,594,797	
Apportionment of Costs	Project cost apportioned to Charge Areas A and C.	
Demand Units	243.56	
Levy Amount	\$27,076.68	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Building Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

Ref#

9

DI_LA_2	Western Multipurpose Community Centre, Civic and Cultural Facilities - Land	
Description	Land acquisition for Western Multipurpose community centre Civic and Cultural Facilities - Land acquisition (1.2 ha)	
	Infrastructure Type	Infrastructure Category
	Development	Community facilities
Project Cost	\$540,000	
Indicative Provision Trigger	As subdivision occurs or when the trigger for development of the facility is reached.	
Strategic Justification	Land required to provide Community Facilities to serve the new resident population in line with projected dwelling yields.	
External Usage Discount	0%	
Project Cost to MCA	\$540,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A and C.	
Demand Units	243.56	
Levy Amount	\$2,217.11	
Costing Source	Bertacco Ferrier 16/10/12	
Indexation Method	Annual Revaluation	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

Ref#

10

CI_OS_1	District Active Open Space - Community Pavilion	
Description	Construction of multi purpose pavilion for community use and potentially local cricket, football and soccer clubs	
	Infrastructure Type	Infrastructure Category
	Community	Recreation
Project Cost	\$2,826,990	
Indicative Provision Trigger	3,000 dwellings occupied within the Main Catchment Area or at the discretion of the responsible authority.	
Strategic Justification	Active Open Space fields and facilities required to serve the new resident population in line with projected dwelling yields.	
External Usage Discount	0%	
Project Cost to MCA	\$2,826,990	
Apportionment of Costs	Project cost apportioned to all dwellings in the development area.	
Demand Units	4,645.00	
Levy Amount	\$608.61	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Building Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

DI_OS_1	District Active Open Space - Play Fields - construction	
Description	Construction of 2 AFL / soccer fields, 2 netball courts, district playground and landscaping, car parking and associated facilities. Includes 10.56 ha of unencumbered open space but excludes the transmission easement works	
	Infrastructure Type	Infrastructure Category
	Development	Recreation
Project Cost	\$4,438,027	
Indicative Provision Trigger	3,000 dwellings occupied within the Main Catchment Area or at the discretion of the responsible authority.	
Strategic Justification	Active Open Space fields and facilities required to serve the new resident population in line with projected dwelling yields.	
External Usage Discount	0%	
Project Cost to MCA	\$4,438,027	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C and D.	
Demand Units	303.52	
Levy Amount	\$14,621.81	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

DI_OS_2	Construction of a multi purpose stadium (2 courts)	
Description	Construction of a 2 court multi purpose stadium on land to ultimately provide for 3 courts	
	Infrastructure Type	Infrastructure Category
	Development	Recreation
Project Cost	\$5,404,063	
Indicative Provision Trigger	3,500 dwellings occupied within the Main Catchment Area or once the relevant school enrolment trigger for this type of facility is reached.	
Strategic Justification	Stadium required by DEECD and council as required to serve the new population and school requirements. CoGG or other to fund a 3rd court when required	
External Usage Discount	65%	
Project Cost to MCA	\$1,891,422	
Apportionment of Costs	DEECD contributes 25% as part of school works and CoGG contributes 40%. Remaining 35% of the project cost is apportioned to charge areas A, B, C and D.	
Demand Units	303.52	
Levy Amount	\$6,231.60	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Building Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

Ref#

14

DI_LA_3	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd - 165 Patullos Road - land acquisition	
Description	Land for O'Hallorans Rd / Patullos Rd / Elcho Rd intersection - 165 Patullos Road, area: 100m2	
	Infrastructure Type	Infrastructure Category
	Development	Land
Project Cost	\$2,500	
Indicative Provision Trigger	As subdivision occurs, 1,000 dwellings occupied within the Main Catchment Area or when development occurs in the vicinity of the intersection.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$2,500	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C, D and E.	
Demand Units	311.36	
Levy Amount	\$8.03	
Costing Source	Bertacco Ferrier 16/10/12	
Indexation Method	Annual Revaluation	

The Project Cost is expressed in July 2012 dollars.

