

# Ballarat West

## Development Contributions Plan

CITY OF BALLARAT

JUNE 2017  
VERSION 5.1

URBAN ENTERPRISE  
389 ST GEORGES RD  
NORTH FITZROY 3068 VIC  
PH (03) 9482 3888 | FAX (03) 9482 3933

[www.urbanenterprise.com.au](http://www.urbanenterprise.com.au)



URBAN PLANNING - LAND ECONOMICS - TOURISM PLANNING

**Author**

Matt Ainsaar  
Paul Shipp  
Jojo Chen

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# INTRODUCTION

*The original The Ballarat West Development Contributions Plan (DCP) was approved by the Minister for Planning under Amendment C167 Development Contributions Plan on 30 October 2014.*

*This document is a revised DCP prepared in March 2017 in response to a change to the Community Infrastructure Levy cap introduced by a Governor in Council Order on 11 October 2016.*

This Ballarat West Development Contributions Plan (DCP) has been developed to support the funding of infrastructure in the Ballarat West Precinct Structure Plan (PSP) area. This area is made up of three sub-precincts, Bonshaw Creek (sub-precinct 1), Greenhalghs Road (sub-precinct 2) and Carngham Road (sub-precinct 4). A combined Precinct Structure Plan has been prepared for each of these sub-precincts. The Precinct Structure Plan has been prepared by SMEC Urban in conjunction with the City of Ballarat.

The Precinct Structure Plan guides future development and sets the long-term strategic framework for the development in relation to:

- Land use (such as residential development of varying densities, retail, commercial uses, open space, education facilities and community facilities);
- Transport (such as the arterial and link road network, collector roads & proposed public transport);
- Activity centres (Major Activity Centre, Neighbourhood Activity Centre and Local Activity Centres); and
- Open space (passive & active), waterways and environmentally sensitive areas.

This DCP applies to the 3 sub-precincts as a single area and requires contributions from all landowners/developers in the area, with the exception of Crown land in sub-precinct 1 which is expected to be developed for urban purpose in the short to medium term. 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 Ballarat West.

The Precinct Structure Plan requires a range of physical and social infrastructure as part of the development of the Ballarat West Growth Area. Not all of this infrastructure will be funded through this DCP.

This infrastructure is provided through a number of mechanisms including:

- Subdivision construction works by developers;
- Development contributions (community infrastructure levy and development infrastructure levy);
- Utility service provider; and
- Capital works projects by City of Ballarat, 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 Directions for Development Contributions*.

This DCP has been developed in accordance with the provisions of Part 3B of the Planning and Environment Act and the Victorian State Government Development Contributions Guidelines (2003, updated 2007).

This DCP will require the payment of levies to ensure that the infrastructure specified in this plan is funded to enable City of Ballarat to provide the infrastructure.

It should be noted that the Development Infrastructure Levy in this DCP includes contributions towards drainage items as the City of Ballarat 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.

# 1. STRATEGIC BASIS

## 1.1. LOCAL PLANNING POLICY CONTEXT

This DCP has been prepared to support the provision of infrastructure identified by the Ballarat West Precinct Structure Plan. Additionally, a number of strategic planning documents have been prepared by, or on behalf of City of Ballarat that identify the need, standard and costs for the infrastructure items that are included in this DCP.

This DCP has been prepared in close consultation with City of Ballarat officers. City of Ballarat officers have also provided strategic planning information and advice regarding costs for this DCP where appropriate.

Relevant supporting documents for the DCP include:

- Precinct Structure Plan (SMEC Urban, 2012);
- Drainage Scheme (Engeny & SMEC, 2012);
- Traffic network and costings (SMEC, 2012);
- Community Infrastructure Assessment (CPG, 2010).
- Active Open Space and Community Facilities Infrastructure (COB, 2012);
- Cost estimates provided by Prowse Quantity Surveyors (2012).

## 1.2. STATE PLANNING POLICY CONTEXT

The Ministerial Direction on the Preparation and Content of Development Contributions Plans (11 October 2016) outlines what may be funded with a development contributions levy, namely:

- Acquisition of land for roads, public transport corridors, drainage, public open space, community facilities;
- Construction of roads, including bicycle and foot paths, and traffic management and control 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 or associated with the construction of a maternal and child health centre, a child care centre, a kindergarten, or any centre which provides these facilities in combination.

The Direction also stipulates 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 or housing provided by or on behalf of the Department of Health and Human Services. Government schools are not subject to payment of development contributions.

The Victorian State Government published a set of documents which make up the Development Contributions Guidelines (2003, updated 2007). The Development Contributions Guidelines are available through the Department of Environment, Land, Water and Planning (DELWP) website. These documents provide guidance as to how DCPs are to be prepared and administered including the matters that DCPs are to consider.

### 1.2.1. PLANNING AND ENVIRONMENT ACT 1987

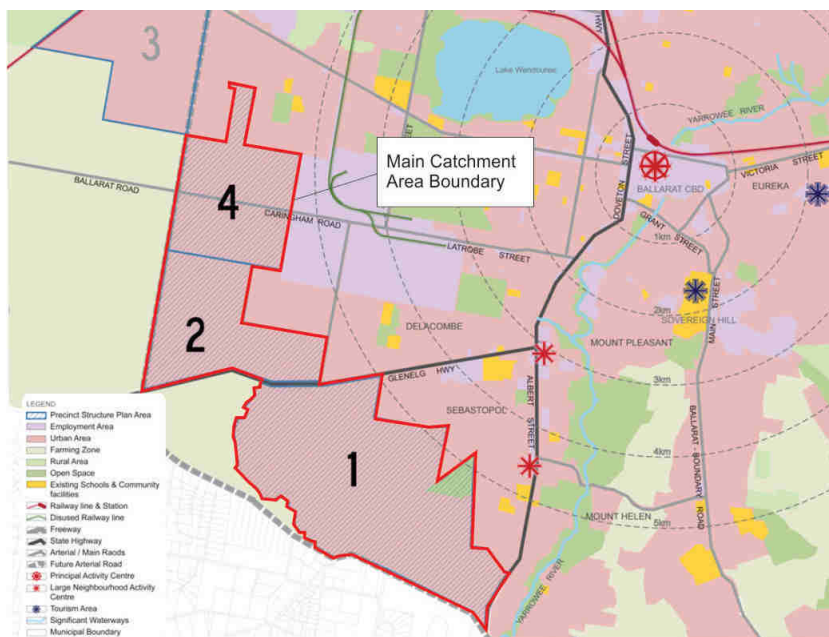
Part 3B of the Planning and Environment Act 1987 outlines the statutory provisions relating to development contributions. In summary, Part 3B provides for, amongst other things:

- 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 a development infrastructure levy and/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 (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);
- The collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable (Section 46P (2)).

### 1.3. AREA TO WHICH THE DCP APPLIES

FIGURE 1 DCP AREA MAP



The Ballarat West DCP applies to the Ballarat West Precinct Structure Plan area (sub-precincts 1, 2 and 4) as shown in Figure 1.3.

The Precinct Structure Plan applies to approximately 1,289 hectares of land including:

- 706 hectares in sub-precinct 1;
- 294 hectares in sub-precinct 2; and
- 289 hectares in sub-precinct 4.

The DCP adopts the Ballarat West Precinct Structure Plan area as the Main Catchment Area (MCA). The MCA is the geographic area from which a given item of infrastructure will draw most of its use. The MCA forms the entire charge area for collection of DCP levy amounts.

The MCA is treated as a single cell or catchment for the purposes of calculating levies. This is due to the consistent levels of infrastructure requirements and costs across the MCA and the operation of the MCA as a single catchment for broader infrastructure such as drainage.

### 1.4. TIMEFRAME TO WHICH THE DCP APPLIES

The DCP has a life of 40 years from the date that the DCP is incorporated into the Ballarat Planning Scheme. This relatively long DCP life reflects the anticipated development timeframe of the MCA based on land development projections provided by Council and ensures that infrastructure items that will not be required until significant development levels are experienced can be planned for and funded under the DCP.

The risks associated with a longer life DCP will be mitigated through the provision for regular review of the DCP. Review provisions are included in Section 4.

## 2. INFRASTRUCTURE PROJECT JUSTIFICATION

Planning and technical reports have identified a need for each of the community and development infrastructure projects that have been included in this DCP. City of Ballarat 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.

Developers have the option to develop at various dwelling densities within the range specified in the Ballarat West Precinct Structure Plan. Therefore, in order to fairly levy developers achieving varying densities while maintaining financial certainty for City of Ballarat, a 'per hectare of net developable land' demand unit is used for the collection of the Development Infrastructure Levy.

A 'per dwelling' demand unit is used for the collection of the Community Infrastructure Levy.

### 2.1. DISTINCTION BETWEEN COMMUNITY AND DEVELOPMENT INFRASTRUCTURE

This DCP makes a distinction between 'community' and 'development' infrastructure. As these terms are not clearly defined in the legislation, the Ministerial Direction and guidelines outline certain infrastructure which can be included as Development Infrastructure for the purposes of preparing a Development Contributions Plan.

The Community Infrastructure Levy is to be paid by the land owner at the time of building approval 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. This cap was increased to \$1,150 per dwelling by Governor in Council Order on 11 October 2016.

The Development Infrastructure Levy is to be paid by developers at the time of development. Contributions relating to development infrastructure will be paid at a 'per-

hectare of Net Developable Area' rate in respect of the development of land as specified in Table 17 of this document.

### 2.2. ITEMS NOT INCLUDED IN THE DEVELOPMENT CONTRIBUTIONS PLAN

The following infrastructure items are not included in the DCP, as they are not considered to be higher order items. They are assumed to be provided by developers as a matter of course:

- Local streets and collector streets (see the City of Ballarat road hierarchy for definitions), and associated traffic management measures,
- Local drainage works and any other drainage works not specifically included in this DCP;
- Intersections (and associated land required) connecting the development to the existing road network, except where specified as DCP projects;
- Water, sewerage, underground power, gas and telecommunications services;
- Local pathways and connections to the regional and/or district pathway network;
- Linear trails, for example along creeks;
- Basic levelling, water tapping and landscaping of passive open space;
- Passive public open space reserve master plans and agreed associated works required by the Precinct Structure Plan;
- City of Ballarat's plan checking and supervision costs; and
- Bus stops, as a requirement of planning permits.

## 2.3. FUTURE WESTERN LINK ROAD

The DCP includes a contribution towards the future Western Link Road by way of land acquisition. The DCP includes acquisition for the future Western Link Road reservation but does not include land required for eventual duplication. The DCP does not include Western Link Road construction which is to be funded through external sources. The level of contributions required towards the Western Link Road are shown in Table 12 and Appendix B.

## 2.4. COMMUNITY INFRASTRUCTURE ITEMS

City of Ballarat has identified a requirement for 11 Community Infrastructure items.

Community Infrastructure items are identified in Table 1.

**TABLE 1 COMMUNITY INFRASTRUCTURE ITEMS**

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
CI_CF_1	Construction of a branch library to be co-located with the community centre in MAC (sub-precinct 1)	Construction of one branch library of 1,800 sqm (excluding canopies, verandahs, etc) to be co-located with the community centre in MAC	Item Identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.
CI_CF_2	Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1)	Construction of a level 3 multi-purpose community centre, which includes community rooms and meeting space, administrative spaces for staff and community groups and carparking with a building area of approx 4,400 sqm	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
CI_CF_3	Construction of early years hub - MAC - Community component (sub-precinct 1)	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	As Above
CI_CF_4	Construction of early years hub - Tait St - Community component (sub-precinct 1)	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	As Above
CI_CF_5	Construction of LAC level 1 Multi-purpose Community Centre and Early Years Hub -CI component (sub-precinct 2)	Construction of community infrastructure component of LAC multi-use centre and early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	As Above
CI_CF_6	Construction of NAC level 1 Multi-purpose Community Centre - community centre area - CI component (sub-precinct 4)	Construction of community infrastructure component of NAC early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	As Above
CI_OS_1	Construction of a pavilion to serve Regional AOS Reserve at MR Power Park	Construction of a medium community pavilion to serve regional AOS Reserve	This project is required to provide adequate active open space facilities for the new community.
CI_OS_2	Construction of a pavilion to serve AOS Reserve - Mining Park	Construction of small pavilion to serve the AOS Reserve - Gold Mining Area	As Above
CI_OS_3	Construction of a pavilion to serve AOS Reserve - Glenelg Highway reserve (MAC)	Construction of medium pavilion to serve the AOS Reserve - MAC	As Above



Project Number	Project Name	Project Detailed Description	Project Strategic Justification
CI_OS_4	Construction of a pavilion to serve AOS Reserve - Greenhalghs reserve (LAC)	Construction of medium pavilion to serve AOS Reserve - LAC	As Above
CI_OS_5	Construction of a pavilion to serve AOS Reserve - Carngham reserve (NAC)	Construction of a medium pavilion to serve AOS Reserve - NAC	As Above

## 2.5. DEVELOPMENT INFRASTRUCTURE ITEMS

City of Ballarat has identified a requirement for a range of Development Infrastructure items. These Development Infrastructure items can be divided into 6 infrastructure categories being:

- Community Facilities;
- Drainage;
- Active Open Space;
- Roads;
- Traffic management; and
- Other.

Appendix A includes a set of infrastructure maps showing the location of these Development Infrastructure Items.

### 2.5.1. COMMUNITY FACILITIES

City of Ballarat has identified a requirement for 12 Community Facilities items.

Community Facilities items are identified in Table 2. This section includes land for community infrastructure items and community facilities.

**TABLE 2 COMMUNITY FACILITIES ITEMS**

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_CF_1	Construction of Early Years Hub - DIL component - MAC (sub-precinct 1)	Construction of development component of early years hub, including kindergarten, maternal and child health centre and associated facilities, outdoor areas and parking.	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.
DI_CF_2	Construction of Early Years Hub - Tait St - DIL component (sub-precinct 1)	Construction of development component of Early Years Hub, including kindergarten, associated facilities, outdoor areas and parking.	As Above
DI_CF_3	Construction of level 1 Multi-purpose Community Centre and Early Years Hub - DIL component - LAC (sub-precinct 2)	Construction of development component of LAC Multi-purpose Community Centre and Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.	As Above
DI_CF_4	Construction of Early Years Hub - DIL component - NAC (sub-precinct 4)	Construction of development component of NAC Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.	As Above
DI_LA_1	Land for branch library within MAC (sub-precinct 1)	Land acquisition for the branch library, total land area 1 ha	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_2	Land for Early Years Hub - MAC (sub-precinct 1)	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten, Maternal and Child Health and flexible community space. Land to be collocated with Primary School.	As Above
DI_LA_3	Land for Level 3 Multi-purpose Community Centre - MAC (sub-precinct 1)	Land acquisition of 1 ha for a Level 3 Multi-purpose community centre co-located within MAC	As Above
DI_LA_4	Land for Early Years Hub - Tait Street (sub-precinct 1)	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten and flexible community space	As Above
DI_LA_5	Land for Early Years Hub - LAC (sub-precinct 2)	Land acquisition of 0.5 ha of LAC Early Years Hub site co-located with Level 1 Multi-purpose Community Centre.	As Above
DI_LA_6	Land for level 1 Multi-purpose Community Centre - LAC (sub-precinct 2)	Land acquisition of 0.8 ha for LAC level 1 Multi-purpose Community Centre.	As Above
DI_LA_7	Land for Early Years Hub - NAC (sub-precinct 4)	Land acquisition of 0.5 ha for Early Years Hub collocated with the Primary School and NAC in sub-precinct 4.	As Above
DI_LA_8	Land for level 1 Multi-purpose Community Centre - NAC (sub-precinct 4)	Land acquisition of 0.8ha for level 1 Multi-purpose Community Centre collocated with the NAC in sub-precinct 4. Collocated with Primary School and Early Years Hub.	As Above

## 2.5.2. DRAINAGE

A drainage scheme has been developed for the entire Ballarat West Precinct Structure Plan area including drainage pipes, wetland/retarding basins and biofilters.

Drainage items are identified in Table 3. This section includes both encumbered and developable land for retarding basins.

**TABLE 3 DRAINAGE ITEMS**

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_A	Construction of Drainage Scheme in sub-catchment A (sub-precinct 4)	Construction of a drainage scheme for sub-catchment A, including drainage pipes, retarding basins and bioretention areas	Ballarat West Drainage Scheme, SMEC and Engeny, 2012
DI_DR_AA/AB	Construction of Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)	Construction of a drainage scheme for sub-catchment AA/AB, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_AC/AT	Construction of Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)	Construction of a drainage scheme for sub-catchment AN/AT, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_AK/AM	Construction of Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)	Construction of a drainage scheme for sub-catchment AK/AM, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_AU/AY	Construction of Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)	Construction of a drainage scheme for sub-catchment AU/AY, including drainage pipes, retarding basins and bioretention areas	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_AZ/CA	Construction of Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)	Construction of a drainage scheme for sub-catchment AZ/CA, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_BA/BQ	Construction of Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)	Construction of a drainage scheme for sub-catchment BA/BQ, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_BK/BL	Construction of Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)	Construction of a drainage scheme for sub-catchment BK/BL, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_BU/CP	Construction of Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)	Construction of a drainage scheme for sub-catchment BU/CP, including drainage pipes, retarding basins and bioretention areas	Ballarat West Drainage Scheme, SMEC and Engeny, 2012, supplemented by further advice from Engeny, letter dated 30 October 2013.
DI_DR_BY/BZ	Construction of Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)	Construction of a drainage scheme for sub-catchment BY/BZ, including drainage pipes, retarding basins and bioretention areas	Ballarat West Drainage Scheme, SMEC and Engeny, 2012
DI_DR_C/O	Construction of Drainage Scheme in sub-catchment C/O (sub-precinct 4)	Construction of a drainage scheme for sub-catchment C/O, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_CB/CF	Construction of Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)	Construction of a drainage scheme for sub-catchment CB/CF, including drainage pipes, retarding basins and bioretention areas	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_CD/CR	Construction of Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)	Construction of a drainage scheme for sub-catchment CD/CR, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_CQ/CW	Construction of Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)	Construction of a drainage scheme for sub-catchment CQ/CW, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_CX/DC	Construction of Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)	Construction of a drainage scheme for sub-catchment CX/DC, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_D/J	Construction of Drainage Scheme in sub-catchment D/J (sub-precinct 4)	Construction of a drainage scheme for sub-catchment D/J, including drainage pipes, retarding basins and bioretention areas and works to the Kensington Creek to accommodate the outflow from RB2	As above
DI_DR_KL	Construction of Drainage Scheme in sub-catchment KL (sub-precinct 4)	Construction of a drainage scheme for sub-catchment KL, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_M/Q	Construction of Drainage Scheme in sub-catchment M/Q (sub-precinct 2)	Construction of a drainage scheme for sub-catchment M/Q, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_P/T	Construction of Drainage Scheme in sub-catchment P/T (sub-precinct 2)	Construction of a drainage scheme for sub-catchment P/T, including drainage pipes, retarding basins and bioretention areas	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_U/Z	Construction of Drainage Scheme in sub-catchment U/Z (sub-precinct 2)	Construction of a drainage scheme for sub-catchment U/Z, including drainage pipes, retarding basins and bioretention areas	As above
DI_LA_BIO	Acquisition of land for Biofilter	Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable).	As above
DI_LA_RB1	Acquisition of land for Retarding Basin 1	Acquisition of land for Retarding Basin 1, total area: 0.5ha (developable).	As above
DI_LA_RB2	Acquisition of land for Retarding Basin 2	Acquisition of land for Retarding Basin 2, total area: 3.87ha (developable - non-residential).	As above
DI_LA_RB3	Acquisition of land for Retarding Basin 3	Acquisition of land for Retarding Basin 3, total area: 1.5ha (developable).	As above
DI_LA_RB4	Acquisition of land for Retarding Basin 4	Acquisition of land for Retarding Basin 4, total area: 1.69ha (developable).	As above
DI_LA_RB5	Acquisition of land for Retarding Basin 5	Acquisition of land for Retarding Basin 5, total area: 1.54ha (developable - non-residential).	As above
DI_LA_RB6	Acquisition of land for Retarding Basin 6	Acquisition of land for Retarding Basin 6, total area: 2.61ha (developable).	As above
DI_LA_RB7	Acquisition of land for Retarding Basin 7	Acquisition of land for Retarding Basin 7, total area: 2.12ha (developable).	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_RB11	Acquisition of land for Retarding Basin 11	Acquisition of land for Retarding Basin 11, total area: 0.62ha (encumbered).	As above
DI_LA_RB12	Acquisition of land for Retarding Basin 12	Acquisition of land for Retarding Basin 12, total area: 0.5ha (encumbered).	As above
DI_LA_RB13	Acquisition of land for Retarding Basin 13	Acquisition of land for Retarding Basin 13, total area: 2.12ha (encumbered).	As above
DI_LA_RB14	Acquisition of land for Retarding Basin 14	Acquisition of land for Retarding Basin 14, total area: 1.0ha (encumbered).	As above
DI_LA_RB15	Acquisition of land for Retarding Basin 15	Acquisition of land for Retarding Basin 15, total area: 0.86ha (encumbered).	As above
DI_LA_RB17	Acquisition of land for Retarding Basin 17	Acquisition of land for Retarding Basin 17, total area: 2.63ha (both encumbered and developable).	As above
DI_LA_RB18	Acquisition of land for Retarding Basin 18	Acquisition of land for Retarding Basin 18, total area: 0.79ha (developable).	As above
DI_LA_RB24	Acquisition of land for Retarding Basin 24	Acquisition of land for Retarding Basin 24, total area: 2.14ha (both encumbered and developable).	As above
DI_LA_RB25	Acquisition of land for Retarding Basin 25	Acquisition of land for Retarding Basin 25, total area: 1.04ha (developable).	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_RB26	Acquisition of land for Retarding Basin 26	Acquisition of land for Retarding Basin 26, total area: 0.39ha (developable).	As above
DI_LA_RB27	Acquisition of land for Retarding Basin 27	Acquisition of land for Retarding Basin 27, total area: 0.68ha (developable).	As above
DI_LA_RB29	Acquisition of land for Retarding Basin 29	Acquisition of land for Retarding Basin 29, total area: 1.54 ha (developable).	As above
DI_LA_RB30	Acquisition of land for Retarding Basin 30	Acquisition of land for Retarding Basin 30, total area: 0.9 ha (developable).	As above

### 2.5.3. OPEN SPACE

Passive open space land and improvements are provided by developers under Clause 52.01 of the Planning Scheme.

