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Proposed C387ggee

SCHEDULE 9 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO9**.

JETTY ROAD URBAN GROWTH AREA STAGE 2 DEVELOPMENT CONTRIBUTIONS PLAN

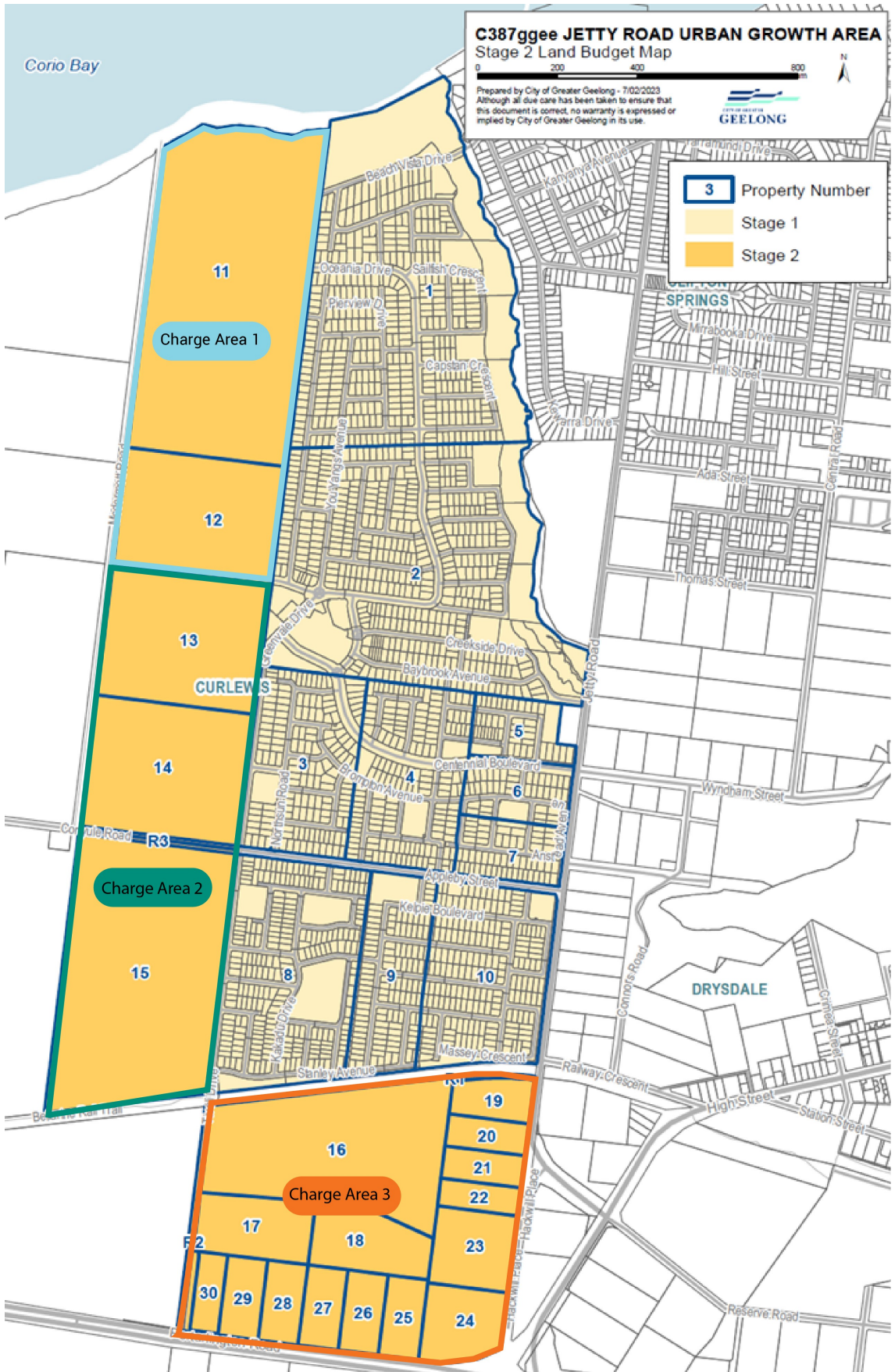
1.0

Area covered by this development contributions plan

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This Development Contributions Plan (DCP) applies to Stage 2 of the Jetty Road Urban Growth Area. The MCA and Charge Areas are shown below.