DI_LA_4	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd -180 Patullos Road - land acquisition	
Description	Land for O'Hallorans Rd / Patullos Rd / Elcho Rd intersection - 180 Patullos Road, area: 5600m2	
	Infrastructure Type	Infrastructure Category
	Development	Land
Project Cost	\$109,200	
Indicative Provision Trigger	1,000 dwellings occupied within the Main Catchment Area or when development commences in the vicinity of the intersection.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$109,200	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C, D and E.	
Demand Units	311.36	
Levy Amount	\$350.72	
Costing Source	Bertacco Ferrier 16/10/12	
Indexation Method	Annual Revaluation	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

DI_LA_5	Intersection - O'Hallorans Rd /Patullos Rd /Elcho Rd - 5 Elcho Road- land acquisition	
Description	Land for O'Hallorans Rd / Patullos Rd / Elcho Rd intersection - 5 Elcho Road, area: 100m2	
	Infrastructure Type	Infrastructure Category
	Development	Land
Project Cost	\$1,500	
Indicative Provision Trigger	1,000 dwellings occupied within the Main Catchment Area or when development commences in the vicinity of the intersection.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$1,500	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C, D and E.	
Demand Units	311.36	
Levy Amount	\$4.82	
Costing Source	Bertacco Ferrier 16/10/12	
Indexation Method	Annual Revaluation	

The Project Cost is expressed in July 2012 dollars.

DI_RO_1	Intersection - Bacchus Marsh Road/Windermere road	
Description	Construction of Bacchus Marsh Rd / Windermere Rd intersection	
	Infrastructure Type	Infrastructure Category
	Development	Intersection
Project Cost	\$640,000	
Indicative Provision Trigger	2,000 dwellings occupied within the Main Catchment Area, when urban development commences in the West Gateway area or at the discretion of the relevant authority for early provision.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$640,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A, C and E.	
Demand Units	251.40	
Levy Amount	\$2,545.74	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

DI_RO_2	Intersection - Bacchus Marsh Road/main East-West road	
Description	Construction of Bacchus Marsh Rd / main East West Road intersection	
	Infrastructure Type	Infrastructure Category
	Development	Intersection
Project Cost	\$710,000	
Indicative Provision Trigger	3,000 dwellings occupied within the main catchment area, when development commences in the vicinity of the intersection or at the discretion of the relevant authority for early provision.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$710,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A, C and E.	
Demand Units	251.40	
Levy Amount	\$2,824.18	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

DI_RO_3	Intersection - Bacchus Marsh Road/Patullo Road	
Description	Construction of Bacchus Marsh Rd / Patullo Rd intersection.	
	Infrastructure Type	Infrastructure Category
	Development	Intersection
Project Cost	\$620,000	
Indicative Provision Trigger	2,000 dwellings occupied within the Main Catchment Area, when urban development commences in the vicinity of the intersection or at the discretion of the relevant authority for early provision.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$620,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A and E.	
Demand Units	203.03	
Levy Amount	\$3,053.74	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

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March 2014

DI_RO_4	Intersection - Windermere Road/ O'Hallorans Road and Kees Road	
Description	Construction of Windermere Rd / O'Hallorans Rd and Kees Road intersections	
	Infrastructure Type	Infrastructure Category
	Development	Intersection
Project Cost	\$530,000	
Indicative Provision Trigger	2,000 dwellings occupied within the main catchment area, when development commences in the vicinity of the intersection or at the discretion of the relevant authority for early provision.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$530,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A, C, D and E.	
Demand Units	296.03	
Levy Amount	\$1,790.35	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

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DI_RO_5	Signalised Intersection - O'Hallorans Road/PatullosRoad/Elcho Road	
Description	Construction of O'Hallorans Rd / Patullos Rd / Elcho Rd intersection (signalised) and Patullos Rd/Elcho Rd intersection (unsignalised).	
	Infrastructure Type	Infrastructure Category
	Development	Intersection
Project Cost	\$3,350,000	
Indicative Provision Trigger	1,500 dwellings occupied within the main catchment area, when development commences in the vicinity of the intersection or at the discretion of the relevant authority for early provision.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012 and JPT, 2002)	
External Usage Discount	0%	
Project Cost to MCA	\$3,350,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C, D and E.	
Demand Units	311.36	
Levy Amount	\$10,759.22	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

DI_RO_6	NAC Intersection Signals	
Description	Construction of NAC intersection signals (junction of East West Rd and extension of Goulburn Park Drive)	
	Infrastructure Type	Infrastructure Category
	Development	Intersection
Project Cost	\$500,000	
Indicative Provision Trigger	Upon connection of the 4th leg of the intersection or at the discretion of the Responsible Authority.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012)	
External Usage Discount	0%	
Project Cost to MCA	\$500,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A and E.	
Demand Units	203.03	
Levy Amount	\$2,462.69	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