Active Open Space land and improvements are funded under this DCP. Note: sports pavilions are classified as Community Infrastructure and are described in Section 2.4.

Active Open Space items are included in Table 4.

**TABLE 4 OPEN SPACE ITEMS**

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_9	Land for Active Open Space (private land) - Mining Park (sub-precinct 1)	Land acquisition for the Mining Park Active Open Space Reserve (1.84ha unencumbered private land south of existing road reserve, remainder is Crown Land)	This project is required to provide adequate active open space facilities for the new community.
DI_LA_10	Land for Active Open Space - (Crown Land) - Mining Park (sub-precinct 1)	Acquisition of Crown Land for the Mining Park Active Open Space Reserve: area 10.19ha	As Above
DI_LA_11	Land for Active Open Space - MAC (sub-precinct 1)	Land acquisition (8ha) for the Glenelg Highway (MAC) Active Open Space Reserve.	As Above
DI_LA_12	Land for Active Open Space - LAC (sub-precinct 2)	Land acquisition (11ha) for the Greenhalghs LAC Active Open Space Reserve, including land for the Indoor Recreation Centre (1ha)	As Above
DI_LA_13	Land for Active Open Space - NAC (sub-precinct 4)	Land acquisition (8ha) for the Carngham Road Active Open Space Reserve collocated with the NAC.	As Above
DI_OS_1	Construction of Regional AOS Reserve at MR Power Park (sub-precinct 1)	Construction of 18ha Regional AOS Reserve at MR Power Park, including 2 football/cricket ovals, 1 turf athletics track with rectangular field, 1 netball court, regional play space, site establishment, water supply and car parking	This project is required to provide adequate regional open space facilities for the new community.

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_OS_2	Construction of AOS Reserve - Mining Park (sub-precinct 1)	Construction of the Mining Park Active Open Space reserve (12ha), including 3 soccer fields, local play space, water retention and car parking.	This project is required to provide adequate active open space facilities for the new community.
DI_OS_3	Construction of AOS Reserve - MAC (sub-precinct 1)	Construction of Glenelg Highway AOS Reserve (8ha) adjacent to the MAC, including 2 football/cricket ovals, 1 netball court and car parking.	As Above
DI_OS_4	Construction of AOS Reserve - LAC (sub-precinct 2)	Construction of 10ha Greenhalghs AOS reserve adjacent to the LAC, including 2 cricket/football ovals, 1 netball court, local play space, water retention and car parking.	As Above
DI_OS_5	Construction of AOS Reserve - NAC (sub-precinct 4)	Construction of 8ha Carngham Road AOS Reserve adjacent to the NAC, including 1 football/cricket oval, 12 tennis courts, local play space and car parking.	As Above
DI_OS_6	Construction of Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)	Construction of Indoor Recreation Centre adjacent to the Greenhalghs AOS Reserve (8 courts)	This project is required to provide adequate regional open space facilities for the new community.
DI_OS_7	Construction of Indoor Recreation Centre (4 courts) MR Power Park (sub-precinct 1)	Construction of Indoor Recreation Centre within the MR Power Park Regional AOS Reserve (4 courts)	As Above

#### 2.5.4. ROADS

This DCP includes construction and land acquisition for new link roads, and upgrades to existing link roads, including land acquisition for widening.

Collector roads are excluded from the DCP and will be constructed/upgraded by adjacent development.

Road items are shown in Table 5.

**TABLE 5 ROAD ITEMS**

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_14	Western Link Road - Stage 2b land acquisition	Acquisition of land for the Western Link Road reserve (20m) between Carngham Road and Glenelg Highway: length 2650m, width 20m, area: 5.3ha	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
DI_LA_15	Land for Ascot Gardens Drive Extension	Land acquisition for Ascot Gardens Drive extension between existing road reserve and PSP area boundary: length 266m, width 24m, area: 0.64ha	As Above
DI_LA_16	Land for Webb Rd Widening	Land acquisition to widen the existing 20m Webb Road reservation to 24m (total area to be acquired 0.26ha)	As Above
DI_LA_17	Land for Schreenans Road widening	Land acquisition for Schreenans Road widening: length 750m, width 4m, area: 0.3ha	As Above
DI_LA_18	Land for Schreenans Road extension (re-routed)	Land acquisition for re-routed Schreenans Road between existing reserve and Ross Creek Road: 333m x 24m, area 0.8ha.	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_19	Land for Cobden Street extension (re-routed)	Land acquisition for re-routed Cobden Street between existing reserve and Ross Creek Road: 258m x 24m, area 0.62ha.	As Above
DI_LA_20	Land for Cobden Street widening	Land acquisition for widening of existing Cobden Street reservation between Bonshaw Street and beginning of re-routed alignment. 4m x 1000m, area 0.40ha.	As Above
DI_LA_21	Land for Cobden Street link to Bells Road	Land acquisition for new Cobden Street reservation to link southern limit of existing reservation with Bells Road. 24m x 35m, area 0.08ha.	As Above
DI_LA_22	Land for new north south road in sub-precinct 2	Acquisition of road reserve for new north south road in sub-precinct 2. Reserve width: 24m, length 1483m, area: 3.56ha.	As Above
DI_LA_23	Land for widening of Greenhalghs Road	Land acquisition for the widening of Greenhalghs Road between Wiltshire Lane and the future Western Link Road. Width: 4m, length: 2275m, area: 0.91ha.	As Above
DI_LA_24	Land for new north south road in sub-precinct 4	Land acquisition for new north south road reserve in sub-precinct 4: length: 2733m, width 24m, area: 6.56ha.	As Above



Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RD_03a	New N-S Road (North) between Cuthberts Road and Cuzens Road	Construction of new north-south road between Cuthberts Road and Cuzens Road to Link standard (747.5m)	As Above
DI_RD_03b	New N-S Road (North) between Cuzens Road and Carngham Road	Construction of new north-south road between Cuzens Road and Carngham Road to Link standard (747.5m)	As Above
DI_RD_04	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary	Construction of new north-south road between Carngham Road and sub-precinct 4 Southern boundary to Link standard (675m)	As Above
DI_RD_11	New N-S Road construction - sub-precinct 2 northern section	Construction of the new north-south road between sub-precinct 2 northern boundary and Greenhalghs Road (670m)	As Above
DI_RD_12	New N-S Road construction - sub-precinct 2 southern section	Construction of the new north-south road between Greenhalghs Road and Glenelg Highway (400m)	As Above
DI_RD_14	Greenhalghs Road upgrade - western section	Upgrade of existing road to Link Road standard between the north-south road (northern section) and future Western Link Road (632m)	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RD_15	Greenhalghs Road upgrade - central section	Upgrade of existing road to Link Road standard between the north-south road (northern section) and the new north south road (southern section)(344m)	As Above
DI_RD_16	Greenhalghs Road upgrade - eastern section	Upgrade of existing road to Link Road standard between the north-south road (southern section) and Wiltshire Lane (1035m)	As Above
DI_RD_19	Cherry Flat Road Upgrade - Glenelg Highway to Webb Road	Upgrade of existing road to Link Road between Glenelg Highway and Webb Road (Length 320m)	As Above
DI_RD_20	Cherry Flat Road Upgrade - Webb Road to Schreenans Road	Upgrade of existing road to Link Road between Webb Road and Schreenans Road (Length 790m)	As Above
DI_RD_21	Cherry Flat Road Upgrade - Schreenans Road to Bells Road	Upgrade of existing road to Duplicated Link Road standard between Schreenans Road and Bells Road (Length 190m)	As Above
DI_RD_22	Tait Street upgrade	Upgrade of Tait Street between Ross Creek Road and sub-precinct 1 northern boundary to link road standard (780m).	As Above
DI_RD_23	Cobden Street construction north	Upgrade of existing Cobden Street and construction of re-routed (north) sections of Cobden Street between Ross Creek Road and Miles Street to Link standard (378m)	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RD_24	Cobden Street construction south	Construction of new Cobden Street extension between Miles Street and Bells Road to Link standard (491m)	As Above
DI_RD_29	Ascot Gardens Drive and Webb Rd	Construction of Ascot Gardens Drive and upgrading of Webb Road between PSP area boundary and Cherry Flat Road to Link standard (754m)	As Above
DI_RD_31a	Schreenans Lane upgrade	Upgrade of Schreenans Lane between Cherry Flat Road and Webb Road to Link standard (440m)	As Above
DI_RD_31b	Schreenans Lane extension west	Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m)	As Above
DI_RD_31c	Schreenans Lane Creek Crossing	Construction of a creek crossing (bridge) for Schreenans Road.	As Above
DI_RD_31d	Schreenans Lane extension east	Construction of Schreenans Lane between Ross Creek Road and creek crossing to Link standard (317m)	As Above
DI_RD_38	Ross Creek Road Upgrade	Upgrade of Ross Creek Road between Bells Road and Tait Street to link road standard (850m).	As Above

### 2.5.5. TRAFFIC MANAGEMENT

The DCP includes construction of intersections of link roads and of link and arterial roads within the Ballarat West PSP area.

Land within the Precinct Structure Plan area for future Western Link Road intersections is also included.

**TABLE 6 TRAFFIC MANAGEMENT ITEMS**

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_25	Land acquisition for intersections	Land acquisition to widen road reserves to accommodate intersection treatments and turning movements on the future Western Link Road, totalling 0.23ha.	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
DI_JNC_01	Carngham Rd / Dyson Drive Roundabout	Construction of a 4 Arm 2 Lane Roundabout	As Above.
DI_JNC_02	Carngham Rd / New N-S Rd (North) Roundabout	Construction of a 4 Arm 2 Lane Roundabout	As Above
DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout	Construction of a 3 Arm 1 Lane Roundabout	As Above
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Roundabout	Construction of a 3 Arm 1 Lane Roundabout	As Above
DI_JNC_08	Glenelg Hwy / New N-S Rd (South) Roundabout	Construction of a 3 Arm 2 Lane Roundabout	As Above
DI_JNC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	Construction of a 4 Arm Signalised Intersection	As Above
DI_JNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection	Construction of a 4 Arm Signalised Intersection	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_JNC_11	Cherry Flat Rd / Schreenans Rd Roundabout	Construction of a 3 Arm 2 Lane Roundabout	As Above
DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout	Construction of a 4 Arm 1 Lane Roundabout	As Above

## 2.5.6. OTHER

Table 7 shows other items included in the DCP.

**TABLE 7 OTHER ITEMS**

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_O_1	Development Contributions Accounting Program	Purchase of Development Contributions Accounting Program	The item is required to provide adequate accounting and reporting of development contributions and infrastructure provision.
DI_O_2	Heritage, Geotechnical and Contamination Studies - MR Power Park	Preparation of studies for MR Power Park on heritage, geotechnical and contamination to ascertain potential remediation works, encumbered areas and siting options for drainage facilities and active open space reserves.	This project is required to provide adequate active open space and drainage facilities for the new community.
DI_O_3	Heritage, Geotechnical and Contamination Studies - Mining Park	Preparation of studies for Mining Park on heritage, geotechnical and contamination to ascertain potential remediation works, encumbered areas and siting options for drainage facilities and active open space reserves.	This project is required to provide adequate drainage facilities and active open space facilities for the new community.

## 3. CALCULATION OF LEVIES

### 3.1. NET DEVELOPABLE AREA AND DEMAND UNITS

#### 3.1.1. LAND BUDGET & NET DEVELOPABLE AREA

In this DCP 'Net Developable Area' (NDA) is the total amount of land within the MCA that has been determined to be able to be developed for urban purposes, excluding land for community facilities, government and non-government schools, open space (excluding passive open space provided under Clause 52.01), encumbered land (land for drainage reserves and conservation areas) and arterial and link road reserves. A summary of the land budget for the DCP is shown in Table 8.

A detailed land budget by title is included in Appendix C.

#### PRIVATE SCHOOL

It should be noted that the Precinct Structure Plan (PSP) allocates a 3.5 hectare site for a private school. Individual properties to which this use has been allocated under the preferred development scenario are identified in by title in Appendix C of this document.

Where land with these preferred sites (as indicated with Plan 8 of the PSP - 'Future Urban Structure') is used for the primary purpose of a private school, land will be exempt from the requirement to pay the Development Infrastructure Levy.

In the event that land within these preferred sites is not used for the purpose of development of a private school, the Development Infrastructure Levy will apply unless otherwise agreed to by the Collecting Agency.

Depending on provider interest additional sites within the PSP may be developed as private schools. This development will be exempt from payment of Development Infrastructure Levy, subject to agreement with the collection agency. Any additional land used for this purpose should be deducted from the NDA amount, with the Development Infrastructure Levy adjusted accordingly, during any future review of this DCP document.

TABLE 8 SUMMARY LAND BUDGET

Description	Area (ha)
<b>Total Area</b>	1,289.90
Land for Roads	86.29
Drainage and Conservation	108.74
Sub-total Encumbrances	195.03
<b>Gross Developable Area</b>	1,094.87
Active Open Space	57.61
Passive Open Space	58.15
Community Facilities	7.6
Government Education	20.5
Non-Government Education	3.50
Sub-total Open Space, Community and Education	147.36
<b>Net Developable Area</b>	947.51

Source: SMEC Urban

### 3.1.2. DEVELOPMENT INFRASTRUCTURE LEVY RATE TYPES

The Development Infrastructure Levy has been structured with two contribution rates:

- A rate for the development of Residential land, and
- A rate for the development of Commercial and Industrial land.

The allocation of the land within the NDA for each Development Infrastructure Levy rate type is shown in Table 9.

**TABLE 9 BREAKDOWN OF NDA BY RATE TYPE**

Description	Area (ha)
Net Developable Area	947.51
Residential	909.74
Commercial and Industrial	37.77

### 3.1.3. COMMUNITY INFRASTRUCTURE LEVY

The Precinct Structure Plan provides for a range of lot sizes and housing types to satisfy the community. The projected dwelling yield of the MCA is 14,276 dwellings.

The projected number of lots is used as the basis for determining the number of demand units for calculation of the Community Infrastructure Levy.

### 3.1.4. DEMAND UNITS BY DEVELOPMENT TYPE

In this DCP, one hectare of Net Developable Area equates to one demand unit for the Development Infrastructure Levy. One dwelling equates to one demand unit for the Community Infrastructure Levy. The total number of demand units is shown in Table 10.

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

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

**TABLE 10 DEMAND UNITS BY LAND USE AND TYPE**

Levy Type	Community Infrastructure Levy	Development Infrastructure Levy	
	Residential Rate	Residential Rate	Commercial Rate
Demand Units	Dwellings	Hectares	Hectares
Total Demand Units	14,276	909.74	37.77

### 3.1.5. NON-RESIDENTIAL USES IN A RESIDENTIAL AREA

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.

### 3.1.6. RESIDENTIAL USES IN A COMMERCIAL AREA

The Mixed Use areas are likely to include dwellings; however there are no projections of dwelling yield available for these areas given the variety of land uses permissible. Any dwellings that are developed in these areas are also subject to the Community Infrastructure Levy.

Where Mixed Use land is subdivided into lots that are proposed to be used for residential purposes, 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 commercial purposes. The whole of the land which is subdivided will be assessed on the basis of the demand units for Net Commercial Developable Area.

## 3.2. METHOD OF CALCULATING LEVIES

### 3.2.1. PROJECT COSTS

Each item in the DCP has a cost specified for either capital works or land purchase associated with that infrastructure project. Costings are based upon detailed provision standards and detailed cost estimates have been prepared for each item. These costs are detailed in the DCP Projects Sheets contained in Appendix B of this DCP. Construction costs are expressed in January 2012 dollars. Land costs are expressed in January 2012 dollars.

### 3.2.2. PROJECT TIMING

Each item in the DCP has an indicative provision trigger specified. The indicative provision trigger is based on City of Ballarat's best estimate of the time for delivery of each item based on forecast rates of development and logical staging of infrastructure provision.

These are indicative only and the actual delivery of items may vary at the discretion of the agency delivering the relevant infrastructure, having regard to a range of relevant factors and availability of funds. Further information on the timing and delivery of works is included in Section 5.

### 3.2.3. EXTERNAL DEMAND

For some infrastructure projects there is assumed to be a proportion of usage generated from areas external to the DCP. For each item in this DCP, the proportion of usage attributable to the external area has been specified.

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

### 3.2.4. 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).

### 3.2.5. USAGE NEXUS BY DCP RATE TYPE

Not all DCP Rate Types create a usage nexus with all infrastructure types.

The usage nexus of each DCP Rate Type with each infrastructure category is illustrated in Table 11.

**TABLE 11 DEVELOPMENT TYPES INFRASTRUCTURE USAGE NEXUS MATRIX**

Levy Type	Community Infrastructure Levy	Development Infrastructure Levy	
	Residential Rate	Residential Rate	Commercial Rate
Community Facilities	Yes	Yes	No
Drainage	No	Yes	Yes
Open Space	Yes	Yes	No
Roads	No	Yes	Yes
Traffic Management	No	Yes	Yes
Other	No	Yes	Yes

### 3.2.6. CALCULATION OF LEVY AMOUNTS

Levy amounts for each item are determined by dividing the cost apportioned to the MCA by the applicable Demand Units for that item. The total levy for each category of development is the sum of the individual levies generated by each applicable infrastructure item.

These calculations for each item are shown in Tables 12 and 13.

### 3.4. CALCULATION OF DEVELOPMENT CONTRIBUTION RATES

TABLE 12 COST APPORTIONMENT SUMMARY

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
<b>COMMUNITY INFRASTRUCTURE</b>										
CI_CF_1	Construction of a branch library to be co-located with the community centre in MAC (sub - precinct 1)	Community	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	\$6,323,000		\$6,323,000	0%	\$6,323,000	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.	100%
CI_CF_2	Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1)	Community	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	\$3,892,000		\$3,892,000	0%	\$3,892,000	As Above	100%
CI_CF_3	Construction of early years hub - MAC - Community component (sub-precinct 1)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$4,045,100		\$4,045,100	0%	\$4,045,100	As Above	100%
CI_CF_4	Construction of early years hub - Tait St - Community component (sub-precinct 1)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$3,721,000		\$3,721,000	0%	\$3,721,000	As Above	100%
CI_CF_5	Construction of LAC level 1 Multi-purpose Community Centre and Early Years Hub - CI component (sub-precinct 2)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$4,670,550		\$4,670,550	0%	\$4,670,550	As Above	100%
CI_CF_6	Construction of NAC level 1 Multi-purpose Community Centre - community centre area - CI component (sub-precinct 4)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$4,670,550		\$4,670,550	0%	\$4,670,550	As Above	100%
CI_OS_1	Construction of a pavilion to serve Regional AOS Reserve at MR Power Park	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,396,500		\$1,396,500	0%	\$1,396,500	As Above	100%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
CI_OS_2	Construction of a pavilion to serve AOS Reserve - Mining Park	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,128,470		\$1,128,470	0%	\$1,128,470	As Above	100%
CI_OS_3	Construction of a pavilion to serve AOS Reserve - Glenelg Highway reserve (MAC)	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,779,680		\$1,779,680	0%	\$1,779,680	As Above	100%
CI_OS_4	Construction of a pavilion to serve AOS Reserve - Greenhalghs reserve (LAC)	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,396,500		\$1,396,500	0%	\$1,396,500	As Above	100%
CI_OS_5	Construction of a pavilion to serve AOS Reserve - Carngham reserve (NAC)	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,341,620		\$1,341,620	0%	\$1,341,620	As Above	100%
<b>SUB TOTAL</b>				<b>\$34,364,970</b>	<b>\$0</b>	<b>\$34,364,970</b>		<b>\$34,364,970</b>		
<b>COMMUNITY FACILITIES</b>										
DI_CF_1	Construction of Early Years Hub - DIL component - MAC (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$2,460,500		\$2,460,500	0%	\$2,460,500	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	100%
DI_CF_2	Construction of Early Years Hub - Tait St - DIL component (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$1,886,600		\$1,886,600	50%	\$943,300	Half of this item (i.e. one kindergarten and ancillary facilities) is required to serve the future population of the Ballarat West PSP Area, based on provision ratios.	50%
DI_CF_3	Construction of level 1 Multi-purpose Community Centre and Early Years Hub - DIL component - LAC (sub-precinct 2)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$2,014,800		\$2,014,800	0%	\$2,014,800	As Above	100%
DI_CF_4	Construction of Early Years Hub - DIL component - NAC (sub-precinct 4)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$2,014,800		\$2,014,800	0%	\$2,014,800	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_1	Land for branch library within MAC (sub-precinct 1)	Development	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision		\$400,000	\$400,000	0%	\$400,000	As Above	100%
DI_LA_2	Land for Early Years Hub - MAC (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$200,000	\$200,000	0%	\$200,000	As Above	100%
DI_LA_3	Land for Level 3 Multi-purpose Community Centre - MAC (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$400,000	\$400,000	0%	\$400,000	As Above	100%
DI_LA_4	Land for Early Years Hub - Tait Street (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$225,000	\$225,000	0%	\$225,000	As Above	100%
DI_LA_5	Land for Early Years Hub - LAC (sub-precinct 2)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$137,500	\$137,500	0%	\$137,500	As Above	100%
DI_LA_6	Land for level 1 Multi-purpose Community Centre - LAC (sub-precinct 2)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$220,000	\$220,000	0%	\$220,000	As Above	100%
DI_LA_7	Land for Early Years Hub - NAC (sub-precinct 4)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$137,500	\$137,500	0%	\$137,500	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_8	Land for level 1 Multi-purpose Community Centre - NAC (sub-precinct 4)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$220,000	\$220,000	0%	\$220,000	As Above	100%
<b>SUB TOTAL</b>				<b>\$8,376,700</b>	<b>\$1,940,000</b>	<b>\$10,316,700</b>		<b>\$9,373,400</b>		
<b>DRAINAGE</b>										
DI_DR_A	Construction of Drainage Scheme in sub-catchment A (sub-precinct 4)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$982,583		\$982,583	0%	\$982,583	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	100%
DI_DR_AA/AB	Construction of Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$2,310,351		\$2,310,351	0%	\$2,310,351	As Above	100%
DI_DR_AC/AT	Construction of Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$6,271,533		\$6,271,533	0%	\$6,271,533	As Above	100%
DI_DR_AK/AM	Construction of Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$804,048		\$804,048	0%	\$804,048	As Above	100%
DI_DR_AU/AY	Construction of Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$2,358,628		\$2,358,628	0%	\$2,358,628	As Above	100%
DI_DR_AZ/CA	Construction of Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$1,496,692		\$1,496,692	0%	\$1,496,692	As Above	100%
DI_DR_BA/BQ	Construction of Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$8,367,591		\$8,367,591	0%	\$8,367,591	As Above	100%
DI_DR_BK/BL	Construction of Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$443,021		\$443,021	0%	\$443,021	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_DR_BU/CP	Construction of Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$9,943,189		\$9,943,189	7%	\$9,225,189	7% of costs in this sub-catchment have been apportioned to Council to reflect the proportion of works required to support existing urban development. The remaining cost has been apportioned based on NDA between all landowners in the Ballarat West PSP Area.	93%
DI_DR_BY/BZ	Construction of Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$1,859,843		\$1,859,843	0%	\$1,859,843	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	100%
DI_DR_C/O	Construction of Drainage Scheme in sub-catchment C/O (sub-precinct 4)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$6,963,538		\$6,963,538	0%	\$6,963,538	As Above	100%
DI_DR_CB/CF	Construction of Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$1,262,914		\$1,262,914	0%	\$1,262,914	As Above	100%
DI_DR_CD/CR	Construction of Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$4,390,910		\$4,390,910	0%	\$4,390,910	As Above	100%
DI_DR_CQ/CW	Construction of Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$4,159,999		\$4,159,999	0%	\$4,159,999	As Above	100%
DI_DR_CX/DC	Construction of Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$2,614,102		\$2,614,102	0%	\$2,614,102	As Above	100%
DI_DR_D/J	Construction of Drainage Scheme in sub-catchment D/J (sub-precinct 4)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$8,849,691		\$8,849,691	0%	\$8,849,691	As Above	100%
DI_DR_KL	Construction of Drainage Scheme in sub-catchment KL (sub-precinct 4)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$3,352,384		\$3,352,384	0%	\$3,352,384	As Above	100%