GREATER GEELONG PLANNING SCHEME



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Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$17,297,574	Refer to details in the Jetty Road Stage 2 Development Contributions Plan.	\$15,740,948	91%
Paths	\$3,418,000	Refer to details in the Jetty Road Stage 2 Development Contributions Plan.	\$1,710,937	50%
Open Space	\$10,486,749	Refer to details in the Jetty Road Stage 2 Development Contributions Plan.	\$4,827,205	46%
Drainage	\$21,731,570	Refer to details in the Jetty Road Stage 2 Development Contributions Plan.	\$20,139,276	93%
Community facilities	\$21,393,253	Refer to details in the Jetty Road Stage 2 Development Contributions Plan.	\$9,581,322	45%
Planning	\$1,057,674	Refer to details in the Jetty Road Stage 2 Development Contributions Plan.	\$1,057,674	100%
Total	\$75,384,821		\$53,057,362	70%

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Summary of contributions

Levies payable by the development (\$)					
	Development Infrastructure			Community Infrastructure	
	Charge Area 1	Charge Area 2	Charge Area 3	Residential	Non-residential
	Per net developable hectare (July 2023 dollars)			Per dwelling (July 2023 dollars)	
Roads	\$130,948	\$130,948	\$130,948	\$0	\$0

GREATER GEELONG PLANNING SCHEME

Levies payable by the development (\$)					
	Development Infrastructure			Community Infrastructure	
	Charge Area 1	Charge Area 2	Charge Area 3	Residential	Non-residential
	Per net developable hectare (July 2023 dollars)			Per dwelling (July 2023 dollars)	
Paths	\$14,233	\$14,233	\$14,233	\$0	\$0
Open Space	\$30,527	\$30,527	\$56,689	\$0	\$0
Drainage	\$11,222	\$31,162	\$417,161	\$0	\$0
Community	\$42,402	\$42,402	\$42,402	\$1,206	\$0
Other	\$8,799	\$8,799	\$8,799	\$0	\$0
TOTAL	\$238,129	\$258,070	\$670,231	\$1,206	\$0

Note: These contribution amounts are current as at 1st July 2023 prices. They will be adjusted annually on July 1 each year to cover inflation, by applying indexation in accordance with section 6.1 of the DCP:

- *In relation to the costs associated with all infrastructure items other than land, the cost of those infrastructure items must be adjusted and the DIL amount recalculated according to the following method:*
 - *The capital costs of each infrastructure item must be adjusted by reference to the Building Price Index (Melbourne) published by Rawlinsons, or a similar index determined by the Collecting Agency if the Building Price Index (Melbourne) is not available.*
 - *The revised infrastructure costs and the adjustment of the contributions must be calculated and applied from 1 July in each year.*
- *In relation to the cost of land projects included in this DCP, the land value for each infrastructure project must be adjusted by reference to a revised land valuation for each land project based on the same valuation principles.*
- *The revised land value for each infrastructure project and the adjustment of the contributions must be calculated and applied from 1 July in each year.*
- *Within 14 days of the indexation and adjustments being made, the Collecting Agency must publish a notice of the amended contributions on the Council's website.*

The CIL statutory cap (currently \$1,346 per dwelling for the 2023/24 financial year) is indexed annually on July 1 by the Minister for Planning and is published on the relevant Government department website. Council reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation method in this DCP up to any new CIL cap. The higher levy will be payable from the date any revised CIL cap is published by the relevant Government Department.

4.0

Land or development excluded from development contributions plan

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None specified.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated Jetty Road Stage 2 Development Contributions Plan for full details.