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Ref#

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DI_RO_7	Patullos Road (east) - road widening	
Description	Patullos Road (east) road widening (construction) - from limit of works of RO_5 (approximately O'Hallorans Road) to Kees Road.	
	Infrastructure Type	Infrastructure Category
	Development	Road
Project Cost	\$1,978,800	
Indicative Provision Trigger	2,500 dwellings occupied within the Main Catchment Area or at the discretion of the Responsible Authority.	
Strategic Justification	Intersection identified in transport and engineering planning as required for appropriate traffic management in the precinct (OBT, June 2012 and JPT 2002)	
External Usage Discount	0%	
Project Cost to MCA	\$1,978,800	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C, D and E.	
Demand Units	311.36	
Levy Amount	\$6,355.32	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

DI_RO_8	Patullos Road (east) - Shared Path	
Description	Patullos Road East - Shared Path within existing road reserve (northern side) - from limit of works of RO_5 (approximately O'Hallorans Road) to Kees Road	
	Infrastructure Type	Infrastructure Category
	Development	Shared Path
Project Cost	\$291,200	
Indicative Provision Trigger	1,000 dwellings occupied within the main catchment area or at the discretion of the Responsible Authority.	
Strategic Justification	Item required to meet the basic needs of the future community and provide critical link between Lara and the new Growth Area	
External Usage Discount	0%	
Project Cost to MCA	\$291,200	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C, D and E.	
Demand Units	311.36	
Levy Amount	\$935.25	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

Final Version - C246/C285

March 2014

DI_RO_9	LAC Intersection Signals (O'Hallorans Rd and EW Connector Rd)	
Description	Construction of LAC intersection signals (junction of O'Hallorans Rd and East West Connector Rd)	
	Infrastructure Type	Infrastructure Category
	Development	Intersection
Project Cost	\$500,000	
Indicative Provision Trigger	Upon connection of the 4th leg of the intersection or at the discretion of the Responsible Authority.	
Strategic Justification	Intersection identified as part of Amendment C246 (Lara West Growth Area PSP / DCP) to support the Manzeenes Ave C285 Amendment road network and traffic management for the growth area	
External Usage Discount	0%	
Project Cost to MCA	\$500,000	
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, D and E.	
Demand Units	262.99	
Levy Amount	\$1,901.21	
Costing Source	Prowse QS, 01/03/14	
Indexation Method	Road and Bridge Construction Victoria (Series 6427.0)	

The Project Cost is expressed in July 2012 dollars.

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DI_P_1	PSP/DCP Preparation				
Description	PSP/DCP Preparation - This includes \$1,268,000 for Structure Planning and Development Contributions costs (funded by Lara Lakes P/L controlling Properties 3,4,5 and 6 as identified in the PSP Land Use Budget), and \$50,000 for PAO administration cost (yet to be completed; for Council use only)				
	<table border="1"> <thead> <tr> <th>Infrastructure Type</th> <th>Infrastructure Category</th> </tr> </thead> <tbody> <tr> <td>Development</td> <td>Other</td> </tr> </tbody> </table>	Infrastructure Type	Infrastructure Category	Development	Other
Infrastructure Type	Infrastructure Category				
Development	Other				
Project Cost	\$1,318,000				
Indicative Provision Trigger	PSP/DCP Preparation complete (value \$1,268,000). PAO administration (value \$50,000) triggered at 1,000 dwellings.				
Strategic Justification	Item required for comprehensive planning for the precinct and implementation of the PAO for item DI_RO_5.				
External Usage Discount	0%				
Project Cost to MCA	\$1,318,000				
Apportionment of Costs	Project cost apportioned to Charge Areas A, B, C and E.				
Demand Units	266.73				
Levy Amount	\$4,941.33				
Costing Source	Prowse QS, 01/03/14				
Indexation Method	Consumer Price Index (All Groups Melbourne)				

The Project Cost is expressed in July 2012 dollars.