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DI_DR_M/Q	Construction of Drainage Scheme in sub-catchment M/Q (sub-precinct 2)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$4,730,445		\$4,730,445	0%	\$4,730,445	As Above	100%
DI_DR_P/T	Construction of Drainage Scheme in sub-catchment P/T (sub-precinct 2)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$4,938,336		\$4,938,336	0%	\$4,938,336	As Above	100%
DI_DR_U/Z	Construction of Drainage Scheme in sub-catchment U/Z (sub-precinct 2)	Development	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	\$3,050,065		\$3,050,065	0%	\$3,050,065	As Above	100%
DI_LA_BIO	Acquisition of land for Biofilter	Development	As required for construction of the facility.		\$226,000	\$226,000	0%	\$226,000	As Above	100%
DI_LA_RB1	Acquisition of land for Retarding Basin 1	Development	As required for construction of the facility.		\$162,500	\$162,500	0%	\$162,500	As Above	100%
DI_LA_RB2	Acquisition of land for Retarding Basin 2	Development	As required for construction of the facility.		\$735,300	\$735,300	0%	\$735,300	As Above	100%
DI_LA_RB3	Acquisition of land for Retarding Basin 3	Development	As required for construction of the facility.		\$412,500	\$412,500	0%	\$412,500	As Above	100%
DI_LA_RB4	Acquisition of land for Retarding Basin 4	Development	As required for construction of the facility.		\$464,750	\$464,750	0%	\$464,750	As Above	100%
DI_LA_RB5	Acquisition of land for Retarding Basin 5	Development	As required for construction of the facility.		\$292,600	\$292,600	0%	\$292,600	As Above	100%
DI_LA_RB6	Acquisition of land for Retarding Basin 6	Development	As required for construction of the facility.		\$717,750	\$717,750	0%	\$717,750	As Above	100%
DI_LA_RB7	Acquisition of land for Retarding Basin 7	Development	As required for construction of the facility.		\$689,000	\$689,000	0%	\$689,000	As Above	100%
DI_LA_RB11	Acquisition of land for Retarding Basin 11	Development	As required for construction of the facility.		\$155,000	\$155,000	0%	\$155,000	As Above	100%
DI_LA_RB12	Acquisition of land for Retarding Basin 12	Development	As required for construction of the facility.		\$138,300	\$138,300	0%	\$138,300	As Above	100%
DI_LA_RB13	Acquisition of land for Retarding Basin 13	Development	As required for construction of the facility.		\$194,325	\$194,325	0%	\$194,325	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_RB14	Acquisition of land for Retarding Basin 14	Development	As required for construction of the facility.		\$283,500	\$283,500	0%	\$283,500	As Above	100%
DI_LA_RB15	Acquisition of land for Retarding Basin 15	Development	As required for construction of the facility.		\$236,500	\$236,500	0%	\$236,500	As Above	100%
DI_LA_RB17	Acquisition of land for Retarding Basin 17	Development	As required for construction of the facility.		\$789,000	\$789,000	0%	\$789,000	As Above	100%
DI_LA_RB18	Acquisition of land for Retarding Basin 18	Development	As required for construction of the facility.		\$256,750	\$256,750	0%	\$256,750	As Above	100%
DI_LA_RB24	Acquisition of land for Retarding Basin 24	Development	As required for construction of the facility.		\$642,000	\$642,000	0%	\$642,000	As Above	100%
DI_LA_RB25	Acquisition of land for Retarding Basin 25	Development	As required for construction of the facility.		\$312,000	\$312,000	0%	\$312,000	As Above	100%
DI_LA_RB26	Acquisition of land for Retarding Basin 26	Development	As required for construction of the facility.		\$185,250	\$185,250	0%	\$185,250	As Above	100%
DI_LA_RB27	Acquisition of land for Retarding Basin 27	Development	As required for construction of the facility.		\$221,000	\$221,000	0%	\$221,000	As Above	100%
DI_LA_RB29	Acquisition of land for Retarding Basin 29	Development	As required for construction of the facility.		\$616,000	\$616,000	0%	\$616,000	As Above	100%
DI_LA_RB30	Acquisition of land for Retarding Basin 30	Development	As required for construction of the facility.		\$630,000	\$630,000	0%	\$630,000	As Above	100%
<b>SUB TOTAL</b>				<b>\$79,149,863</b>	<b>\$8,360,025</b>	<b>\$87,509,888</b>		<b>\$86,791,888</b>		
<b>OPEN SPACE</b>										
DI_LA_9	Land for Active Open Space (private land) - Mining Park (sub-precinct 1)	Development	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		\$654,250	\$654,250	0%	\$654,250	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	100%
DI_LA_10	Land for Active Open Space - (Crown Land) - Mining Park (sub-precinct 1)	Development	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		\$3,057,000	\$3,057,000	0%	\$3,057,000	As Above	100%

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DI_LA_11	Land for Active Open Space - MAC (sub-precinct 1)	Development	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		\$2,311,500	\$2,311,500	0%	\$2,311,500	As Above	100%
DI_LA_12	Land for Active Open Space - LAC (sub-precinct 2)	Development	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision		\$3,025,000	\$3,025,000	0%	\$3,025,000	As Above	100%
DI_LA_13	Land for Active Open Space - NAC (sub-precinct 4)	Development	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision		\$2,400,000	\$2,400,000	0%	\$2,400,000	As Above	100%
DI_OS_1	Construction of Regional AOS Reserve at MR Power Park (sub-precinct 1)	Development	No later than 11,200 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	\$12,066,250		\$12,066,250	59%	\$4,902,843	As Above	41%
DI_OS_2	Construction of AOS Reserve - Mining Park (sub-precinct 1)	Development	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	\$6,380,192		\$6,380,192	0%	\$6,380,192	As Above	100%
DI_OS_3	Construction of AOS Reserve - MAC (sub-precinct 1)	Development	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	\$3,638,642		\$3,638,642	0%	\$3,638,642	As Above	100%
DI_OS_4	Construction of AOS Reserve - LAC (sub-precinct 2)	Development	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision	\$4,781,910		\$4,781,910	0%	\$4,781,910	As Above	100%
DI_OS_5	Construction of AOS Reserve - NAC (sub-precinct 4)	Development	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision	\$3,861,592		\$3,861,592	0%	\$3,861,592	As Above	100%
DI_OS_6	Construction of Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)	Development	No later than 14,000 dwellings occupied in the PSP area or at the discretion of the Responsible Authority for earlier provision	\$13,596,520		\$13,596,520	80%	\$2,719,304	As Above	20%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_OS_7	Construction of Indoor Recreation Centre (4 courts) MR Power Park (sub-precinct 1)	Development	No later than 4,700 dwellings occupied in the PSP area or at the discretion of the Responsible Authority for earlier provision	\$8,817,060		\$8,817,060	80%	\$1,763,412	As Above	20%
<b>SUB TOTAL</b>				<b>\$53,142,166</b>	<b>\$11,447,750</b>	<b>\$64,589,916</b>		<b>\$39,495,646</b>		
<b>ROAD CONSTRUCTION</b>										
DI_LA_14	Western Link Road - Stage 2b land acquisition	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$1,577,750	\$1,577,750	0%	\$1,577,750	That part of the Western Link Road reservation which is required to serve the PSP area only. Land for future duplication to act as a bypass for the wider city is not included.	100%
DI_LA_15	Land for Ascot Gardens Drive Extension	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$256,750	\$256,750	0%	\$256,750	Full cost apportioned to the PSP Area (internal road network).	100%
DI_LA_16	Land for Webb Rd Widening	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		159,250	\$159,250	0%	\$159,250	As Above	100%
DI_LA_17	Land for Schreenans Road widening	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$192,500	\$192,500	0%	\$192,500	As Above	100%
DI_LA_18	Land for Schreenans Road extension (re-routed)	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$380,000	\$380,000	0%	\$380,000	As Above	100%
DI_LA_19	Land for Cobden Street extension (re-routed)	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$263,500	\$263,500	0%	\$263,500	As Above	100%
DI_LA_20	Land for Cobden Street widening	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$196,500	\$196,500	0%	\$196,500	As Above	100%
DI_LA_21	Land for Cobden Street link to Bells Road	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$26,000	\$26,000	0%	\$26,000	As Above	100%



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DI_LA_22	Land for new north south road in sub-precinct 2	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$1,018,750	\$1,018,750	0%	\$1,018,750	As Above	100%
DI_LA_23	Land for widening of Greenhalghs Road	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$285,500	\$285,500	0%	\$285,500	As Above	100%
DI_LA_24	Land for new north south road in sub-precinct 4	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$2,191,000	\$2,191,000	0%	\$2,191,000	As Above	100%
DI_RD_03a	New N-S Road (North) between Cuthberts Road and Cuzens Road	Development	Staged construction as access to adjacent development is required <b>OR</b> 600 lots in Precinct 4 and RD_03b completed.	\$2,123,291		\$2,123,291	0%	\$2,123,291	Full cost apportioned to the PSP area (internal road network).	100%
DI_RD_03b	New N-S Road (North) between Cuzens Road and Carngham Road	Development	In stages from the first subdivision between Cuzens Road and Carngham Road that requires access from the North South Road.	\$2,123,291		\$2,123,291	0%	\$2,123,291	As Above	100%
DI_RD_04	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary	Development	In stages from the first subdivision between Carngham Road and the sub-Precinct 4 southern boundary that requires access from the North South Road.	\$1,927,476		\$1,927,476	0%	\$1,927,476	As Above	100%
DI_RD_11	New N-S Road construction - sub-precinct 2 northern section	Development	Staged construction from the first subdivision, school or community facility requiring access to the section of road.	\$1,917,097		\$1,917,097	0%	\$1,917,097	Full cost apportioned to the PSP area (internal road network).	100%
DI_RD_12	New N-S Road construction - sub-precinct 2 southern section	Development	Staged construction from one end as required for access to subdivision.	\$1,150,229		\$1,150,229	0%	\$1,150,229	As Above	100%
DI_RD_14	Greenhalghs Road upgrade - western section	Development	Staged construction moving west from the LAC as access to adjacent development is required <b>OR</b> when a bus route is required along this section of Greenhalghs Road.	\$1,622,718		\$1,622,718	0%	\$1,622,718	As Above	100%

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DI_RD_15	Greenhalghs Road upgrade - central section	Development	The first subdivision requiring access to this section of road <b>OR</b> when a bus route is required along this section of Greenhalghs Road <b>OR</b> construction of RD_11 commencing.	\$484,512		\$484,512	0%	\$484,512	As Above	100%
DI_RD_16	Greenhalghs Road upgrade - eastern section	Development	When a bus route is required along this section of Greenhalghs Road <b>OR</b> in stages as access to adjacent development on the southern side of Greenhalghs Road is required.	\$1,616,830		\$1,616,830	0%	\$1,616,830	As Above	100%
DI_RD_19	Cherry Flat Road Upgrade - Glenelg Highway to Webb Road	Development	The first commercial subdivision adjacent to this section of Cheery Flat Road <b>OR</b> when a bus route is required.	\$981,185		\$981,185	0%	\$981,185	As Above	100%
DI_RD_20	Cherry Flat Road Upgrade - Webb Road to Schreenans Road	Development	Staged construction moving south from Webb Road as access to adjacent development is required <b>OR</b> when a bus route is required along this section of Cherry Flat Road.	\$2,394,508		\$2,394,508	0%	\$2,394,508	As Above	100%
DI_RD_21	Cherry Flat Road Upgrade - Schreenans Road to Bells Road	Development	Staged construction moving south from Schreenans Road as access to adjacent development is required <b>OR</b> when a bus route is required along this section of Cherry Flat Road.	\$815,958		\$815,958	0%	\$815,958	As Above	100%
DI_RD_22	Tait Street upgrade	Development	Staged construction moving south from the PSP area boundary as access to adjacent development is required <b>OR</b> construction of the Tait Street Primary School or LAC.	\$2,581,799		\$2,581,799	0%	\$2,581,799	Full cost apportioned to the PSP area (internal road network).	100%
DI_RD_23	Cobden Street construction north	Development	The first subdivision requiring access from this section of road <b>OR</b> construction of the Tait Street Primary School or LAC.	\$1,154,300		\$1,154,300	0%	\$1,154,300	As Above	100%
DI_RD_24	Cobden Street construction south	Development	Construction of RD_36 <b>OR</b> when a bus route is required along the road <b>OR</b> in stages as access to adjacent development is required.	\$1,408,137		\$1,408,137	0%	\$1,408,137	As Above	100%

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DI_RD_29	Ascot Gardens Drive and Webb Rd	Development	Staged construction moving west from the PSP area boundary as access from adjacent development is required <b>OR</b> when a bus route is required along the road.	\$2,105,666		\$2,105,666	0%	\$2,105,666	As Above	100%
DI_RD_31a	Schreenans Lane upgrade	Development	On construction of the Schreenans Lane Creek Crossing (RD_31c) <b>OR</b> when a bus route is required along the road <b>OR</b> in stages as access to adjacent development is required.	\$1,090,857		\$1,090,857	11%	\$970,863	Construction costs apportioned based on internal/external traffic split from SMEC traffic model.	89%
DI_RD_31b	Schreenans Lane extension west	Development	In stages as access to adjacent development is required <b>OR</b> on construction of Schreenans Lane extension east (RD_31d).	\$842,935		\$842,935	11%	\$750,212	As Above	89%
DI_RD_31c	Schreenans Lane Creek Crossing	Development	At the completion of both adjoining sections of Schreenans Road.	\$8,915,678		\$8,915,678	11%	\$7,934,953	As Above	89%
DI_RD_31d	Schreenans Lane extension east	Development	4,500 lots in sub-Precinct 1 <b>OR</b> at the discretion of the Responsible Authority for early provision.	\$785,913		\$785,913	11%	\$699,462	As Above	89%
DI_RD_38	Ross Creek Road Upgrade	Development	Staged construction moving south from Tait Street when either a bus route or access to adjacent development is required.	\$2,647,631		\$2,647,631	11%	\$2,356,391	As Above	89%
<b>SUB TOTAL</b>				<b>\$38,690,010</b>	<b>\$6,547,500</b>	<b>\$45,237,510</b>		<b>\$43,666,379</b>		
<b>TRAFFIC MANAGEMENT</b>										
DI_LA_25	Land acquisition for intersections	Development	In stages as immediately adjacent land is subdivided <b>OR</b> when required for road construction.		\$72,750	\$72,750	0%	\$72,750	Full cost apportioned to the PSP area (internal road network).	100%
DI_JNC_01	Carngham Rd / Dyson Drive Roundabout	Development	When either Dysons Dr adjoining the intersection is upgraded (Item RD_01) <b>OR</b> the Western Link Road southward is constructed (Item RD_02).	\$1,845,333		\$1,845,333	41%	\$1,088,746	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 41% of demand is generated by existing development.	59%

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DI_JNC_02	Carngham Rd / New N-S Rd (North) Roundabout	Development	Completion of all of the following items: RD_4 and RD_3b, RD_3a and RD_11. An uncontrolled intersection will function satisfactorily in the interim.	\$1,288,056		\$1,288,056	30%	\$901,639	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 30% of demand is generated by existing development.	70%
DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout	Development	Construction of both RD_11 and RD_04. A T-intersection will function satisfactorily in the interim.	\$978,529		\$978,529	39%	\$596,903	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 39% of demand is generated by existing development.	61%
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Roundabout	Development	Completion of the north-south link road (south) joining Glenelg Highway Road. A T-intersection will function satisfactorily in the interim.	\$1,015,654		\$1,015,654	42%	\$589,079	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 42% of demand is generated by existing development.	58%
DI_JNC_08	Glenelg Hwy / New N-S Rd (South) Roundabout	Development	Construction of north-south link road (south) joining Glenelg Highway.	\$1,021,963		\$1,021,963	55%	\$459,883	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 55% of demand is generated by existing development.	45%
DI_JNC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	Development	At Level of Service E or worse, which should occur at traffic levels equivalent to 47% of the ultimate year volumes (2280 vehicles per hour through the intersection and 650 vehicles per hour on Cherry Flat Road)	\$4,883,206		\$4,883,206	55%	\$2,197,443	As Above	45%
DI_JNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection	Development	Duplication of Cherry Flat Road <b>OR</b> when a primary school is established at the MAC.	\$2,012,662		\$2,012,662	17%	\$1,670,509	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 17% of demand is generated by existing development.	83%
DI_JNC_11	Cherry Flat Rd / Schreenans Rd Roundabout	Development	Duplication of Cherry Flat Road <b>OR</b> construction of Schreenans Road bridge (Item RD_31c).	\$939,620		\$939,620	33%	\$629,545	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 33% of demand is generated by existing development.	67%

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DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout	Development	Construction of all Schreenans Road items <b>OR</b> construction of all Cobden Street road items.	\$702,278		\$702,278	16%	\$589,913	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 16% of demand is generated by existing development.	84%
<b>SUB TOTAL</b>				<b>\$14,687,300</b>	<b>\$72,750</b>	<b>\$14,760,050</b>		<b>\$8,796,411</b>		
<b>OTHER</b>										
DI_O_1	Development Contributions Accounting Program	Development	Incorporation of the DCP into the Planning Scheme	\$50,000		\$50,000	0%	\$50,000	The item is required to provide adequate accounting and reporting of development contributions and infrastructure provisions.	100%
DI_O_2	Heritage, Geotechnical and Contamination Studies - MR Power Park	Development	Prior to the commencement of construction of drainage basin RB28 or MR Power Park or at the discretion of the Responsible Authority for earlier provision.	\$253,000		\$253,000	0%	\$253,000	This project is required to provide adequate active open space and drainage facilities for the new community.	100%
DI_O_3	Heritage, Geotechnical and Contamination Studies - Mining Park	Development	Prior to the commencement of construction of drainage basin RB29 or Mining Park or at the discretion of the Responsible Authority for earlier provision.	\$440,000		\$440,000	0%	\$440,000	As above	100%
<b>SUB TOTAL</b>				<b>\$743,000</b>	<b>\$0</b>	<b>\$743,000</b>		<b>\$743,000</b>		
<b>TOTAL</b>				<b>\$229,154,009</b>	<b>\$28,368,025</b>	<b>\$257,522,034</b>		<b>\$223,231,694</b>		