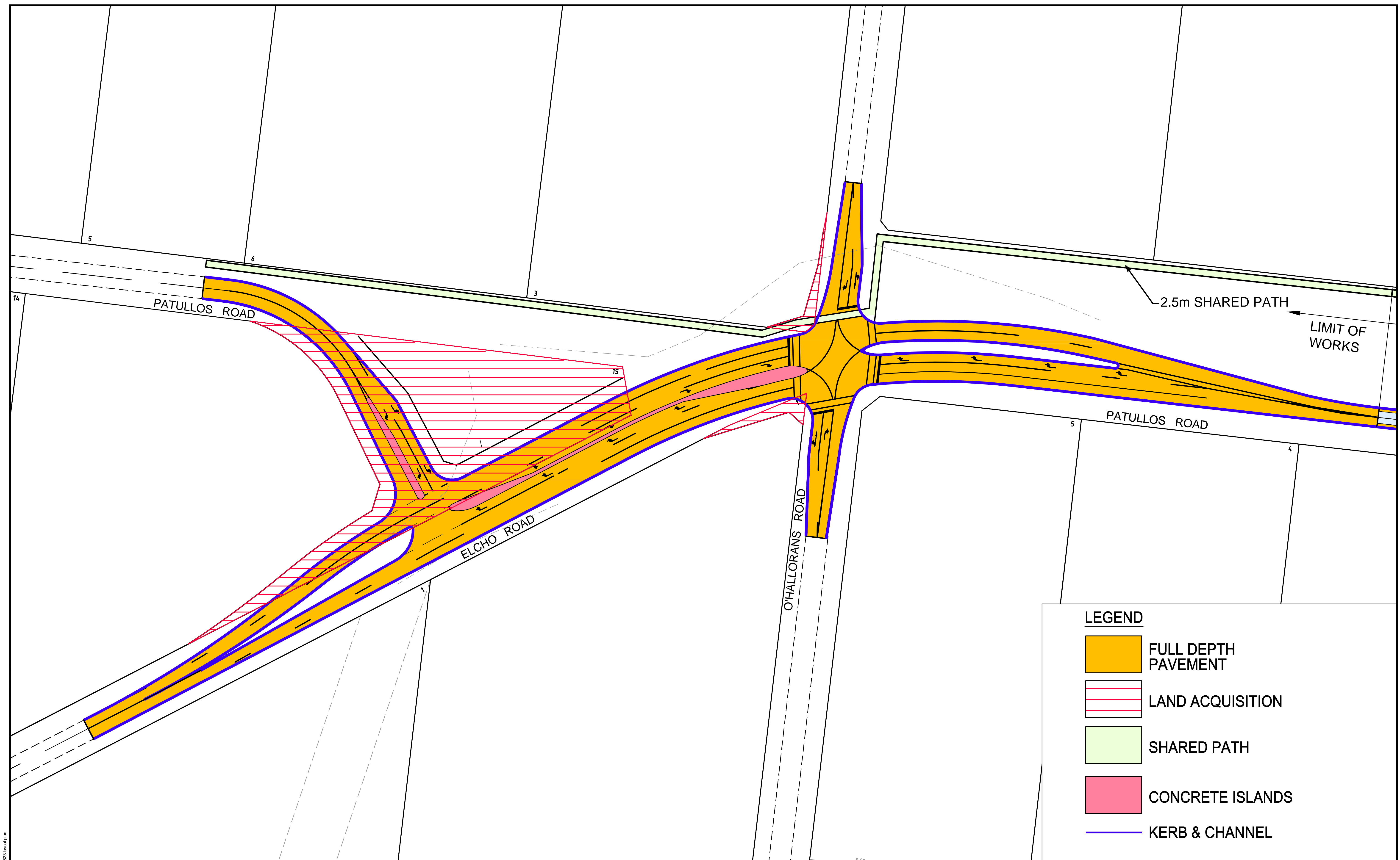
Final Version - C246/C285

March 2014


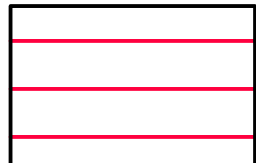


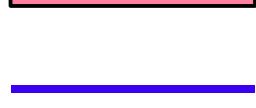
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Appendix C. INTERSECTION PLANS



LEGEND

-  FULL DEPTH PAVEMENT
-  LAND ACQUISITION
-  SHARED PATH
-  CONCRETE ISLANDS
-  KERB & CHANNEL

REVISION	DATE	DES/DFT	APP'D
F	2/11/12	CB/CB	JG
E	05.10.12	CB/CB	JG
D	24.9.12	SK/SK	JG
C	18.9.12	SK/SK	JG
B	14.9.12	SK/SK	J.G
A	17.8.12	SK/SK	JG