**TABLE 13 CALCULATION OF DCP LEVY AMOUNTS**

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
<b>COMMUNITY INFRASTRUCTURE</b>							
CI_CF_1	Construction of a branch library to be co-located with the community centre in MAC (sub - precinct 1)	Community	\$6,323,000	\$6,323,000	Residential	14276.00	\$442.91
CI_CF_2	Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1)	Community	\$3,892,000	\$3,892,000	Residential	14276.00	\$272.63
CI_CF_3	Construction of early years hub - MAC - Community component (sub-precinct 1)	Community	\$4,045,100	\$4,045,100	Residential	14276.00	\$283.35
CI_CF_4	Construction of early years hub - Tait St - Community component (sub-precinct 1)	Community	\$3,721,000	\$3,721,000	Residential	14276.00	\$260.65
CI_CF_5	Construction of LAC level 1 Multi-purpose Community Centre and Early Years Hub -CI component (sub-precinct 2)	Community	\$4,670,550	\$4,670,550	Residential	14276.00	\$327.16
CI_CF_6	Construction of NAC level 1 Multi-purpose Community Centre - community centre area - CI component (sub-precinct 4)	Community	\$4,670,550	\$4,670,550	Residential	14276.00	\$327.16
CI_OS_1	Construction of a pavilion to serve Regional AOS Reserve at MR Power Park	Community	\$1,396,500	\$1,396,500	Residential	14276.00	\$97.82
CI_OS_2	Construction of a pavilion to serve AOS Reserve - Mining Park	Community	\$1,128,470	\$1,128,470	Residential	14276.00	\$79.05
CI_OS_3	Construction of a pavilion to serve AOS Reserve - Glenelg Highway reserve (MAC)	Community	\$1,779,680	\$1,779,680	Residential	14276.00	\$124.66
CI_OS_4	Construction of a pavilion to serve AOS Reserve - Greenhalghs reserve (LAC)	Community	\$1,396,500	\$1,396,500	Residential	14276.00	\$97.82
CI_OS_5	Construction of a pavilion to serve AOS Reserve - Carngham reserve (NAC)	Community	\$1,341,620	\$1,341,620	Residential	14276.00	\$93.98
<b>SUB TOTAL</b>			<b>\$34,364,970</b>	<b>\$34,364,970</b>			<b>\$2,407.18</b>
<b>COMMUNITY FACILITIES</b>							
DI_CF_1	Construction of Early Years Hub - DIL component - MAC (sub-precinct 1)	Development	\$2,460,500	\$2,460,500	Residential	909.74	\$2,704.62
DI_CF_2	Construction of Early Years Hub - Tait St - DIL component (sub-precinct 1)	Development	\$1,886,600	\$943,300	Residential	909.74	\$1,036.89
DI_CF_3	Construction of level 1 Multi-purpose Community Centre and Early Years Hub - DIL component - LAC (sub-precinct 2)	Development	\$2,014,800	\$2,014,800	Residential	909.74	\$2,214.70

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_CF_4	Construction of Early Years Hub - DIL component - NAC (sub-precinct 4)	Development	\$2,014,800	\$2,014,800	Residential	909.74	\$2,214.70
DI_LA_1	Land for branch library within MAC (sub-precinct 1)	Development	\$400,000	\$400,000	Residential	909.74	\$439.69
DI_LA_2	Land for Early Years Hub - MAC (sub-precinct 1)	Development	\$200,000	\$200,000	Residential	909.74	\$219.84
DI_LA_3	Land for Level 3 Multi-purpose Community Centre - MAC (sub-precinct 1)	Development	\$400,000	\$400,000	Residential	909.74	\$439.69
DI_LA_4	Land for Early Years Hub - Tait Street (sub-precinct 1)	Development	\$225,000	\$225,000	Residential	909.74	\$247.32
DI_LA_5	Land for Early Years Hub - LAC (sub-precinct 2)	Development	\$137,500	\$137,500	Residential	909.74	\$151.14
DI_LA_6	Land for level 1 Multi-purpose Community Centre - LAC (sub-precinct 2)	Development	\$220,000	\$220,000	Residential	909.74	\$241.83
DI_LA_7	Land for Early Years Hub - NAC (sub-precinct 4)	Development	\$137,500	\$137,500	Residential	909.74	\$151.14
DI_LA_8	Land for level 1 Multi-purpose Community Centre - NAC (sub-precinct 4)	Development	\$220,000	\$220,000	Residential	909.74	\$241.83
<b>SUB TOTAL</b>			<b>\$10,316,700</b>	<b>\$9,373,400</b>			<b>\$10,303.38</b>
<b>DRAINAGE</b>							
DI_DR_A	Construction of Drainage Scheme in sub-catchment A (sub-precinct 4)	Development	\$982,583	\$982,583	Residential & Commercial	947.51	\$1,037.02
DI_DR_AA/AB	Construction of Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)	Development	\$2,310,351	\$2,310,351	Residential & Commercial	947.51	\$2,438.34
DI_DR_AC/AT	Construction of Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)	Development	\$6,271,533	\$6,271,533	Residential & Commercial	947.51	\$6,618.96
DI_DR_AK/AM	Construction of Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)	Development	\$804,048	\$804,048	Residential & Commercial	947.51	\$848.59
DI_DR_AU/AY	Construction of Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)	Development	\$2,358,628	\$2,358,628	Residential & Commercial	947.51	\$2,489.29
DI_DR_AZ/CA	Construction of Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)	Development	\$1,496,692	\$1,496,692	Residential & Commercial	947.51	\$1,579.61
DI_DR_BA/BQ	Construction of Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)	Development	\$8,367,591	\$8,367,591	Residential & Commercial	947.51	\$8,831.14
DI_DR_BK/BL	Construction of Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)	Development	\$443,021	\$443,021	Residential & Commercial	947.51	\$467.56
DI_DR_BU/CP	Construction of Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)	Development	\$9,943,189	\$9,225,189	Residential & Commercial	947.51	\$9,736.24
DI_DR_BY/BZ	Construction of Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)	Development	\$1,859,843	\$1,859,843	Residential & Commercial	947.51	\$1,962.87
DI_DR_C/O	Construction of Drainage Scheme in sub-catchment C/O (sub-precinct 4)	Development	\$6,963,538	\$6,963,538	Residential & Commercial	947.51	\$7,349.30

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_DR_CB/CF	Construction of Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)	Development	\$1,262,914	\$1,262,914	Residential & Commercial	947.51	\$1,332.88
DI_DR_CD/CR	Construction of Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)	Development	\$4,390,910	\$4,390,910	Residential & Commercial	947.51	\$4,634.16
DI_DR_CQ/CW	Construction of Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)	Development	\$4,159,999	\$4,159,999	Residential & Commercial	947.51	\$4,390.45
DI_DR_CX/DC	Construction of Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)	Development	\$2,614,102	\$2,614,102	Residential & Commercial	947.51	\$2,758.92
DI_DR_D/J	Construction of Drainage Scheme in sub-catchment D/J (sub-precinct 4)	Development	\$8,849,691	\$8,849,691	Residential & Commercial	947.51	\$9,339.94
DI_DR_KL	Construction of Drainage Scheme in sub-catchment KL (sub-precinct 4)	Development	\$3,352,384	\$3,352,384	Residential & Commercial	947.51	\$3,538.10
DI_DR_M/Q	Construction of Drainage Scheme in sub-catchment M/Q (sub-precinct 2)	Development	\$4,730,445	\$4,730,445	Residential & Commercial	947.51	\$4,992.50
DI_DR_P/T	Construction of Drainage Scheme in sub-catchment P/T (sub-precinct 2)	Development	\$4,938,336	\$4,938,336	Residential & Commercial	947.51	\$5,211.91
DI_DR_U/Z	Construction of Drainage Scheme in sub-catchment U/Z (sub-precinct 2)	Development	\$3,050,065	\$3,050,065	Residential & Commercial	947.51	\$3,219.03
DI_LA_BIO	Acquisition of land for Biofilter	Development	\$226,000	\$226,000	Residential & Commercial	947.51	\$238.52
DI_LA_RB1	Acquisition of land for Retarding Basin 1	Development	\$162,500	\$162,500	Residential & Commercial	947.51	\$171.50
DI_LA_RB2	Acquisition of land for Retarding Basin 2	Development	\$735,300	\$735,300	Residential & Commercial	947.51	\$776.03
DI_LA_RB3	Acquisition of land for Retarding Basin 3	Development	\$412,500	\$412,500	Residential & Commercial	947.51	\$435.35
DI_LA_RB4	Acquisition of land for Retarding Basin 4	Development	\$464,750	\$464,750	Residential & Commercial	947.51	\$490.50
DI_LA_RB5	Acquisition of land for Retarding Basin 5	Development	\$292,600	\$292,600	Residential & Commercial	947.51	\$308.81
DI_LA_RB6	Acquisition of land for Retarding Basin 6	Development	\$717,750	\$717,750	Residential & Commercial	947.51	\$757.51
DI_LA_RB7	Acquisition of land for Retarding Basin 7	Development	\$689,000	\$689,000	Residential & Commercial	947.51	\$727.17
DI_LA_RB11	Acquisition of land for Retarding Basin 11	Development	\$155,000	\$155,000	Residential & Commercial	947.51	\$163.59
DI_LA_RB12	Acquisition of land for Retarding Basin 12	Development	\$138,300	\$138,300	Residential & Commercial	947.51	\$145.96
DI_LA_RB13	Acquisition of land for Retarding Basin 13	Development	\$194,325	\$194,325	Residential & Commercial	947.51	\$205.09
DI_LA_RB14	Acquisition of land for Retarding Basin 14	Development	\$283,500	\$283,500	Residential & Commercial	947.51	\$299.21
DI_LA_RB15	Acquisition of land for Retarding Basin 15	Development	\$236,500	\$236,500	Residential & Commercial	947.51	\$249.60



Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_LA_RB17	Acquisition of land for Retarding Basin 17	Development	\$789,000	\$789,000	Residential & Commercial	947.51	\$832.71
DI_LA_RB18	Acquisition of land for Retarding Basin 18	Development	\$256,750	\$256,750	Residential & Commercial	947.51	\$270.97
DI_LA_RB24	Acquisition of land for Retarding Basin 24	Development	\$642,000	\$642,000	Residential & Commercial	947.51	\$677.57
DI_LA_RB25	Acquisition of land for Retarding Basin 25	Development	\$312,000	\$312,000	Residential & Commercial	947.51	\$329.28
DI_LA_RB26	Acquisition of land for Retarding Basin 26	Development	\$185,250	\$185,250	Residential & Commercial	947.51	\$195.51
DI_LA_RB27	Acquisition of land for Retarding Basin 27	Development	\$221,000	\$221,000	Residential & Commercial	947.51	\$233.24
DI_LA_RB29	Acquisition of land for Retarding Basin 29	Development	\$616,000	\$616,000	Residential & Commercial	947.51	\$650.13
DI_LA_RB30	Acquisition of land for Retarding Basin 30	Development	\$630,000	\$630,000	Residential & Commercial	947.51	\$664.90
<b>SUB TOTAL</b>			<b>\$87,509,888</b>	<b>\$86,791,888</b>			<b>\$91,599.97</b>
<b>OPEN SPACE</b>							
DI_LA_9	Land for Active Open Space (private land) - Mining Park (sub-precinct 1)	Development	\$654,250	\$654,250	Residential	909.74	\$719.16
DI_LA_10	Land for Active Open Space - (Crown Land) - Mining Park (sub-precinct 1)	Development	\$3,057,000	\$3,057,000	Residential	909.74	\$3,360.30
DI_LA_11	Land for Active Open Space - MAC (sub-precinct 1)	Development	\$2,311,500	\$2,311,500	Residential	909.74	\$2,540.84
DI_LA_12	Land for Active Open Space - LAC (sub-precinct 2)	Development	\$3,025,000	\$3,025,000	Residential	909.74	\$3,325.13
DI_LA_13	Land for Active Open Space - NAC (sub-precinct 4)	Development	\$2,400,000	\$2,400,000	Residential	909.74	\$2,638.12
DI_OS_1	Construction of Regional AOS Reserve at MR Power Park (sub-precinct 1)	Development	\$12,066,250	\$4,902,844	Residential	909.74	\$5,389.28
DI_OS_2	Construction of AOS Reserve - Mining Park (sub-precinct 1)	Development	\$6,380,192	\$6,380,192	Residential	909.74	\$7,013.20
DI_OS_3	Construction of AOS Reserve - MAC (sub-precinct 1)	Development	\$3,638,642	\$3,638,642	Residential	909.74	\$3,999.65
DI_OS_4	Construction of AOS Reserve - LAC (sub-precinct 2)	Development	\$4,781,910	\$4,781,910	Residential	909.74	\$5,256.35
DI_OS_5	Construction of AOS Reserve - NAC (sub-precinct 4)	Development	\$3,861,592	\$3,861,592	Residential	909.74	\$4,244.72
DI_OS_6	Construction of Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)	Development	\$13,596,520	\$2,719,304	Residential	909.74	\$2,989.10

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_OS_7	Construction of Indoor Recreation Centre (4 courts) MR Power Park (sub-precinct 1)	Development	\$8,817,060	\$1,763,412	Residential	909.74	\$1,938.37
<b>SUB TOTAL</b>			<b>\$64,589,916</b>	<b>\$39,495,646</b>			<b>\$43,414.21</b>
<b>ROAD CONSTRUCTION</b>							
DI_LA_14	Western Link Road - Stage 2b land acquisition	Development	\$1,577,750	\$1,577,750	Residential & Commercial	947.51	\$1,665.15
DI_LA_15	Land for Ascot Gardens Drive Extension	Development	\$256,750	\$256,750	Residential & Commercial	947.51	\$270.97
DI_LA_16	Land for Webb Rd Widening	Development	\$159,250	\$159,250	Residential & Commercial	947.51	\$168.07
DI_LA_17	Land for Schreenans Road widening	Development	\$192,500	\$192,500	Residential & Commercial	947.51	\$203.16
DI_LA_18	Land for Schreenans Road extension (re-routed)	Development	\$380,000	\$380,000	Residential & Commercial	947.51	\$401.05
DI_LA_19	Land for Cobden Street extension (re-routed)	Development	\$263,500	\$263,500	Residential & Commercial	947.51	\$278.10
DI_LA_20	Land for Cobden Street widening	Development	\$196,500	\$196,500	Residential & Commercial	947.51	\$207.39
DI_LA_21	Land for Cobden Street link to Bells Road	Development	\$26,000	\$26,000	Residential & Commercial	947.51	\$27.44
DI_LA_22	Land for new north south road in sub-precinct 2	Development	\$1,018,750	\$1,018,750	Residential & Commercial	947.51	\$1,075.19
DI_LA_23	Land for widening of Greenhalghs Road	Development	\$285,500	\$285,500	Residential & Commercial	947.51	\$301.32
DI_LA_24	Land for new north south road in sub-precinct 4	Development	\$2,191,000	\$2,191,000	Residential & Commercial	947.51	\$2,312.38
DI_RD_03a	New N-S Road (North) between Cuthberts Road and Cuzens Road	Development	\$2,123,291	\$2,123,291	Residential & Commercial	947.51	\$2,240.92
DI_RD_03b	New N-S Road (North) between Cuzens Road and Carngham Road	Development	\$2,123,291	\$2,123,291	Residential & Commercial	947.51	\$2,240.92
DI_RD_04	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary	Development	\$1,927,476	\$1,927,476	Residential & Commercial	947.51	\$2,034.25
DI_RD_11	New N-S Road construction - sub-precinct 2 northern section	Development	\$1,917,097	\$1,917,097	Residential & Commercial	947.51	\$2,023.30
DI_RD_12	New N-S Road construction - sub-precinct 2 southern section	Development	\$1,150,229	\$1,150,229	Residential & Commercial	947.51	\$1,213.95
DI_RD_14	Greenhalghs Road upgrade - western section	Development	\$1,622,718	\$1,622,718	Residential & Commercial	947.51	\$1,712.61
DI_RD_15	Greenhalghs Road upgrade - central section	Development	\$484,512	\$484,512	Residential & Commercial	947.51	\$511.35

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_RD_16	Greenhalghs Road upgrade - eastern section	Development	\$1,616,830	\$1,616,830	Residential & Commercial	947.51	\$1,706.40
DI_RD_19	Cherry Flat Road Upgrade - Glenelg Highway to Webb Road	Development	\$981,185	\$981,185	Residential & Commercial	947.51	\$1,035.54
DI_RD_20	Cherry Flat Road Upgrade - Webb Road to Schreenans Road	Development	\$2,394,508	\$2,394,508	Residential & Commercial	947.51	\$2,527.16
DI_RD_21	Cherry Flat Road Upgrade - Schreenans Road to Bells Road	Development	\$815,958	\$815,958	Residential & Commercial	947.51	\$861.16
DI_RD_22	Tait Street upgrade	Development	\$2,581,799	\$2,581,799	Residential & Commercial	947.51	\$2,724.82
DI_RD_23	Cobden Street construction north	Development	\$1,154,300	\$1,154,300	Residential & Commercial	947.51	\$1,218.25
DI_RD_24	Cobden Street construction south	Development	\$1,408,137	\$1,408,137	Residential & Commercial	947.51	\$1,486.15
DI_RD_29	Ascot Gardens Drive and Webb Rd	Development	\$2,105,666	\$2,105,666	Residential & Commercial	947.51	\$2,222.32
DI_RD_31a	Schreenans Lane upgrade	Development	\$1,090,857	\$970,863	Residential & Commercial	947.51	\$1,024.65
DI_RD_31b	Schreenans Lane extension west	Development	\$842,935	\$750,212	Residential & Commercial	947.51	\$791.77
DI_RD_31c	Schreenans Lane Creek Crossing	Development	\$8,915,678	\$7,934,953	Residential & Commercial	947.51	\$8,374.53
DI_RD_31d	Schreenans Lane extension east	Development	\$785,913	\$699,462	Residential & Commercial	947.51	\$738.21
DI_RD_38	Ross Creek Road Upgrade	Development	\$2,647,631	\$2,356,391	Residential & Commercial	947.51	\$2,486.93
<b>SUB TOTAL</b>			<b>\$45,237,510</b>	<b>\$43,666,379</b>			<b>\$46,085.40</b>
<b>TRAFFIC MANAGEMENT</b>							
DI_LA_25	Land acquisition for intersections	Development	\$72,750	\$72,750	Residential & Commercial	947.51	\$76.78
DI_JNC_01	Carngham Rd / Dyson Drive Roundabout	Development	\$1,845,333	\$1,088,746	Residential & Commercial	947.51	\$1,149.06
DI_JNC_02	Carngham Rd / New N-S Rd (North) Roundabout	Development	\$1,288,056	\$901,639	Residential & Commercial	947.51	\$951.59
DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout	Development	\$978,529	\$596,903	Residential & Commercial	947.51	\$629.97
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Roundabout	Development	\$1,015,654	\$589,079	Residential & Commercial	947.51	\$621.71
DI_JNC_08	Glenelg Hwy / New N-S Rd (South) Roundabout	Development	\$1,021,963	\$459,883	Residential & Commercial	947.51	\$485.36
DI_JNC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	Development	\$4,883,206	\$2,197,443	Residential & Commercial	947.51	\$2,319.18

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_JNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection	Development	\$2,012,662	\$1,670,509	Residential & Commercial	947.51	\$1,763.05
DI_JNC_11	Cherry Flat Rd / Schreenans Rd Roundabout	Development	\$939,620	\$629,545	Residential & Commercial	947.51	\$664.42
DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout	Development	\$702,278	\$589,913	Residential & Commercial	947.51	\$622.59
<b>SUB TOTAL</b>			<b>\$14,760,050</b>	<b>\$8,796,411</b>			<b>\$9,283.71</b>
<b>OHTER</b>							
DI_O_1	Development Contributions Accounting Program	Development	\$50,000	\$50,000	Residential & Commercial	947.51	\$52.77
DI_O_2	Heritage, Geotechnical and Contamination Studies - MR Power Park	Development	\$253,000	\$253,000	Residential & Commercial	947.51	\$267.02
DI_O_3	Heritage, Geotechnical and Contamination Studies - Mining Park	Development	\$440,000	\$440,000	Residential & Commercial	947.51	\$464.38
<b>SUB TOTAL</b>			<b>\$743,000</b>	<b>\$743,000</b>			<b>\$784.16</b>
<b>TOTAL</b>			<b>\$257,522,034</b>	<b>\$223,231,693</b>	<b>SEE NEXT PAGE FOR LEVY TOTALS</b>		

### 3.4.1. DCP LEVIES

Table 14 shows the residential and commercial development infrastructure levies by infrastructure categories. A summary of the community and development contributions that are required to be made for development in the MCA are outlined in Table 15:

- These contributions are in January 2012 dollars. Table 15 will be indexed annually in accordance with the method specified in this DCP.
- The required Community Infrastructure Levy (CIL) is outlined in Table 15. As at March 2017, the Community Infrastructure Levy is subject to a cap of \$1,150 per dwelling.
- The required Development Infrastructure Levy payable by infrastructure type per hectare of Net Developable Area is outlined in Table 15.
- 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 Ballarat 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 14 DEVELOPMENT INFRASTRUCTURE LEVY SUMMARY BY CATEGORY**

Category	Land	Construction	Residential Levy	Commercial Levy
Community Facilities	\$2,132.48	\$8,170.91	\$10,303.38	\$0.00
Open Space	\$12,583.54	\$30,830.67	\$43,414.21	\$0.00
Road Construction	\$6,910.22	\$39,175.18	\$46,085.40	\$46,085.40
Traffic Management	\$76.78	\$9,206.93	\$9,283.71	\$9,283.71
Other	\$0.00	\$784.16	\$784.16	\$784.16
<b>Total (ex. Drainage)</b>			<b>\$109,870.87</b>	<b>\$56,153.27</b>
Drainage	\$8,823.15	\$82,776.82	\$91,599.97	\$91,599.97
<b>Total</b>			<b>\$201,470.84</b>	<b>\$147,753.24</b>

**TABLE 15 LEVY PAYABLE BY DCP RATE TYPE**

Infrastructure Type	Land Use	Demand Unit	Levy per demand unit before cap (Jan 2012)	Levy after CIL cap (Jan 2012)
Community	Residential	14,276	\$2,407.18	\$1,150.00
Development	Residential	909.74	\$201,470.84	\$201,470.84
Development	Commercial	37.77	\$147,753.24	\$147,753.24

\* Community Infrastructure Levy capped at \$1,150 per dwelling.