Designed
C. Barker

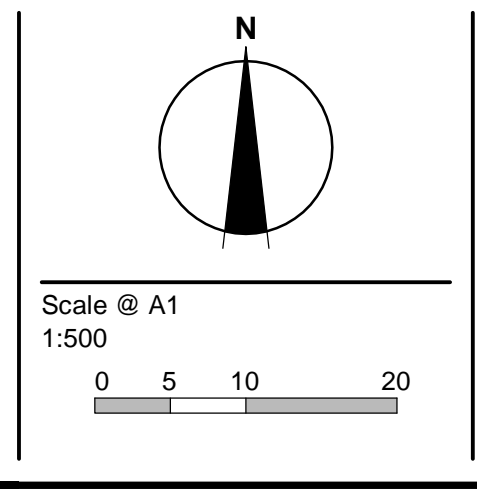
Drawn
S. Knott

Checked
J. Golden

Authorised
J. Golden

Date
August 2012

Principal
-




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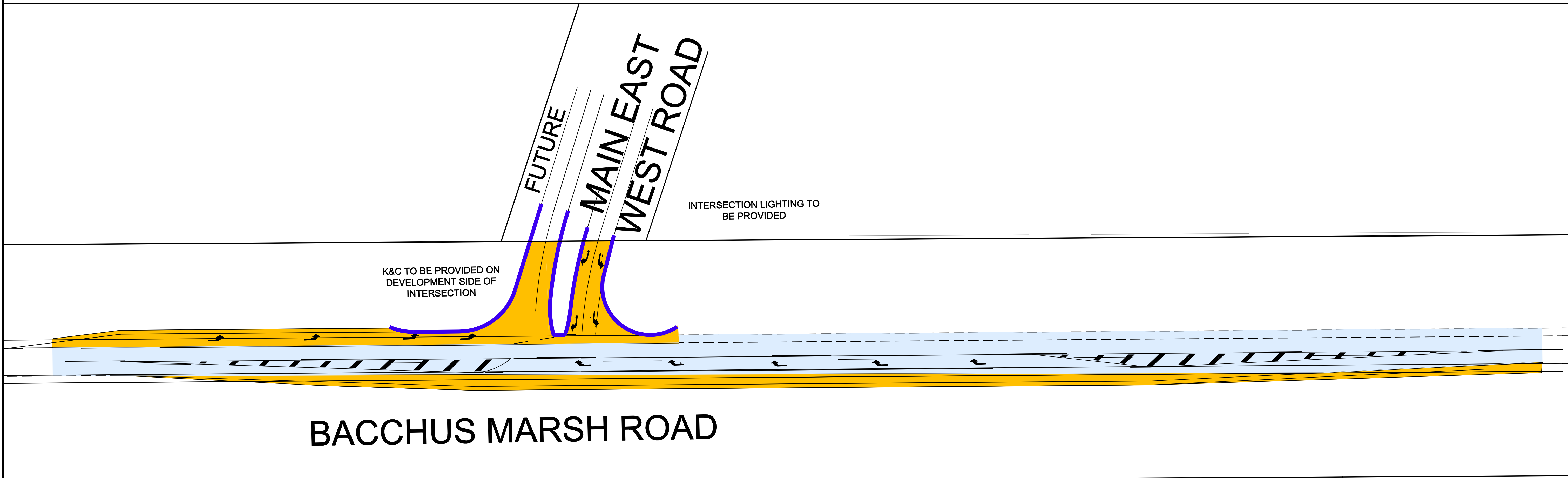
Lara West UGA
Development Contribution Plan
City of Greater Geelong
O'Hallorans Road, Intersection with Patullos and Elcho Road

Drawing No. 3440359ELL-DCP2 **Rev F**

Sheet No. 2 of 5




Subject to Approval
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BACCHUS MARSH ROAD

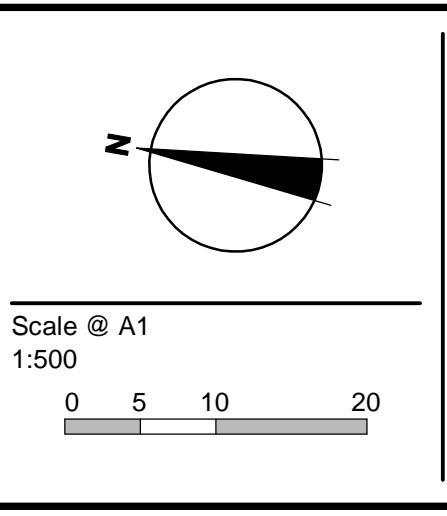
LEGEND

-  ASPHALT OVERLAY OVER EXISTING
-  FULL DEPTH PAVEMENT
-  KERB & CHANNEL

REVISION	DATE	DESIGNER	APP'D
E	2/11/12	CB/CB	JG
D	24.9.12	SK/SK	JG
C	18.9.12	SK/SK	JG
B	14.9.12	SK/SK	J.G
A	17.8.12	SK/SK	JB

Principal
 -
 -
 -

Designed
C. Barker
 Drawn
S. Knott
 Checked
J. Golden
 Authorised
J. Golden
 Date
August 2012