### 3.4.2. CITY OF BALLARAT FUNDING

City of Ballarat is responsible for funding the shortfall in funds collected towards community infrastructure items due to the CIL cap. City of Ballarat is also responsible for funding 'external' apportionment of road items on behalf of existing development.

City of Ballarat's funding liability based on the original DCP and the previous \$900 CIL cap is shown in Table 16.

**TABLE 16 CITY OF BALLARAT FUNDING LIABILITY**

	Community Infrastructure	Development Infrastructure	Total
<b>Total Infrastructure Cost</b>	\$34,364,970	\$223,157,064	\$257,522,034
<b>Costs Collected by DCP</b>	\$12,848,400	\$188,866,723	\$201,715,123
<b>Funding Gap (cost to City of Ballarat)</b>	\$21,516,570	\$34,290,341	\$55,806,911

## 4. DCP ADMINISTRATION

### 4.1. ADJUSTMENT OF VALUES & INDEXATION OF LEVIES

The Development Infrastructure Levy in this DCP will be adjusted annually according to the following specified method:

- In relation to the costs associated with all development infrastructure items other than land, the cost of those projects will be adjusted (and then the contribution amounts recalculated) 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 adjusted costings will then produce a recalculated Development Infrastructure Levy and Community Infrastructure Levy.
- The revised infrastructure costs and the adjustment of the contributions will be calculated as at June 30th of each year.
- In relation to the value of land required under the DCP, a revaluation of all land projects is to be carried out annually in accordance with the principles set out in Section 4.2. The valuations are to be carried out by a qualified valuer and member of the Australian Property Institute to be appointed by City of Ballarat.
- The revised land value and then the resulting adjustment of the Development Infrastructure Levy will be calculated as at June 30th of each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions on its website.

#### VARIATION TO THE COMMUNITY INFRASTRUCTURE LEVY (CIL) PAYABLE UNDER THIS DEVELOPMENT CONTRIBUTIONS PLAN (DCP)

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may

adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

### 4.2. VALUATION OF LAND

Initial valuation assessments for land required for infrastructure items in this DCP were carried out in accordance with the following principles:

1. Valuations were to be preliminary

Valuations provided were to be preliminary only, i.e. they were prepared using:

- a. the currently available information at the time in relation to the properties that were affected;
- b. indicative information in relation to the land that was required; and
- c. general guidance in relation to why the land was required.

The level of investigation was less than that associated with a full valuation report and it was acknowledged that valuations were likely to change if additional information came to hand in relation to the specific circumstances of each property.

Likewise, it was acknowledged that if the size or the alignment of the land required changed or the nature of the required land changed, that future valuations were also likely to change.

2. Valuations were to take into account the specifics of the land required

In determining the value of land in the Ballarat West Precinct Structure Plan area the valuation should be based upon the current underlying zones taking into consideration normal site constraints and development considerations, but without reference to specific future uses shown on the Future Urban Structure plan from the Precinct Structure Plan.

3. Normal valuation principles applied

Whilst the valuations were “preliminary”, normal valuation practices were adopted. For example, where only part of the land was required, valuations were carried out on a “before and after” basis. Comparable sales were analysed and compared to the affected properties as part of the valuation process. Normal valuation considerations such as location, topography, shape, views and development constraints were taken into account to the extent that there was readily available information.

#### 4. Availability of services was assumed

It was assumed that all normal services were available for connection to the various parcels. It was acknowledged that future reviews of the valuations could take account of changes in the location and availability of services, when these become clearer.

### 4.3. COLLECTING AGENCY

The City of Ballarat is the Collecting Agency responsible for collection of levies pursuant to section 46K of the Planning and Environment Act 1987.

### 4.4. DEVELOPMENT AGENCY

The City of Ballarat is the Development Agency for all infrastructure items pursuant to section 46K of the Planning and Environment Act 1987.

### 4.5. PAYMENT OF CONTRIBUTION LEVIES AND TIMING

#### COLLECTION OF LEVIES

The Community Infrastructure Levy will be collected by the City of Ballarat at the Building Approval Stage in accordance with section 46O 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 the City of Ballarat and facilitate the early provision of community infrastructure.

Collection of the Development Infrastructure Levy, in accordance with section 46N of the *Planning & Environment Act* (1987), will be by way of a condition on a planning permit either requiring the payment of a levy within a specified time, or by entering into an agreement to pay the levy within a specified time.

The Development Infrastructure Levy will be collected by the City of Ballarat 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.

Planning permit conditions will require permit holders not to request a Statement of Compliance until the Development Infrastructure Levy is paid, unless there is an agreement with the Collecting Agency.

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.

## 4.6. ADMINISTRATIVE PROCEDURES

The City of Ballarat 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, or any new Ministerial Directions relating to development contributions.

City of Ballarat will undertake a full review of this DCP at least 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 City of Ballarat resolves not to proceed with any of the infrastructure projects listed in this Development Contribution Plan, the Responsible Authority will comply with section 46Q of the *Planning & Environment Act* (1987).

City of Ballarat as the Collecting Agency may at its discretion institute a system of rebates to recognise savings measures in the way in which the drainage projects and the drainage scheme provided for in this DCP are delivered.

## 4.7. METHOD OF PROVISION

Responsibility for the delivery of infrastructure items in this DCP resides with the City of Ballarat as Development Agency.

City of Ballarat as the Collecting Agency and Development Agency may agree to infrastructure items being provided by developers with a credit of offset provided against their development contribution obligations under this DCP (see Section 5 - Implementation Strategy).

## 5. IMPLEMENTATION STRATEGY

### 5.1. PROVISION OF LAND AND WORKS IN-KIND

Payment of development contributions is generally to be made in cash in accordance with Section 4.

Alternatively, infrastructure works and land may be provided by developers in return for a credit against their development contribution obligation, subject to the agreement of City of Ballarat at its absolute discretion. In determining whether to agree to the provision of works in lieu of cash City of Ballarat will have regard to any relevant matter including:

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

Where City of Ballarat agrees that works are to be provided by a developer in lieu of cash contributions:

- The credit for the works provided shall be granted only once the trigger for provision of the relevant item is reached;
- The credit for the works provided shall be an amount up to the value identified in the DCP taking into account the impact of adjustment outlined in Section 4.6 subject to a competitive procurement process;
- 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 will be reimbursed by City of Ballarat for any excess credit at the time of provision shown in the DCP;
- Where a developer chooses to bring forward works ahead of the scheduled time in the DCP this can be done subject to agreement by City of Ballarat and provided the impact on the DCP is cost and revenue neutral;
- Developer delivered projects will only qualify for the contingency component of the project where the developer can demonstrate to the satisfaction of the responsible authority that the contingency component can be reasonably claimed.

Notwithstanding that Council has ultimate discretion in relation to allowing others to deliver DCP infrastructure projects, City of Ballarat cannot be expected to deliver all of the infrastructure projects itself according to time lines determined by developers' staging requirements. It is therefore the expectation of City of Ballarat as Collecting Agency that most of the infrastructure projects funded by this DCP will be delivered by developers as works- in-kind in accordance with an agreement in writing. This particularly applies to projects such as roads works, intersections, drainage and open space.

The delineation of responsibilities will be set out in Precinct Infrastructure Plans as required by the schedule to the Urban Growth Zone or planning permit conditions as appropriate. Other infrastructure projects which are more in the nature of community facilities are more likely to be delivered by Council in its role as the Development Agency.

### 5.2. LAND

City of Ballarat intends to obtain land required under the DCP as an off-set against a developer's development contributions where feasible. As with works-in-kind, the provision of land would be set out in an agreement between the developer and City of Ballarat 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, as outlined in Section 4.1.

### 5.3. SUGGESTED WORKS IN-KIND

City of Ballarat encourages developers to discuss and agree with City of Ballarat, the potential for provision of works and land to offset their development contribution. A major aim is to ensure that the timing of infrastructure delivery appropriately supports development.

City of Ballarat is proposing to construct the Community Centre items given the need to comply with statutory requirements relating to maternal child health and kindergartens. However, City of Ballarat could consider developers providing this infrastructure on a case by case basis.

### 5.4. STAGING

The indicative triggers for the delivery of infrastructure projects shown in the DCP will be considered in conjunction with the staging provisions of the PSP.

Credit for works provided in-kind is only allocated in accordance with an agreement between the Collecting Agency and the developer. If works provided in-kind incur an additional construction cost due to being “out-of-sequence”, this does not constitute grounds for claiming the contingency amount associated with that item.

### 5.5. DRAINAGE

The drainage scheme has been designed to service the development with infrastructure that is optimal in terms of cost and performance while protecting properties, existing waterways and the environment. The drainage scheme being funded is explained in greater detail at part 5.7 (and Plan 15) of the Ballarat West PSP.

Construction works for the drainage scheme will be completed in stages over the life of the DCP. It is anticipated that many of the components of the drainage works will be delivered by developers as works in-kind subject to the consent of Council as the Responsible Authority and Development Agency. However, in order to ensure an orderly delivery of the drainage scheme Council will prepare an annual capital works program of works to be undertaken year on year. Prioritisation of the scheme’s works will include:

- Allocation of funding over the life of the Ballarat West PSP, the flow of funding from the Ballarat West DCP and any medium term capital works plan developed by City of Ballarat;

- The rate of development within each sub-catchment;
- The estimated total cost of the downstream works required to provide trunk drainage for an individual parcel; and
- The likely timing of other civil infrastructure including sewerage and roads.

City of Ballarat as the Development Agency under this DCP will generally undertake drainage scheme works from the downstream end first as it ensures that all properties in the sub-catchment receive the benefit of these works and are not adversely impacted by additional flows. Where works are not ‘out-of-sequence’, these works are more likely to be considered favourably in terms of Council consenting to them being constructed in conjunction with development as an in-kind contribution.

If finances under this DCP are not available to deliver drainage infrastructure landowners may:

- Submit proposals for works in kind which defray or avoid costs for drainage infrastructure accounted for in the DCP which enhance the financial position of the DCP;
- Fund the required drainage works themselves, and seek reimbursement when funds become available to the Collecting Agency.

For sub-catchments with larger landholdings, developers will be encouraged to pool resources to fund permanent drainage works, rather than constructing temporary drainage works for individual development sites. Where landholdings are more fragmented, this may affect the rate at which development can be expected to occur and in turn, the timing of new shared drainage works.

#### OUT-OF-SEQUENCE DEVELOPMENT

Developments may be required to provide temporary works where development is ‘out-of-sequence’ for drainage provision. Where temporary works are required, credits to offset development contributions liabilities will not be granted unless the Collecting Agency is satisfied that granting a credit will not undermine the funding of permanent infrastructure to be funded by the Ballarat West DCP and that the temporary works can be utilised as part of the works funded through the DCP.

If a developer provides a drainage solution to service its development that benefits the DCP and results in significant savings to the DCP finances, THE Collecting Agency may consider providing a partial rebate of development contributions for drainage. This will be assessed on a case-by-case basis.

Where an out-of-sequence development brings forward works as an in-kind contribution, City of Ballarat may delay provision of credits for these works for the purposes of the DCP.

#### DELIVERY OF THE DRAINAGE SCHEME IN OTHER WAYS

The Ballarat West PSP explicitly recognises that water management solutions may vary from the drainage scheme envisaged in the PSP provided the technical engineering and water quality requirements needed to protected urban areas from flooding are adhered to.

For example, the stormwater treatment areas proposed in the drainage scheme have been sized assuming there are no rainwater tanks in the catchment as a conservative approach for preliminary sizing. Modelling assumptions such as this can be revisited when more information becomes available on the design of individual developments.

Consequently, if savings are achieved in the way the drainage scheme is envisaged to be delivered, the Collecting Agency may compensate a developer or recognise the savings for design innovations that financially benefit the scheme by lowering its cost. This saving might be within a precinct or potentially, across the catchment. The level of recognition of any cost savings will be based on the particular circumstances relating to each solution.

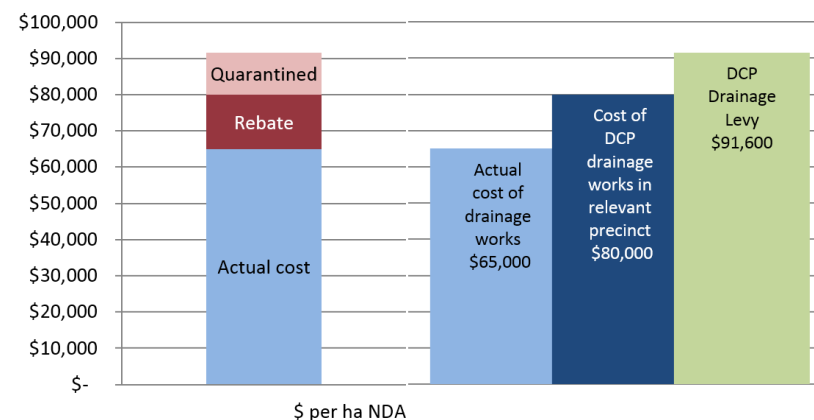
The recognition of the savings will be dealt with by a system of rebates from Council as the Collecting Agency to the relevant developer. The rebate is to be calculated by the Collecting Agency having regard to the extent to which the drainage works have created a saving measured against the cost of the drainage projects in that particular precinct which were originally proposed under this DCP. In providing for rebates as a means of recognising savings in the delivery of the scheme, it is essential that the integrity of the fundamental overall scheme principle which is one common drainage levy across the DCP Main Catchment Area is maintained, Developers should note the following drainage rebate guidelines.

#### DRAINAGE REBATE GUIDELINES

In the preparation of this DCP, it is apparent that some precincts are effectively subsidising the cost of drainage (and other) infrastructure in other precincts. Thus, while the DCP

drainage levy component is identical across the three precincts, the cost of the drainage projects within each precinct is not identical. Therefore, any system of rebates must recognise that part of the overall DCP levy which is attributable to drainage works may (depending on the precinct) include a form of cross-subsidy of another precinct's drainage costs. To ensure that this principle of a common drainage levy across the DCP area is adhered to and to ensure that Council is able to deliver the drainage works as intended by the DCP, any "saving" provided to a developer in the form of a rebate will have first quarantined the full extent of the cross-subsidy from the levy. This principle is depicted in Figure 2.

FIGURE 2 DRAINAGE REBATE DIAGRAM



Source: Urban Enterprise and City of Ballarat, 2013. Note: drainage costs shown for 'A' and 'B' are hypothetical.

In Figure 2:

- 'A' is the actual cost of DCP drainage works carried out by a developer as works in-kind (a hypothetical amount is shown for depiction purposes);
- 'B' is the estimated cost of the works that were planned to be carried out in that precinct under the DCP per hectare of NDA and upon which the levies are predicated (a hypothetical amount is shown for depiction purposes);and

- 'C' is the DIL for drainage in the DCP (per hectare of NDA).

As shown in Figure 2, the difference between the DCP drainage levy ('C') and the cost shown in the DCP of delivering drainage works in the relevant precinct per hectare of NDA ('B') would be quarantined and applied to delivery of DCP drainage works elsewhere in the PSP area.

The difference between the cost shown in the DCP of delivering drainage works in a precinct per hectare of NDA ('B') and the actual cost to a developer of delivering the drainage scheme per hectare of NDA ('A') would be the amount of any rebate available to that developer.

Any rebate will be recognised and included as part of the system of credits for works in-kind under a section 173 agreement.

It should also be recognised that early development of the Major Activity Centre and the area north of Webb Road is within long-term drainage catchments and alternative solutions are likely to be required in consultation with the Responsible Authority.

#### DESIGN STANDARDS FOR DRAINAGE

Non-scheme works will generally be required to meet relevant design standards. Key design standards for the DCP area are as follows:

- Downstream flows must be no greater than pre-development levels;
- Stormwater management should promote conservation and re-use of stormwater for non-potable purposes;
- All new development is to be protected from the 1 in 100 year flood;
- The local drainage system will have capacity to process a 1 in 10 year storm event;<sup>1</sup>
- Water quality is to be treated to best standard practice (currently 45% reduction in total nitrogen and phosphorus and 80% reduction in total suspended solids);

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<sup>1</sup> It should be noted that the local drainage system must have a capacity to process a 1 in 10 year storm event and not the 1 in 5 year storm event referred to in the Ballarat West Precinct Structure Plan which is an error.

- Development should protect and enhance the environmental, social (including heritage) and economic values of waterway.

Developers will be strongly encouraged to promote water recycling and stormwater harvesting in accordance with the PSP, including for irrigation of public land.

These standards are in addition to the requirements of the planning scheme for particular developments.

Council should be consulted directly for specifications for particular drainage projects identified in the DCP.

#### REVIEWS

The scheme requires financial, engineering and environmental reviews on a regular basis to ensure costs are neither over nor under recovered and up-to-date requirements are met. Financial reviews will occur on an annual basis as part of setting the capital works program. Engineering reviews of the drainage scheme will be undertaken as part of regular reviews of the Ballarat West PSP and the Ballarat West DCP (approximately five-yearly). These will address the changing circumstances of the scheme, changes to engineering and environmental standards, revisions to climate change forecasts and so forth.

## 5.6. ACRONYMS

The following acronyms are used through-out the document:

- DCP - Development Contributions Plan
- PSP - Precinct Structure Plan or Ballarat West Precinct Structure Plan
- DI - Development Infrastructure
- CI - Community Infrastructure
- NDA - Net Developable Area
- MCA - Main Catchment Area
- MAC - Major Activity Centre
- NAC - Neighbourhood Activity Centre
- LAC - Local Activity Centre
- AOS - Active Open Space
- POS - Passive Open Space
- MP Community Centre - Multi-purpose Community Centre.