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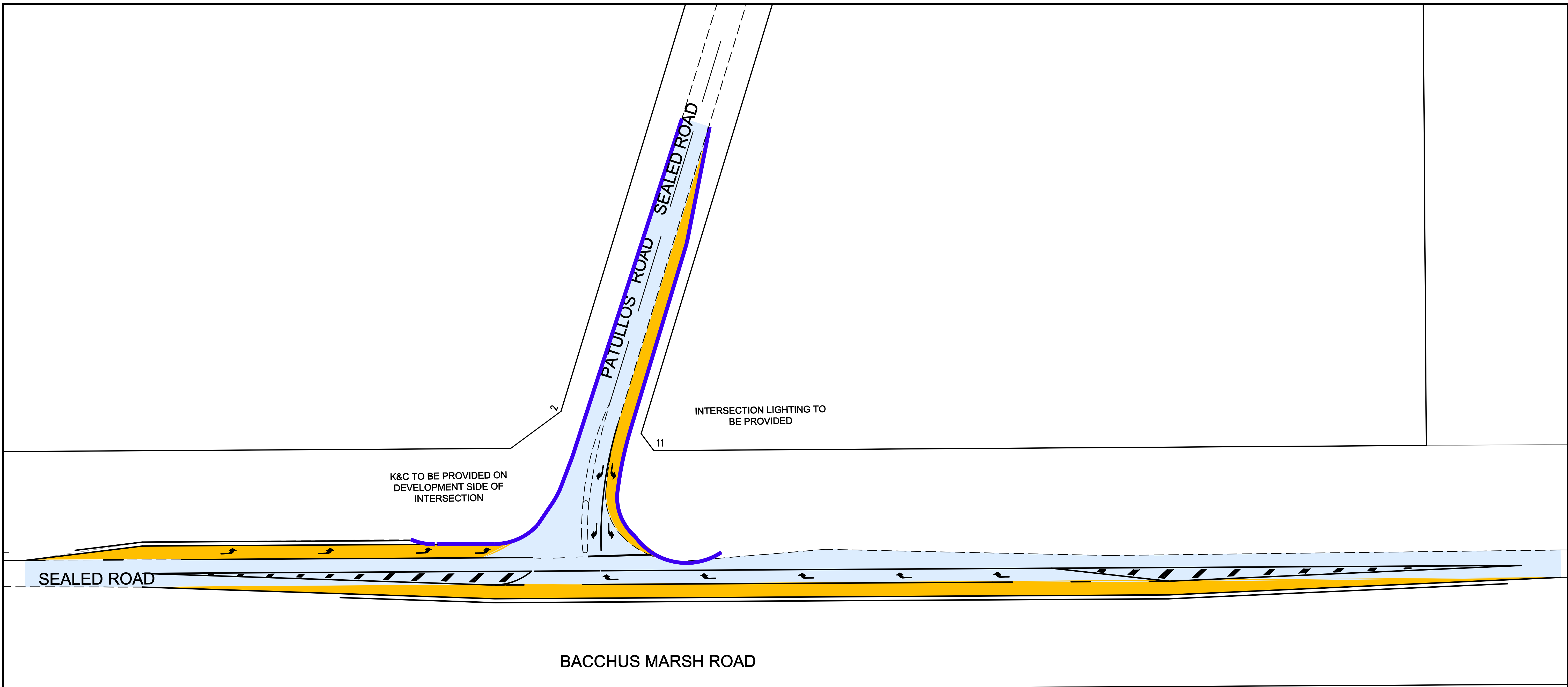
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Lara West UGA
 Development Contribution Plan
 City of Greater Geelong
 Bacchus Marsh Road,
 Intersection with main E-W Road

Drawing No. 3440359ELL-DCP3 Rev E
 Sheet No. 3 of 5

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LEGEND

- ASPHALT OVERLAY OVER EXISTING
- FULL DEPTH PAVEMENT
- KERB & CHANNEL

REVISION	DATE	DESIGNER	APP'D
E	2/11/12	CB/CB	JG
D	24.9.12	SK/SK	JG
C	18.9.12	SK/SK	JG
B	14.9.12	SK/SK	CB
A	17.8.12	SK/SK	CB