# APPENDICES

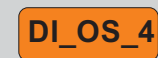


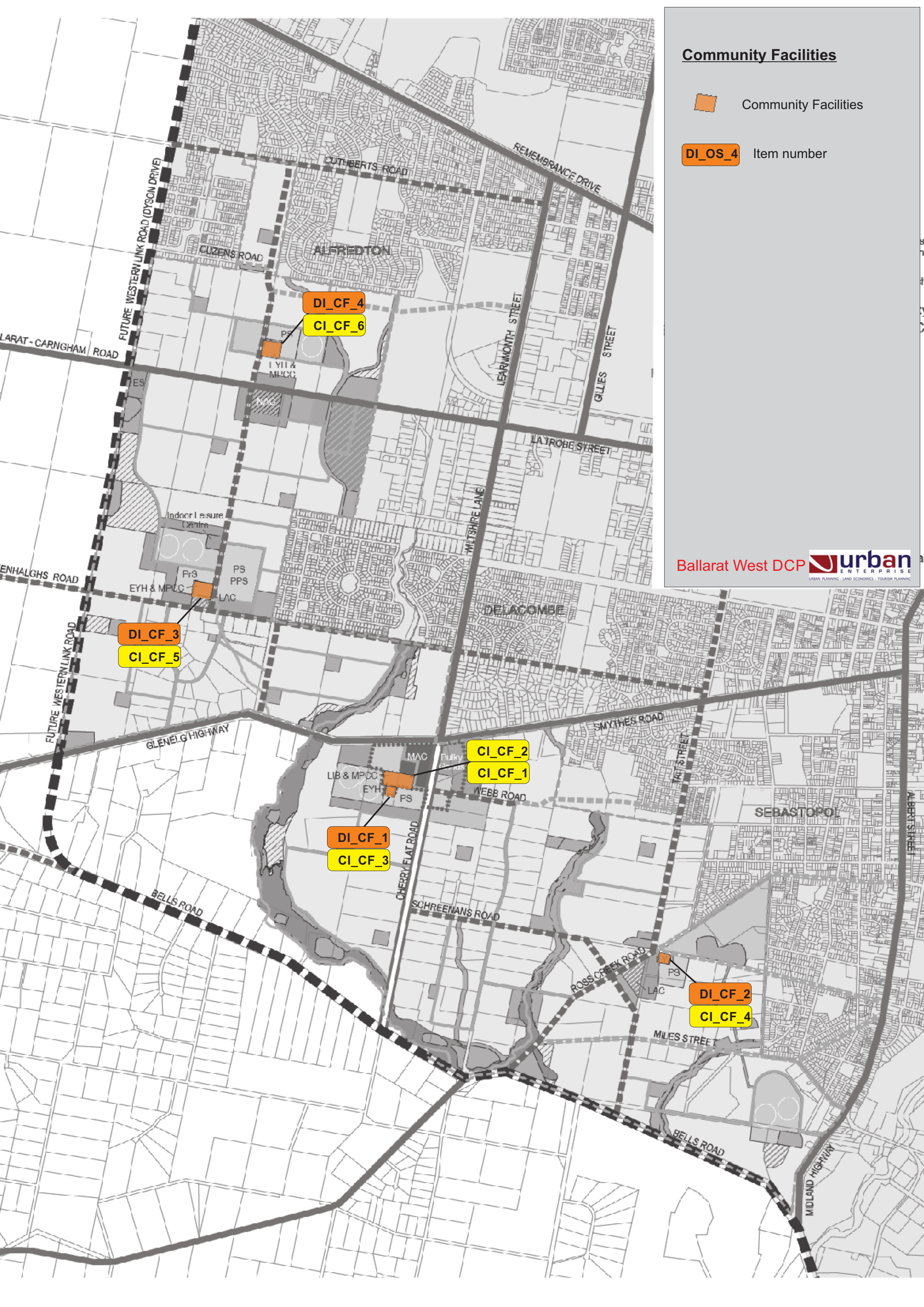
APPENDIX A INFRASTRUCTURE LOCATION MAPS



### Community Facilities


 Community Facilities

 Item number

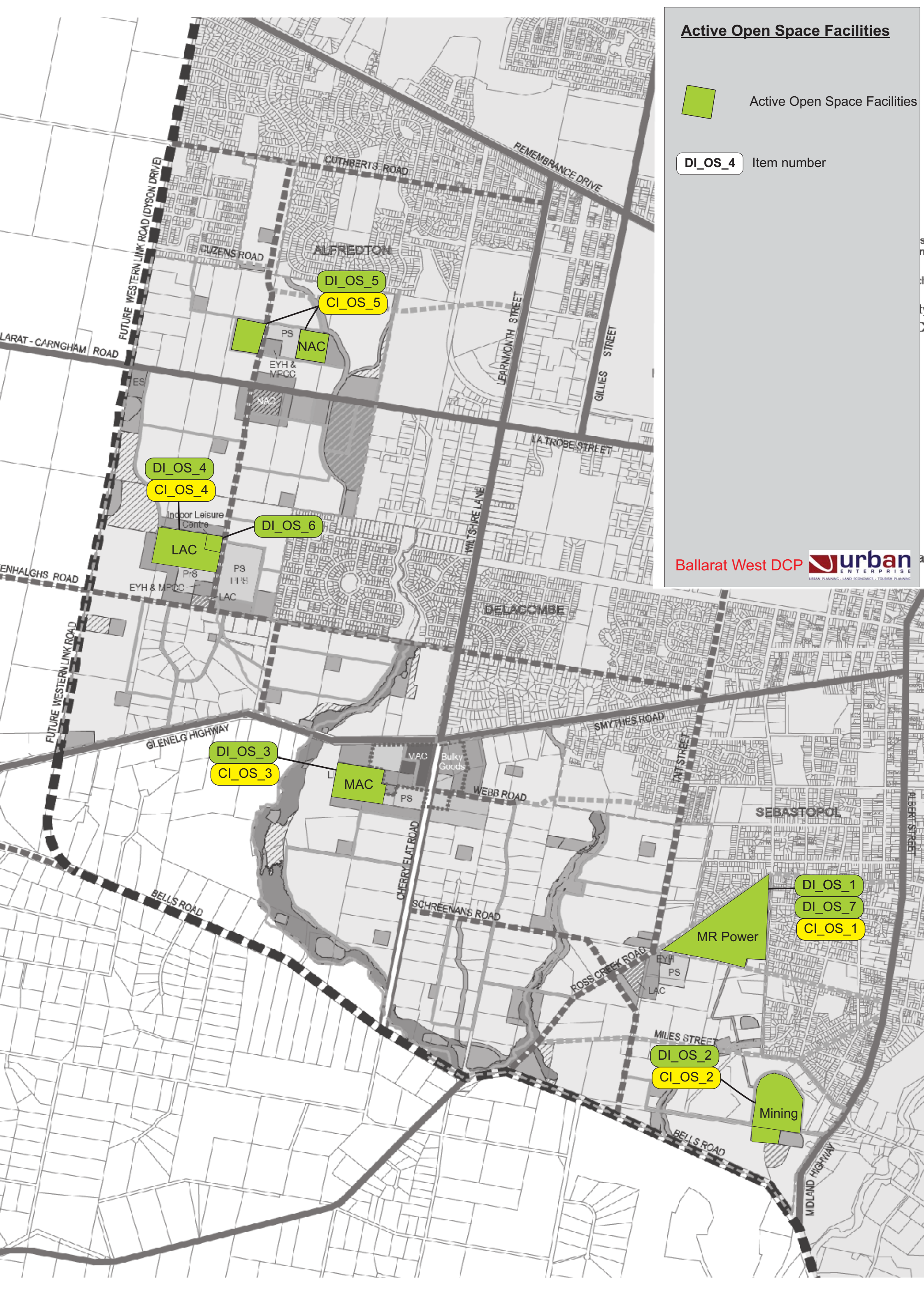




### Active Open Space Facilities




 Active Open Space Facilities

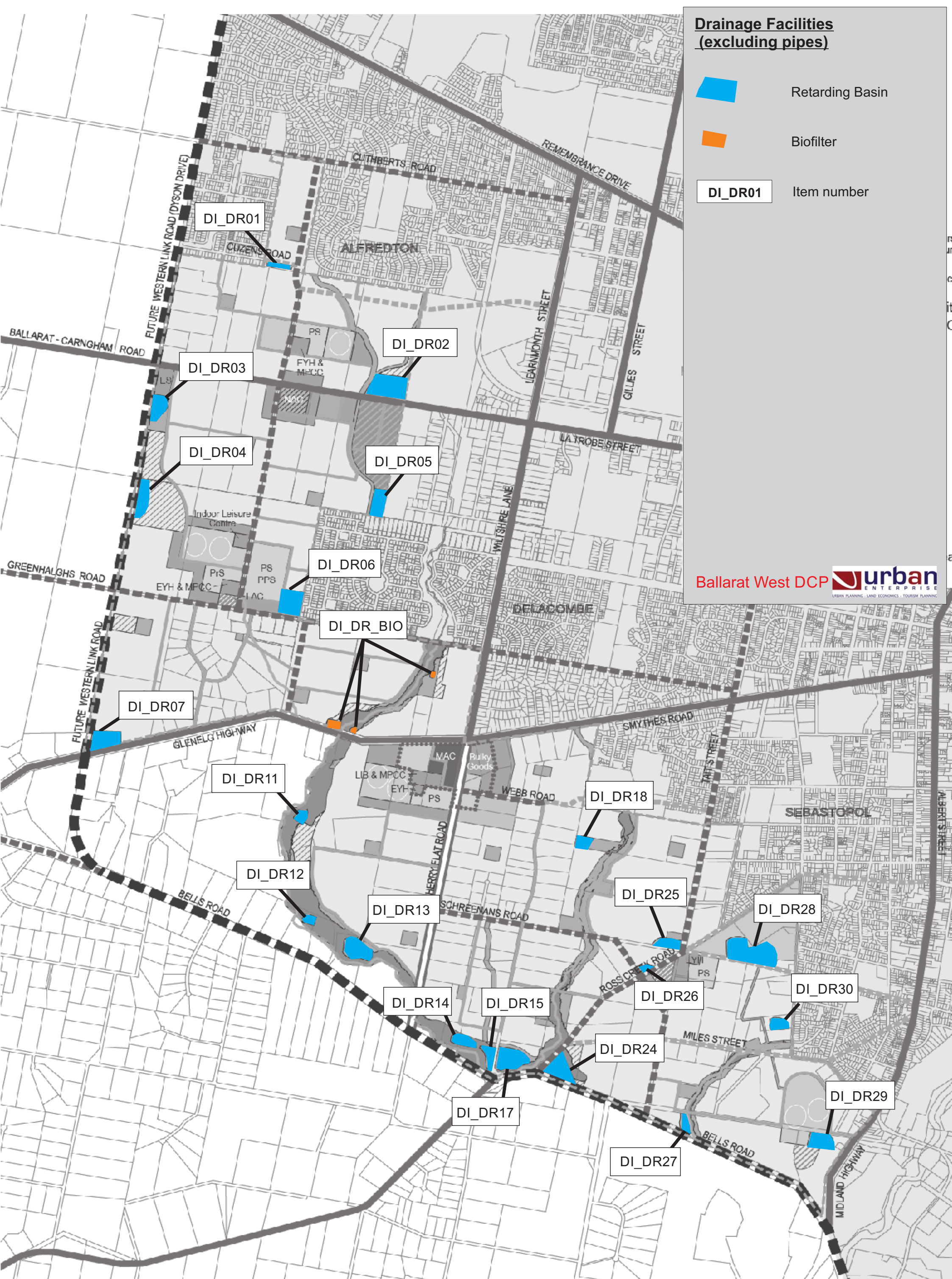
 DI\_OS\_4 Item number











**Drainage Facilities  
(excluding pipes)**

-  Retarding Basin
-  Biofilter
-  DI\_DR01 Item number

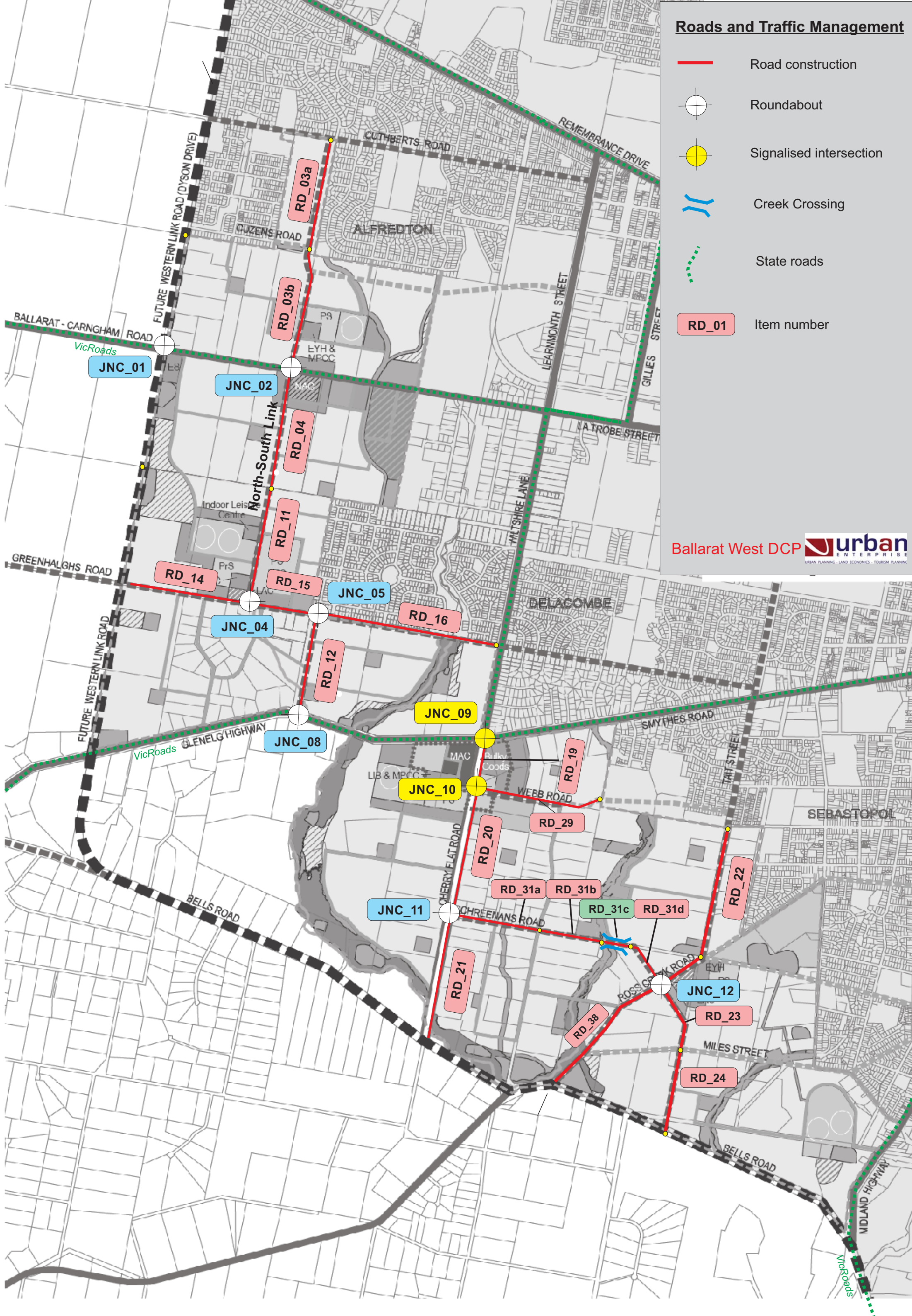




# Roads and Traffic Management




-  Road construction
-  Roundabout
-  Signalised intersection
-  Creek Crossing
-  State roads
-  RD\_01 Item number

Ballarat West DCP  **Urban**  
ENTERPRISE  
URBAN PLANNING · LAND ECONOMICS · TOURISM PLANNING





# Land for Roads and Traffic Management

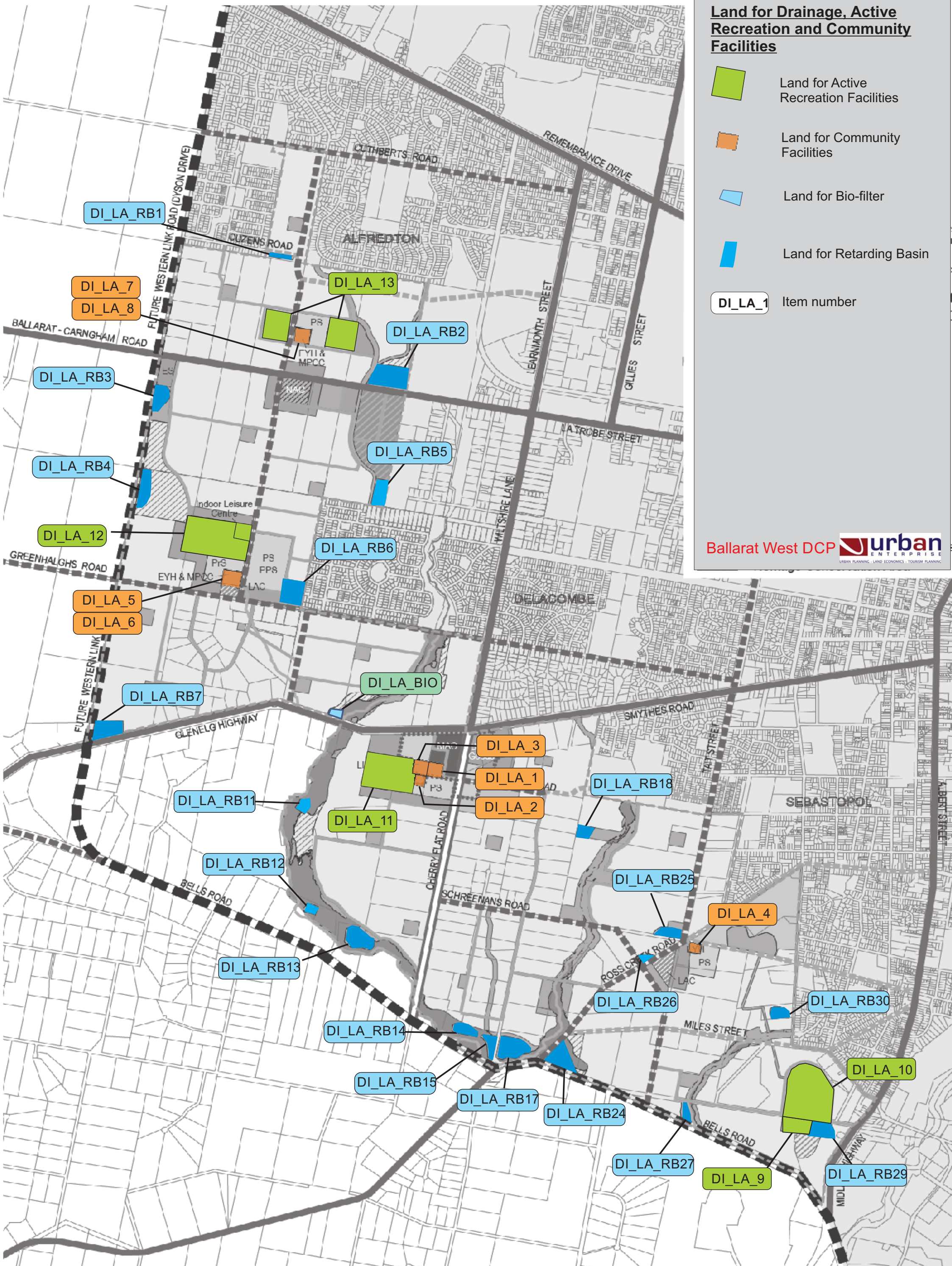
-  Full road acquisition
-  Road widening
-  Land for intersection
-  Item number






**Land for Drainage, Active Recreation and Community Facilities**

-  Land for Active Recreation Facilities
-  Land for Community Facilities
-  Land for Bio-filter
-  Land for Retarding Basin
-  DI\_LA\_1 Item number

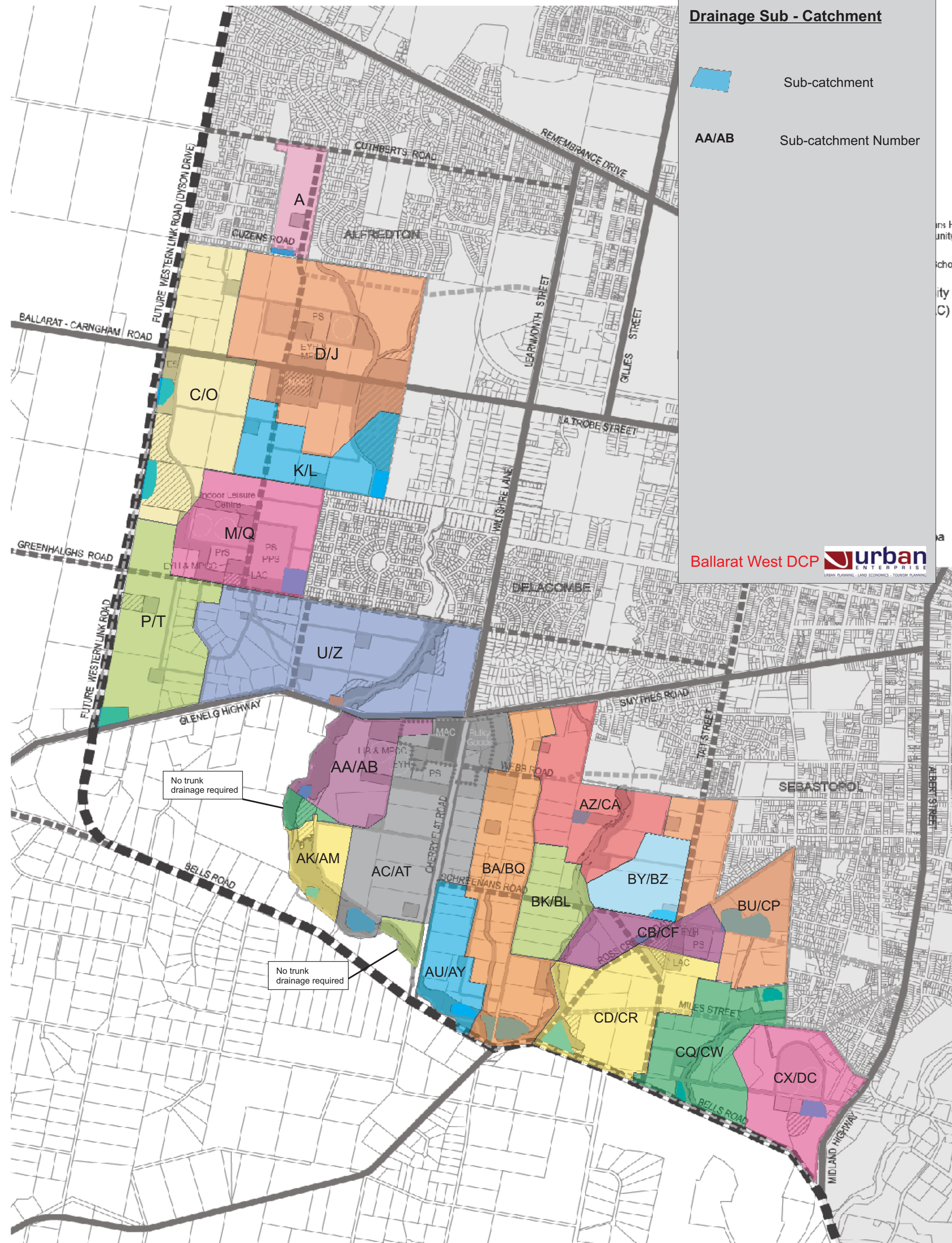




**Drainage Sub - Catchment**

-  Sub-catchment
- AA/AB** Sub-catchment Number

**Ballarat West DCP**   
URBAN PLANNING · LAND ECONOMICS · TOURISM PLANNING



# APPENDIX B DCP PROJECT SHEETS

Note 1: All values listed in January 2012 dollars.

Note 2: No changes to the Project Sheets from original 2014 DCP.