Principal
 -
 -
 -
 -

Designed
C. Barker

Drawn
S. Knott

Checked
J. Golden

Authorised
J. Golden

Date
August 2012

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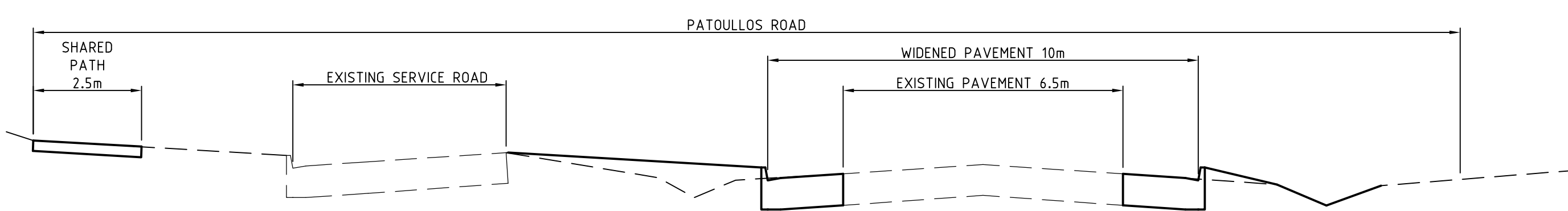
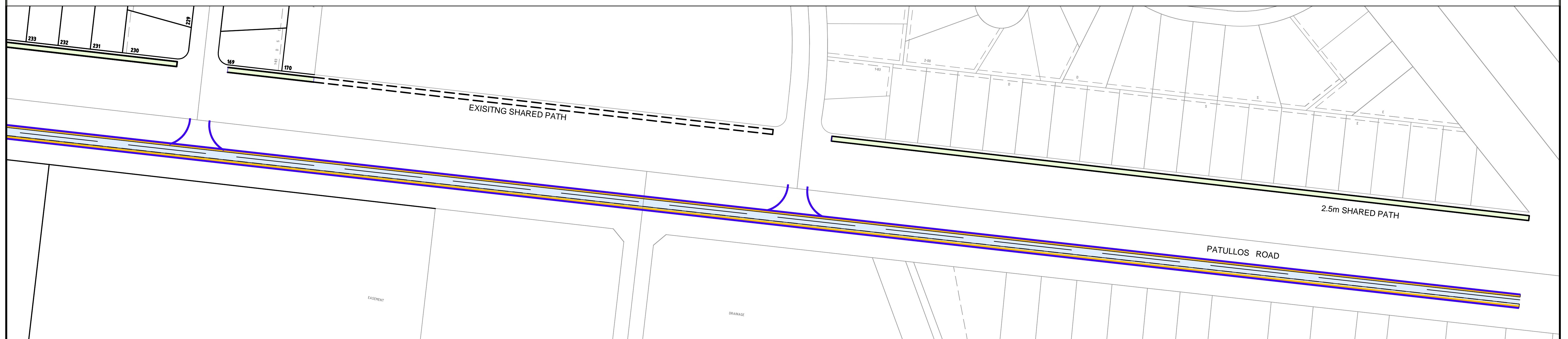
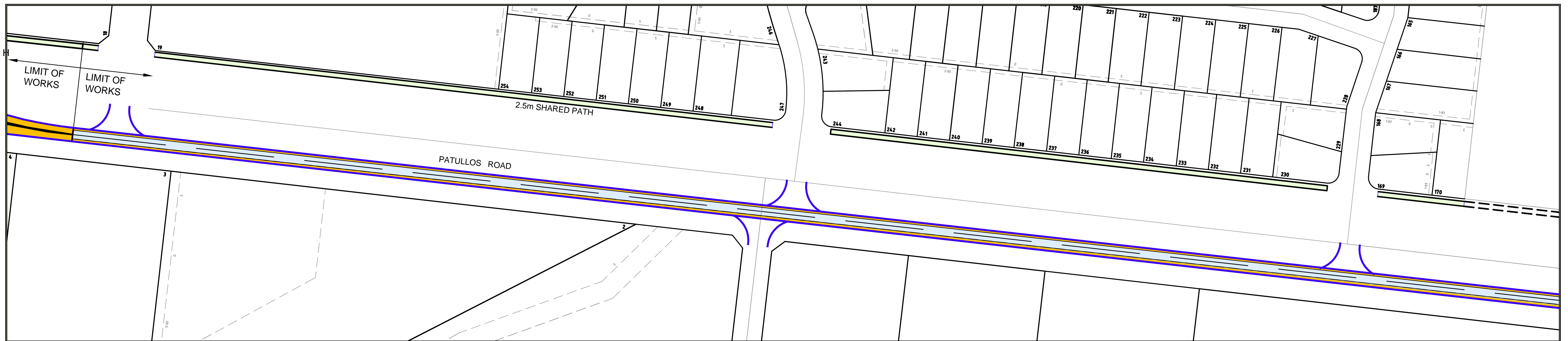
Lara West UGA
 Development Contribution Plan
 City of Greater Geelong
 Bacchus Marsh Road.
 Intersection with Patullos road

Drawing No. 3440359ELL-DCP4 Rev E

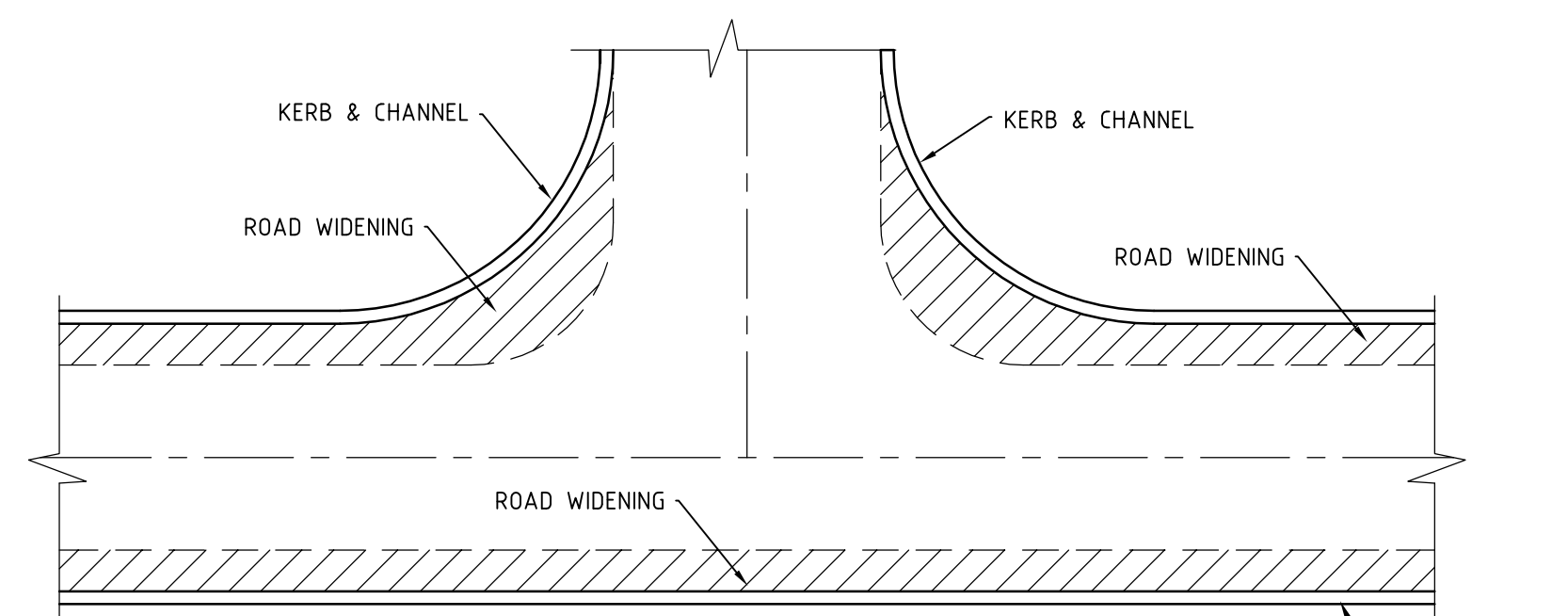
Sheet No. 4 of 5

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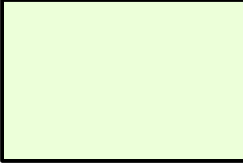
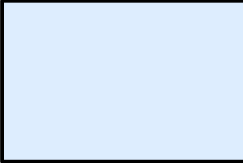




TYPICAL PATULLOS ROAD SECTION



TYPICAL PATULLOS ROAD INTERSECTION

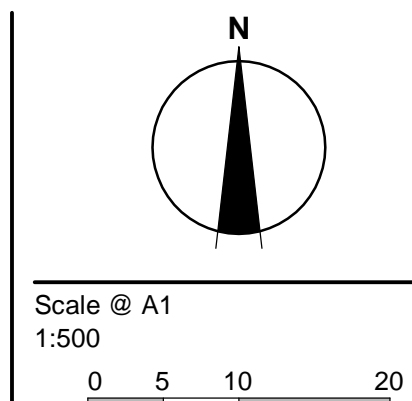
LEGEND

-  SHARED PATH
-  ASPHALT OVERLAY OVER EXISTING
-  FULL DEPTH PAVEMENT
-  KERB & CHANNEL

REVISION	DATE	DESIGNER	APP'D
A ISSUED FOR INFORMATION	2/11/12	CB/CB	JG

Principal

Designed
C. Barker
Drawn
S. Knott
Checked
J. Golden
Authorised
J. Golden
Date
August 2012



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Lara West UGA
Development Contribution Plan
City of Greater Geelong
Bacchus Marsh Road
Patullos Road East, Including Shared Bike Path

Drawing No. 3440359ELL-DCP6 Rev A
Sheet No. 6 of 6

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