CI_CF_1 Construction of a branch library to be co-located with the community centre in MAC (sub - precinct 1)				QUICK REFERENCE		
Project Description	Construction of one branch library of 1,800 sqm (excluding canopies, verandahs, etc) to be co-located with the community centre in MAC			CIL	CF	WORKS
Levy Type Category	Community Community Facilities	Strategic Justification	Item Identified in CPG rept (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost Breakdown				Units	Rate	Cost
Cost	\$6,323,000					
External	0%					
Cost to MCA	\$6,323,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$6,323,000					
Demand Units	14,276					
Levy Amount	\$442.91					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Costing Justification	Prowse		
	Indicative Project Trigger	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	Version REF	1	1	

CI_CF_2 Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1)				QUICK REFERENCE		
Project Description	Construction of a level 3 multi-purpose community centre, which includes community rooms and meeting space, administrative spaces for staff and community groups and carparking with a building area of approx 4,400 sqm			CIL	CF	WORKS
Levy Type Category	Community Community Facilities	Strategic Justification	Item Identified in CPG rept (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost Breakdown				Units	Rate	Cost
Cost	\$3,892,000					
External	0%					
Cost to MCA	\$3,892,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$3,892,000					
Demand Units	14,276					
Levy Amount	\$272.63					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Costing Justification	Prowse		
	Indicative Project Trigger	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	Version REF	1	2	

CI_CF_3		Construction of early years hub - MAC - Community component (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.			CIL	CF	WORKS	
Levy Type Category	Community Community Facilities	Strategic Justification	Item Identified in CPG rept (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$4,045,100						
External	0%						
Cost to MCA	\$4,045,100						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$4,045,100						
Demand Units	14,276						
Levy Amount	\$283.35						
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.			Costing Justification	Prowse		
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision			Version	1	
					REF	3	

CI_CF_4		Construction of early years hub - Tait St - Community component (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.			CIL	CF	WORKS	
Levy Type Category	Community Community Facilities	Strategic Justification	Item Identified in CPG rept (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$3,721,000						
External	0%						
Cost to MCA	\$3,721,000						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$3,721,000						
Demand Units	14,276						
Levy Amount	\$260.65						
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.			Costing Justification	Prowse		
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision			Version	1	
					REF	4	

CI_CF_5		Construction of LAC level 1 Multi-purpose Community Centre and Early Years Hub -CI component (sub-precinct 2)			QUICK REFERENCE	
Project Description	Construction of community infrastructure component of LAC multi-use centre and early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.			CIL	CF	WORKS
Levy Type Category	Community Community Facilities	Strategic Justification	Item Identified in CPG rept (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost Breakdown				Units	Rate	Cost
Cost	\$4,670,550					
External	0%					
Cost to MCA	\$4,670,550					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$4,670,550					
Demand Units	14,276					
Levy Amount	\$327.16					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.			Costing Justification	Prowse	
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision			Version	1
				REF	5	

CI_CF_6		Construction of NAC level 1 Multi-purpose Community Centre - community centre area - CI component (sub-precinct 4)			QUICK REFERENCE	
Project Description	Construction of community infrastructure component of NAC early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.			CIL	CF	WORKS
Levy Type Category	Community Community Facilities	Strategic Justification	Item Identified in CPG rept (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost Breakdown				Units	Rate	Cost
Cost	\$4,670,550					
External	0%					
Cost to MCA	\$4,670,550					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$4,670,550					
Demand Units	14,276					
Levy Amount	\$327.16					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.			Costing Justification	Prowse	
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision			Version	1
				REF	6	

CI_OS_1 Construction of a pavilion to serve Regional AOS Reserve at MR Power Park				QUICK REFERENCE		
Project Description	Construction of a medium community pavilion to serve regional AOS Reserve			CIL	OS	WORKS
Levy Type Category	Community Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,396,500					
External	0%					
Cost to MCA	\$1,396,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,396,500					
Demand Units	14,276					
Levy Amount	\$97.82					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Costing Justification	Prowse		
	Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.	Version REF	1	7	

CI_OS_2 Construction of a pavilion to serve AOS Reserve - Mining Park				QUICK REFERENCE		
Project Description	Construction of small pavilion to serve the AOS Reserve - Gold Mining Area			CIL	OS	WORKS
Levy Type Category	Community Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,128,470					
External	0%					
Cost to MCA	\$1,128,470					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,128,470					
Demand Units	14,276					
Levy Amount	\$79.05					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Costing Justification	Prowse		
	Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.	Version REF	1	8	

CI_OS_3 Construction of a pavilion to serve AOS Reserve - Glenelg Highway reserve (MAC)			QUICK REFERENCE			
Project Description	Construction of medium pavilion to serve the AOS Reserve - MAC			CIL	OS	WORKS
Levy Type Category	Community Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Cost Breakdown			Units	Rate	Cost	
Cost	\$1,779,680					
External	0%					
Cost to MCA	\$1,779,680					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,779,680					
Demand Units	14,276					
Levy Amount	\$124.66					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Costing Justification	Prowse		
	Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.	Version REF	1	9	

CI_OS_4 Construction of a pavilion to serve AOS Reserve - Greenhalghs reserve (LAC)			QUICK REFERENCE			
Project Description	Construction of medium pavilion to serve AOS Reserve - LAC			CIL	OS	WORKS
Levy Type Category	Community Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Cost Breakdown			Units	Rate	Cost	
Cost	\$1,396,500					
External	0%					
Cost to MCA	\$1,396,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,396,500					
Demand Units	14,276					
Levy Amount	\$97.82					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Costing Justification	Prowse		
	Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.	Version REF	1	10	

CI_OS_5		Construction of a pavilion to serve AOS Reserve - Carngham reserve (NAC)			QUICK REFERENCE	
Project Description	Construction of a medium pavilion to serve AOS Reserve - NAC			CIL	OS	WORKS
Levy Type Category	Community Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$1,341,620					
External	0%					
Cost to MCA	\$1,341,620					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,341,620					
Demand Units	14,276					
Levy Amount	\$93.98					
Cost Apportionment Method	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Costing Justification	AOS Costing		
		Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.	Version REF	1	11

DI_CF_1		Construction of Early Years Hub - DIL component - MAC (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of development component of early years hub, including kindergarten, maternal and child health centre and associated facilities, outdoor areas and parking.			DIL	CF	WORKS
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$2,460,500					
External	0%					
Cost to MCA	\$2,460,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,460,500					
Demand Units	910					
Levy Amount	\$2,704.62					
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Prowse		
		Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	Version REF	1	12

DI_CF_2 Construction of Early Years Hub - Tait St - DIL component (sub-precinct 1)				QUICK REFERENCE		
Project Description	Construction of development component of Early Years Hub, including kindergarten, associated facilities, outdoor areas and parking.			DIL	CF	WORKS
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,886,600					
External	50%					
Cost to MCA	\$943,300					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	50%					
Capital Cost	\$943,300					
Demand Units	910					
Levy Amount	\$1,036.89					
Cost Apportionment Method	Costing Justification		Prowse			
Half of this item (i.e. one kindergarten and ancillary facilities) is required to serve the future population of the Ballarat West PSP Area, based on provision ratios.		Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	Version	1	
				REF	13	

DI_CF_3 Construction of level 1 Multi-purpose Community Centre and Early Years Hub - DIL component - LAC (sub-precinct 2)				QUICK REFERENCE		
Project Description	Construction of development component of LAC Multi-purpose Community Centre and Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.			DIL	CF	WORKS
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost Breakdown				Units	Rate	Cost
Cost	\$2,014,800					
External	0%					
Cost to MCA	\$2,014,800					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,014,800					
Demand Units	910					
Levy Amount	\$2,214.70					
Cost Apportionment Method	Costing Justification		Prowse			
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	Version	1	
				REF	14	

DI_CF_4		Construction of Early Years Hub - DIL component - NAC (sub-precinct 4)			QUICK REFERENCE		
Project Description	Construction of development component of NAC Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.			DIL	CF	WORKS	
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$2,014,800						
External	0%						
Cost to MCA	\$2,014,800						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$2,014,800						
Demand Units	910						
Levy Amount	\$2,214.70						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Prowse			
		Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1	
					REF	15	

DI_LA_1		Land for branch library within MAC (sub-precinct 1)			QUICK REFERENCE		
Project Description	Land acquisition for the branch library, total land area 1 ha			DIL	CF	LAND	
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$400,000	Property 3	1.00	\$400,000	\$400,000		
External	0%						
Cost to MCA	\$400,000						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$400,000						
Demand Units	910						
Levy Amount	\$439.69						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation			
		Indicative Project Trigger	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision		Version	1	
					REF	16	



DI_LA_2		Land for Early Years Hub - MAC (sub-precinct 1)			QUICK REFERENCE		
Project Description	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten, Maternal and Child Health and flexible community space. Land to be collocated with Primary School.			DIL	CF	LAND	
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost	\$200,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 3	0.50	\$400,000	\$200,000		
Cost to MCA	\$200,000						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$200,000						
Demand Units	910						
Levy Amount	\$219.84						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation			
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1	REF	17

DI_LA_3		Land for Level 3 Multi-purpose Community Centre - MAC (sub-precinct 1)			QUICK REFERENCE		
Project Description	Land acquisition of 1 ha for a Level 3 Multi-purpose community centre co-located within MAC			DIL	CF	LAND	
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost	\$400,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 4	1.00	\$400,000	\$400,000		
Cost to MCA	\$400,000						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$400,000						
Demand Units	910						
Levy Amount	\$439.69						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation			
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1	REF	18

DI_LA_4 Land for Early Years Hub - Tait Street (sub-precinct 1)				QUICK REFERENCE		
Project Description	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten and flexible community space			DIL	CF	LAND
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost	\$225,000	Cost Breakdown	Units	Rate	Cost	
External	0%	Property 120	0.50	\$450,000	\$225,000	
Cost to MCA	\$225,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$225,000					
Demand Units	910					
Levy Amount	\$247.32					
Cost Apportionment Method	Costing Justification		Opteon Valuation			
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1
					REF	19

DI_LA_5 Land for Early Years Hub - LAC (sub-precinct 2)				QUICK REFERENCE		
Project Description	Land acquisition of 0.5 ha of LAC Early Years Hub site co-located with Level 1 Multi-purpose Community Centre.			DIL	CF	LAND
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.			
Cost	\$137,500	Cost Breakdown	Units	Rate	Cost	
External	0%	Property 156	0.50	\$275,000	\$137,500	
Cost to MCA	\$137,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$137,500					
Demand Units	910					
Levy Amount	\$151.14					
Cost Apportionment Method	Costing Justification		Opteon Valuation			
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1
					REF	20

DI_LA_6		Land for level 1 Multi-purpose Community Centre - LAC (sub-precinct 2)			QUICK REFERENCE		
Project Description	Land acquisition of 0.8 ha for LAC level 1 Multi-purpose Community Centre.			DIL	CF	LAND	
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost	\$220,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 156	0.80	\$275,000	\$220,000		
Cost to MCA	\$220,000						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$220,000						
Demand Units	910						
Levy Amount	\$241.83						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation			
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1		
				REF	21		

DI_LA_7		Land for Early Years Hub - NAC (sub-precinct 4)			QUICK REFERENCE		
Project Description	Land acquisition of 0.5 ha for Early Years Hub collocated with the Primary School and NAC in sub-precinct 4.			DIL	CF	LAND	
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost	\$137,500	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 213	0.50	\$275,000	\$137,500		
Cost to MCA	\$137,500						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$137,500						
Demand Units	910						
Levy Amount	\$151.14						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation			
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1		
				REF	22		

DI_LA_8		Land for level 1 Multi-purpose Community Centre - NAC (sub-precinct 4)			QUICK REFERENCE		
Project Description	Land acquisition of 0.8ha for level 1 Multi-purpose Community Centre collocated with the NAC in sub-precinct 4. Collocated with Primary School and Early Years Hub.			DIL	CF	LAND	
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.				
Cost	\$220,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 213	0.80	\$275,000	\$220,000		
Cost to MCA	\$220,000						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$220,000						
Demand Units	910						
Levy Amount	\$241.83						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation			
			Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	1
						REF	23

DI_DR_A		Construction of Drainage Scheme in sub-catchment A (sub-precinct 4)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment A, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
Cost	\$982,583	Cost Breakdown	Units	Rate	Cost		
External	0%						
Cost to MCA	\$982,583						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$982,583						
Demand Units	948						
Levy Amount	\$1,037.02						
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs			
			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.		Version	1
						REF	24

DI_DR_AA/AB Construction of Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)			QUICK REFERENCE			
Project Description	Construction of a drainage scheme for sub-catchment AA/AB, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
Cost Breakdown			Units	Rate	Cost	
Cost	\$2,310,351					
External	0%					
Cost to MCA	\$2,310,351					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,310,351					
Demand Units	948					
Levy Amount	\$2,438.34					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	25

DI_DR_AC/AT Construction of Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)			QUICK REFERENCE			
Project Description	Construction of a drainage scheme for sub-catchment AN/AT, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
Cost Breakdown			Units	Rate	Cost	
Cost	\$6,271,533					
External	0%					
Cost to MCA	\$6,271,533					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$6,271,533					
Demand Units	948					
Levy Amount	\$6,618.96					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	26

DI_DR_AK/AM		Construction of Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment AK/AM, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$804,048						
External	0%						
Cost to MCA	\$804,048						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$804,048						
Demand Units	948						
Levy Amount	\$848.59						
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs			
	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.		Version REF	1	27	

DI_DR_AU/AY		Construction of Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment AU/AY, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$2,358,628						
External	0%						
Cost to MCA	\$2,358,628						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$2,358,628						
Demand Units	948						
Levy Amount	\$2,489.29						
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs			
	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.		Version REF	1	28	

DI_DR_AZ/CA		Construction of Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of a drainage scheme for sub-catchment AZ/CA, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$1,496,692					
External	0%					
Cost to MCA	\$1,496,692					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,496,692					
Demand Units	948					
Levy Amount	\$1,579.61					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	29

DI_DR_BA/BQ		Construction of Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of a drainage scheme for sub-catchment BA/BQ, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$8,367,591					
External	0%					
Cost to MCA	\$8,367,591					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$8,367,591					
Demand Units	948					
Levy Amount	\$8,831.14					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	30

DI_DR_BK/BL		Construction of Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of a drainage scheme for sub-catchment BK/BL, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$443,021					
External	0%					
Cost to MCA	\$443,021					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$443,021					
Demand Units	948					
Levy Amount	\$467.56					
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	31

DI_DR_BU/CP		Construction of Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of a drainage scheme for sub-catchment BU/CP, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012, supplemented by further advice from Engeny, letter dated 30 October 2013.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$9,943,189					
External	7%					
Cost to MCA	\$9,225,189					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	93%					
Capital Cost	\$9,225,189					
Demand Units	948					
Levy Amount	\$9,736.24					
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs			
7% of costs in this sub-catchment have been apportioned to Council to reflect the proportion of works required to support existing urban development. The remaining cost has been apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	32



DI_DR_BY/BZ		Construction of Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment BY/BZ, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
Cost Breakdown				Units	Rate	Cost	
Cost	\$1,859,843						
External	0%						
Cost to MCA	\$1,859,843						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$1,859,843						
Demand Units	948						
Levy Amount	\$1,962.87						
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs			
	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.		Version REF	1	33	

DI_DR_C/O		Construction of Drainage Scheme in sub-catchment C/O (sub-precinct 4)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment C/O, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
Cost Breakdown				Units	Rate	Cost	
Cost	\$6,963,538						
External	0%						
Cost to MCA	\$6,963,538						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$6,963,538						
Demand Units	948						
Levy Amount	\$7,349.30						
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs			
	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.		Version REF	1	34	

DI_DR_CB/CF Construction of Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)			QUICK REFERENCE			
Project Description	Construction of a drainage scheme for sub-catchment CB/CF, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
Cost Breakdown			Units	Rate	Cost	
Cost	\$1,262,914					
External	0%					
Cost to MCA	\$1,262,914					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,262,914					
Demand Units	948					
Levy Amount	\$1,332.88					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	35

DI_DR_CD/CR Construction of Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)			QUICK REFERENCE			
Project Description	Construction of a drainage scheme for sub-catchment CD/CR, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
Cost Breakdown			Units	Rate	Cost	
Cost	\$4,390,910					
External	0%					
Cost to MCA	\$4,390,910					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$4,390,910					
Demand Units	948					
Levy Amount	\$4,634.16					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	36

DI_DR_CQ/CW Construction of Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)			QUICK REFERENCE			
Project Description	Construction of a drainage scheme for sub-catchment CQ/CW, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
Cost Breakdown			Units	Rate	Cost	
Cost	\$4,159,999					
External	0%					
Cost to MCA	\$4,159,999					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$4,159,999					
Demand Units	948					
Levy Amount	\$4,390.45					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	37

DI_DR_CX/DC Construction of Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)			QUICK REFERENCE			
Project Description	Construction of a drainage scheme for sub-catchment CX/DC, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
Cost Breakdown			Units	Rate	Cost	
Cost	\$2,614,102					
External	0%					
Cost to MCA	\$2,614,102					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,614,102					
Demand Units	948					
Levy Amount	\$2,758.92					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	38

DI_DR_D/J		Construction of Drainage Scheme in sub-catchment D/J (sub-precinct 4)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment D/J, including drainage pipes, retarding basins, bioretention areas and works to the Kensington Creek to accommodate the outflow from RB 2.			DIL	DR	WORKS	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$8,849,691	Drainage works			\$1,691,648		
External	0%	RB2			\$5,712,043		
Cost to MCA	\$8,849,691	2 additional 900mm pipes (4.2)			\$446,000		
Applies To	Residential Commercial	Kensington Creek works (4.2)			\$1,000,000		
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$8,849,691						
Demand Units	948						
Levy Amount	\$9,339.94						
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs				
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.		Version REF	1 39	

DI_DR_KL		Construction of Drainage Scheme in sub-catchment KL (sub-precinct 4)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment KL, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$3,352,384						
External	0%						
Cost to MCA	\$3,352,384						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$3,352,384						
Demand Units	948						
Levy Amount	\$3,538.10						
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs				
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.		Version REF	1 40	

DI_DR_M/Q		Construction of Drainage Scheme in sub-catchment M/Q (sub-precinct 2)			QUICK REFERENCE	
Project Description	Construction of a drainage scheme for sub-catchment M/Q, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$4,730,445					
External	0%					
Cost to MCA	\$4,730,445					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$4,730,445					
Demand Units	948					
Levy Amount	\$4,992.50					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	41

DI_DR_P/T		Construction of Drainage Scheme in sub-catchment P/T (sub-precinct 2)			QUICK REFERENCE	
Project Description	Construction of a drainage scheme for sub-catchment P/T, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$4,938,336					
External	0%					
Cost to MCA	\$4,938,336					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$4,938,336					
Demand Units	948					
Levy Amount	\$5,211.91					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	42

DI_DR_U/Z		Construction of Drainage Scheme in sub-catchment U/Z (sub-precinct 2)			QUICK REFERENCE	
Project Description	Construction of a drainage scheme for sub-catchment U/Z, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$3,050,065					
External	0%					
Cost to MCA	\$3,050,065					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$3,050,065					
Demand Units	948					
Levy Amount	\$3,219.03					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	1	43

DI_LA_BIO		Acquisition of land for Biofilter			QUICK REFERENCE	
Project Description	Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable).			DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$226,000	Property 158 (developable)	0.43	\$322,857	\$138,829	
External	0%	Property 159 (developable)	0.14	\$322,857	\$45,200	
Cost to MCA	\$226,000	Property 160 (developable)	0.13	\$322,857	\$41,971	
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$226,000					
Demand Units	948					
Levy Amount	\$238.52					
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger		As required for construction of the facility.	Version REF	1	44

DI_LA_RB1		Acquisition of land for Retarding Basin 1				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 1, total area: 0.5ha (developable).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$162,500	Property 211 (developable)	0.50	\$325,000	\$162,500			
External	0%							
Cost to MCA	\$162,500							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$162,500							
Demand Units	948							
Levy Amount	\$171.50							
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1	45

DI_LA_RB2		Acquisition of land for Retarding Basin 2				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 2, total area: 3.87ha (developable - non-residential).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$735,300	Property 212 (developable)	3.87	\$190,000	\$735,300			
External	0%							
Cost to MCA	\$735,300							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$735,300							
Demand Units	948							
Levy Amount	\$776.03							
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1	46

DI_LA_RB3		Acquisition of land for Retarding Basin 3				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 3, total area: 1.5ha (developable).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$412,500	Property 220 (developable)	1.50	\$275,000	\$412,500			
External	0%							
Cost to MCA	\$412,500							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$412,500							
Demand Units	948							
Levy Amount	\$435.35							
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1	47

DI_LA_RB4		Acquisition of land for Retarding Basin 4				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 4, total area: 1.69ha (developable).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$464,750	Property 155 (developable)	1.69	\$275,000	\$464,750			
External	0%							
Cost to MCA	\$464,750							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$464,750							
Demand Units	948							
Levy Amount	\$490.50							
Cost Apportionment Method	Costing Justification		SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1	48



DI_LA_RB5		Acquisition of land for Retarding Basin 5				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 5, total area: 1.54ha (developable - non-residential).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$292,600	Property 214 (developable)	1.54	\$190,000	\$292,600			
External	0%							
Cost to MCA	\$292,600							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$292,600							
Demand Units	948							
Levy Amount	\$308.81							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1	49

DI_LA_RB6		Acquisition of land for Retarding Basin 6				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 6, total area: 2.61ha (developable).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$717,750	Property 157 (developable)	2.61	\$275,000	\$717,750			
External	0%							
Cost to MCA	\$717,750							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$717,750							
Demand Units	948							
Levy Amount	\$757.51							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1	50

DI_LA_RB7		Acquisition of land for Retarding Basin 7			QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 7, total area: 2.12ha (developable).			DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$689,000	Property 209 (developable)	2.12	\$325,000	\$689,000		
External	0%						
Cost to MCA	\$689,000						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$689,000						
Demand Units	948						
Levy Amount	\$727.17						
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs			
			Indicative Project Trigger	As required for construction of the facility.	Version REF	1	51

DI_LA_RB11		Acquisition of land for Retarding Basin 11			QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 11, total area: 0.62ha (encumbered).			DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$155,000	Property 2 (encumbered)	0.62	\$250,000	\$155,000		
External	0%						
Cost to MCA	\$155,000						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$155,000						
Demand Units	948						
Levy Amount	\$163.59						
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage land requirements, Opteon valuation			
			Indicative Project Trigger	As required for construction of the facility.	Version REF	1	52

DI_LA_RB12		Acquisition of land for Retarding Basin 12				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 12, total area: 0.5ha (encumbered).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown		Units	Rate	Cost		
Cost	\$138,300	Property 13 (encumbered)		0.04	\$7,500	\$300		
External	0%	Property 14 (encumbered)		0.46	\$300,000	\$138,000		
Cost to MCA	\$138,300							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$138,300							
Demand Units	948							
Levy Amount	\$145.96							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 53	

DI_LA_RB13		Acquisition of land for Retarding Basin 13				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 13, total area: 2.12ha (encumbered).				DIL	DR	LAND	
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown		Units	Rate	Cost		
Cost	\$194,325	Property 11 (encumbered)		0.61	\$300,000	\$183,000		
External	0%	Property 12 (encumbered)		1.51	\$7,500	\$11,325		
Cost to MCA	\$194,325							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$194,325							
Demand Units	948							
Levy Amount	\$205.09							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 54	

DI_LA_RB14		Acquisition of land for Retarding Basin 14				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 14, total area: 1.0ha (encumbered).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown		Units	Rate	Cost		
Cost	\$283,500	Property 82 (encumbered)		0.34	\$300,000	\$102,000		
External	0%	Property 83 (encumbered)		0.66	\$275,000	\$181,500		
Cost to MCA	\$283,500							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$283,500							
Demand Units	948							
Levy Amount	\$299.21							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 55	

DI_LA_RB15		Acquisition of land for Retarding Basin 15				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 15, total area: 0.86ha (encumbered).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown		Units	Rate	Cost		
Cost	\$236,500	Property 83 (encumbered)		0.86	\$275,000	\$236,500		
External	0%							
Cost to MCA	\$236,500							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$236,500							
Demand Units	948							
Levy Amount	\$249.60							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 56	

DI_LA_RB17		Acquisition of land for Retarding Basin 17				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 17, total area: 2.63ha (both encumbered and developable).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown		Units	Rate	Cost		
Cost	\$789,000	Property 96 (encumbered)		1.83	\$300,000	\$549,000		
External	0%	Property 96 (developable)		0.80	\$300,000	\$240,000		
Cost to MCA	\$789,000							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$789,000							
Demand Units	948							
Levy Amount	\$832.71							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 57	

DI_LA_RB18		Acquisition of land for Retarding Basin 18				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 18, total area: 0.79ha (developable).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown		Units	Rate	Cost		
Cost	\$256,750	Property 65 (developable)		0.79	\$325,000	\$256,750		
External	0%							
Cost to MCA	\$256,750							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$256,750							
Demand Units	948							
Levy Amount	\$270.97							
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 58	

DI_LA_RB24		Acquisition of land for Retarding Basin 24				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 24, total area: 2.14ha (both encumbered and developable).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$642,000	Property 101 (encumbered)	1.70	\$300,000	\$510,000			
External	0%	Property 101 (developable)	0.44	\$300,000	\$132,000			
Cost to MCA	\$642,000							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$642,000							
Demand Units	948							
Levy Amount	\$677.57							
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs				
		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 59	

DI_LA_RB25		Acquisition of land for Retarding Basin 25				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 25, total area: 1.04ha (developable).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$312,000	Property 68 (developable)	1.04	\$300,000	\$312,000			
External	0%							
Cost to MCA	\$312,000							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$312,000							
Demand Units	948							
Levy Amount	\$329.28							
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs				
		Indicative Project Trigger	As required for construction of the facility.			Version REF	1 60	

DI_LA_RB26		Acquisition of land for Retarding Basin 26				QUICK REFERENCE	
Project Description	Acquisition of land for Retarding Basin 26, total area: 0.39ha (developable).				DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$185,250	Property 87 (developable)	0.39	\$475,000	\$185,250		
External	0%						
Cost to MCA	\$185,250						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$185,250						
Demand Units	948						
Levy Amount	\$195.51						
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs				
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.		Version REF	1 61	

DI_LA_RB27		Acquisition of land for Retarding Basin 27				QUICK REFERENCE	
Project Description	Acquisition of land for Retarding Basin 27, total area: 0.68ha (developable).				DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$221,000	Property 154 (developable)	0.68	\$325,000	\$221,000		
External	0%						
Cost to MCA	\$221,000						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$221,000						
Demand Units	948						
Levy Amount	\$233.24						
Cost Apportionment Method		Costing Justification	SMEC Drainage Costs				
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.		Version REF	1 62	

DI_LA_RB29		Acquisition of land for Retarding Basin 29				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 29, total area: 1.54 ha (developable).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$616,000	Property 153 (developable)	1.54	\$400,000	\$616,000			
External	0%							
Cost to MCA	\$616,000							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$616,000							
Demand Units	948							
Levy Amount	\$650.13							
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs				
			Indicative Project Trigger	As required for construction of the facility.		Version REF	1	63

DI_LA_RB30		Acquisition of land for Retarding Basin 30				QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 30, total area: 0.9 ha (developable).					DIL	DR	LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012					
		Cost Breakdown	Units	Rate	Cost			
Cost	\$630,000	Property 129 (developable)	0.90	\$700,000	\$630,000			
External	0%							
Cost to MCA	\$630,000							
Applies To	Residential	Commercial						
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$630,000							
Demand Units	948							
Levy Amount	\$664.90							
Cost Apportionment Method	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Costing Justification	SMEC Drainage Costs				
			Indicative Project Trigger	As required for construction of the facility.		Version REF	1	64



DI_LA_9		Land for Active Open Space (private land) - Mining Park (sub-precinct 1)				QUICK REFERENCE		
Project Description	Land acquisition for the Mining Park Active Open Space Reserve (1.84ha unencumbered private land south of existing road reserve, remainder is Crown Land)				DIL	OS	LAND	
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.					
Cost	\$654,250	Cost Breakdown	Units	Rate	Cost			
External	0%	Property 153	0.75	\$400,000	\$300,000			
Cost to MCA	\$654,250	Property 154	1.09	\$325,000	\$354,250			
Applies To	Residential							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$654,250							
Demand Units	910							
Levy Amount	\$719.16							
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation				
		Indicative Project Trigger	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		Version REF	1	65	

DI_LA_10		Land for Active Open Space - (Crown Land) - Mining Park (sub-precinct 1)				QUICK REFERENCE		
Project Description	Acquisition of Crown Land for the Mining Park Active Open Space Reserve: area 10.19ha				DIL	OS	LAND	
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.					
Cost	\$3,057,000	Cost Breakdown	Units	Rate	Cost			
External	0%	Property 138 (Crown)	10.19	\$300,000	\$3,057,000			
Cost to MCA	\$3,057,000							
Applies To	Residential							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$3,057,000							
Demand Units	910							
Levy Amount	\$3,360.30							
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation				
		Indicative Project Trigger	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		Version REF	1	66	

DI_LA_11 Land for Active Open Space - MAC (sub-precinct 1)			QUICK REFERENCE			
Project Description	Land acquisition (8ha) for the Glenelg Highway (MAC) Active Open Space Reserve.			DIL	OS	LAND
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Cost	\$2,311,500	Cost Breakdown	Units	Rate	Cost	
External	0%	Property 2	5.10	\$225,000	\$1,147,500	
Cost to MCA	\$2,311,500	Property 3	2.91	\$400,000	\$1,164,000	
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,311,500					
Demand Units	910					
Levy Amount	\$2,540.84					
Cost Apportionment Method	Costing Justification		Opteon Valuation			
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		Version REF	1 67

DI_LA_12 Land for Active Open Space - LAC (sub-precinct 2)			QUICK REFERENCE			
Project Description	Land acquisition (11ha) for the Greenhalghs LAC Active Open Space Reserve, including land for the Indoor Recreation Centre (1ha)			DIL	OS	LAND
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Cost	\$3,025,000	Cost Breakdown	Units	Rate	Cost	
External	0%	Property 155	0.97	\$275,000	\$266,750	
Cost to MCA	\$3,025,000	Property 156	10.03	\$275,000	\$2,758,250	
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$3,025,000					
Demand Units	910					
Levy Amount	\$3,325.13					
Cost Apportionment Method	Costing Justification		Opteon Valuation			
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision		Version REF	1 68

DI_LA_13		Land for Active Open Space - NAC (sub-precinct 4)				QUICK REFERENCE	
Project Description	Land acquisition (8ha) for the Carngham Road Active Open Space Reserve colocated with the NAC.				DIL	OS	LAND
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.				
Cost	\$2,400,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 212	0.16	\$275,000	\$44,000		
Cost to MCA	\$2,400,000	Property 213	3.84	\$275,000	\$1,056,000		
Applies To	Residential	Property 230	4.00	\$325,000	\$1,300,000		
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$2,400,000						
Demand Units	910						
Levy Amount	\$2,638.12						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Opteon Valuation			
		Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision		Version REF	1	69

DI_OS_1		Construction of Regional AOS Reserve at MR Power Park (sub-precinct 1)				QUICK REFERENCE	
Project Description	Construction of 18ha Regional AOS Reserve at MR Power Park, including 2 football/cricket ovals, 1 turf athletics track with rectangular field, 1 netball court, regional play space, site establishment, water supply and car parking				DIL	OS	WORKS
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate regional open space facilities for the new community.				
Cost	\$12,066,250	Cost Breakdown	Units	Rate	Cost		
External	59%						
Cost to MCA	\$4,902,844						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	41%						
Capital Cost	\$4,902,844						
Demand Units	910						
Levy Amount	\$5,389.28						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Prowse			
		Indicative Project Trigger	No later than 11,200 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision		Version REF	1	70

DI_OS_2		Construction of AOS Reserve - Mining Park (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of the Mining Park Active Open Space reserve (12ha), including 3 soccer fields, local play space, water retention and car parking.			DIL	OS	WORKS	
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$6,380,192						
External	0%						
Cost to MCA	\$6,380,192						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$6,380,192						
Demand Units	910						
Levy Amount	\$7,013.20						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Prowse			
		Indicative Project Trigger	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		Version REF	1	71

DI_OS_3		Construction of AOS Reserve - MAC (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of Glenelg Highway AOS Reserve (8ha) adjacent to the MAC, including 2 football/cricket ovals, 1 netball court and car parking.			DIL	OS	WORKS	
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$3,638,642						
External	0%						
Cost to MCA	\$3,638,642						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$3,638,642						
Demand Units	910						
Levy Amount	\$3,999.65						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios. Council has elected to fund a proportion of the project cost.		Costing Justification	Prowse			
		Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		Version REF	1	72

DI_OS_4		Construction of AOS Reserve - LAC (sub-precinct 2)			QUICK REFERENCE		
Project Description	Construction of 10ha Greenhalghs AOS reserve adjacent to the LAC, including 2 cricket/football ovals, 1 netball court, local play space, water retention and car parking.			DIL	OS	WORKS	
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$4,781,910						
External	0%						
Cost to MCA	\$4,781,910						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$4,781,910						
Demand Units	910						
Levy Amount	\$5,256.35						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	Prowse			
	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision		Version REF	1	73	

DI_OS_5		Construction of AOS Reserve - NAC (sub-precinct 4)			QUICK REFERENCE		
Project Description	Construction of 8ha Carngham Road AOS Reserve adjacent to the NAC, including 1 football/cricket oval, 12 tennis courts, local play space and car parking.			DIL	OS	WORKS	
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$3,861,592						
External	0%						
Cost to MCA	\$3,861,592						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$3,861,592						
Demand Units	910						
Levy Amount	\$4,244.72						
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Costing Justification	CPG Report (p.64)			
	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision		Version REF	1	74	

DI_OS_6		Construction of Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)			QUICK REFERENCE	
Project Description	Construction of Indoor Recreation Centre adjacent to the Greenhalghs AOS Reserve (8 courts)			DIL	OS	WORKS
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate regional open space facilities for the new community.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$13,596,520					
External	80%					
Cost to MCA	\$2,719,304					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	20%					
Capital Cost	\$2,719,304					
Demand Units	910					
Levy Amount	\$2,989.10					
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios. Council has elected to fund a proportion of the project cost.		Costing Justification	Prowse		
		Indicative Project Trigger	No later than 14,000 dwellings occupied in the PSP area or at the discretion of the Responsible Authority for earlier provision	Version REF	1	75

DI_OS_7		Construction of Indoor Recreation Centre (4 courts) MR Power Park (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of Indoor Recreation Centre within the MR Power Park Regional AOS Reserve (4 courts)			DIL	OS	WORKS
Levy Type Category	Development Open Space	Strategic Justification	This project is required to provide adequate regional open space facilities for the new community.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$8,817,060					
External	80%					
Cost to MCA	\$1,763,412					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	20%					
Capital Cost	\$1,763,412					
Demand Units	910					
Levy Amount	\$1,938.37					
Cost Apportionment Method	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios. Council has elected to fund a proportion of the project cost.		Costing Justification	Prowse		
		Indicative Project Trigger	No later than 4,700 dwellings occupied in the PSP area or at the discretion of the Responsible Authority for earlier provision	Version REF	1	76



DI_LA_14		Western Link Road - Stage 2b land acquisition				QUICK REFERENCE		
Project Description	Acquisition of land for the Western Link Road reserve (20m) between Carngham Road and Glenelg Highway: length 2650m, width 20m, area: 5.3ha				DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.					
Cost	\$1,577,750	Cost Breakdown	Units	Rate	Cost			
External	0%	Property 155	1.73	\$300,263	\$519,454			
Cost to MCA	\$1,577,750	Property 208	1.25	\$300,263	\$375,328			
Applies To	Residential Commercial	Property 209	1.78	\$300,263	\$534,467			
		Property 220	0.54	\$275,000	\$148,500			
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$1,577,750							
Demand Units	948							
Levy Amount	\$1,665.15							
Cost Apportionment Method	That part of the Western Link Road reservation which is required to serve the PSP area only. Land for future duplication to act as a bypass for the wider city is not included.		Costing Justification	Opteon Valuation Report				
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	77	

DI_LA_15		Land for Ascot Gardens Drive Extension				QUICK REFERENCE		
Project Description	Land acquisition for Ascot Gardens Drive extension between existing road reserve and PSP area boundary: length 266m, width 24m, area: 0.64ha				DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.					
Cost	\$256,750	Cost Breakdown	Units	Rate	Cost			
External	0%	Property 29	0.63	\$400,000	\$252,000			
Cost to MCA	\$256,750	Property 57	0.01	\$475,000	\$4,750			
Applies To	Residential Commercial							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$256,750							
Demand Units	948							
Levy Amount	\$270.97							
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report				
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	78	

DI_LA_16		Land for Webb Rd Widening			QUICK REFERENCE		
Project Description	Land acquisition to widen the existing 20m Webb Road reservation to 24m (total area to be acquired 0.26ha)				DIL	RD	LAND
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$159,250	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 19	0.08	\$700,000	\$56,000		
Cost to MCA	\$159,250	Property 23	0.05	\$700,000	\$35,000		
Applies To	Residential Commercial	Property 24	0.05	\$562,500	\$28,125		
		Property 26	0.05	\$562,500	\$28,125		
		Property 29	0.03	\$400,000	\$12,000		
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$159,250						
Demand Units	948						
Levy Amount	\$168.07						
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report			
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	79

DI_LA_17		Land for Schreenans Road widening			QUICK REFERENCE		
Project Description	Land acquisition for Schreenans Road widening: length 750m, width 4m, area: 0.3ha				DIL	RD	LAND
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$192,500	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 55	0.03	\$800,000	\$24,000		
Cost to MCA	\$192,500	Property 56	0.04	\$750,000	\$30,000		
Applies To	Residential Commercial	Property 52	0.02	\$850,000	\$17,000		
		Property 48	0.03	\$800,000	\$24,000		
		Property 44	0.01	\$850,000	\$8,500		
Cell	Main Catchment Area	Property 43	0.01	\$850,000	\$8,500		
Apportionment	100%	Property 42	0.02	\$800,000	\$16,000		
Capital Cost	\$192,500	Property 64	0.06	\$675,000	\$40,500		
Demand Units	948	Property 68	0.08	\$300,000	\$24,000		
Levy Amount	\$203.16						
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report			
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	80

DI_LA_18		Land for Schreenans Road extension (re-routed)			QUICK REFERENCE		
Project Description	Land acquisition for re-routed Schreenans Road between existing reserve and Ross Creek Road: 333m x 24m, area 0.8ha.			DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$380,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 86	0.80	\$475,000	\$380,000		
Cost to MCA	\$380,000						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$380,000						
Demand Units	948						
Levy Amount	\$401.05						
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report			
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	81

DI_LA_19		Land for Cobden Street extension (re-routed)			QUICK REFERENCE		
Project Description	Land acquisition for re-routed Cobden Street between existing reserve and Ross Creek Road: 258m x 24m, area 0.62ha.			DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$263,500	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 97	0.62	\$425,000	\$263,500		
Cost to MCA	\$263,500						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$263,500						
Demand Units	948						
Levy Amount	\$278.10						
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report			
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	82

DI_LA_20		Land for Cobden Street widening			QUICK REFERENCE		
Project Description	Land acquisition for widening of existing Cobden Street reservation between Bonshaw Street and beginning of re-routed alignment. 4m x 1000m, area 0.40ha.			DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$196,500	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 99	0.22	\$475,000	\$104,500		
Cost to MCA	\$196,500	Property 104	0.05	\$800,000	\$40,000		
Applies To	Residential Commercial	Property 103	0.13	\$400,000	\$52,000		
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$196,500						
Demand Units	948						
Levy Amount	\$207.39						
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).			Costing Justification	Opteon Valuation Report		
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	83

DI_LA_21		Land for Cobden Street link to Bells Road			QUICK REFERENCE		
Project Description	Land acquisition for new Cobden Street reservation to link southern limit of existing reservation with Bells Road. 24m x 35m, area 0.08ha.			DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$26,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 154	0.08	\$325,000	\$26,000		
Cost to MCA	\$26,000						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$26,000						
Demand Units	948						
Levy Amount	\$27.44						
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).			Costing Justification	Opteon Valuation Report		
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	84

DI_LA_22		Land for new north south road in sub-precinct 2				QUICK REFERENCE		
Project Description	Acquisition of road reserve for new north south road in sub-precinct 2. Reserve width: 24m, length 1483m, area: 3.56ha.				DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.					
Cost	\$1,018,750	Cost Breakdown	Units	Rate	Cost			
External	0%	Property 158	1.59	\$300,000	\$477,000			
Cost to MCA	\$1,018,750	Property 157	0.97	\$275,000	\$266,750			
Applies To	Residential Commercial	Property 156	1.00	\$275,000	\$275,000			
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	\$1,018,750							
Demand Units	948							
Levy Amount	\$1,075.19							
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report				
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	85	

DI_LA_23		Land for widening of Greenhalghs Road				QUICK REFERENCE		
Project Description	Land acquisition for the widening of Greenhalghs Road between Wiltshire Lane and the future Western Link Road. Width: 4m, length: 2275m, area: 0.91ha.				DIL	RD	LAND	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.					
Cost	\$285,500	Cost Breakdown	Units	Rate	Cost			
External	0%	Property 155	0.15	\$275,000	\$41,250			
Cost to MCA	\$285,500	Property 156	0.15	\$275,000	\$41,250			
Applies To	Residential Commercial	Property 157	0.15	\$275,000	\$41,250			
Cell	Main Catchment Area	Property 158	0.15	\$307,738	\$46,161			
Apportionment	100%	Property 159	0.19	\$307,738	\$58,470			
Capital Cost	\$285,500	Property 160	0.04	\$307,738	\$12,310			
Demand Units	948	Property 161	0.04	\$307,738	\$12,310			
Levy Amount	\$301.32	Property 163	0.03	\$800,000	\$24,000			
		Property 164	0.01	\$850,000	\$8,500			
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report				
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	86	

DI_LA_24		Land for new north south road in sub-precinct 4				QUICK REFERENCE	
Project Description	Land acquisition for new north south road reserve in sub-precinct 4: length: 2733m, width 24m, area: 6.56ha.				DIL	RD	LAND
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$2,191,000	Cost Breakdown	Units	Rate	Cost		
External	0%	Property 216	0.91	\$350,000	\$318,500		
Cost to MCA	\$2,191,000	Property 218	0.96	\$350,000	\$336,000		
Applies To	Residential Commercial	Property 213	0.56	\$275,000	\$154,000		
Cell	Main Catchment Area	Property 230	1.70	\$325,000	\$552,500		
Apportionment	100%	Property 211	2.36	\$325,000	\$767,000		
Capital Cost	\$2,191,000	Property 217	0.07	\$900,000	\$63,000		
Demand Units	948						
Levy Amount	\$2,312.38						
Cost Apportionment Method	Full cost apportioned to the PSP Area (internal road network).		Costing Justification	Opteon Valuation Report			
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.		Version REF	1	87

DI_RD_03a		New N-S Road (North) between Cuthberts Road and Cuzens Road				QUICK REFERENCE	
Project Description	Construction of new north-south road between Cuthberts Road and Cuzens Road to Link standard (747.5m)				DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
Cost	\$2,123,291	Cost Breakdown	Units	Rate	Cost		
External	0%						
Cost to MCA	\$2,123,291						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$2,123,291						
Demand Units	948						
Levy Amount	\$2,240.92						
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.			
		Indicative Project Trigger	Staged construction as access to adjacent development is required OR 600 lots in Precinct 4 and RD_03b completed.		Version REF	1	88



DI_RD_03b		New N-S Road (North) between Cuzens Road and Carngham Road			QUICK REFERENCE	
Project Description	Construction of new north-south road between Cuzens Road and Carngham Road to Link standard (747.5m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$2,123,291					
External	0%					
Cost to MCA	\$2,123,291					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,123,291					
Demand Units	948					
Levy Amount	\$2,240.92					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	In stages from the first subdivision between Cuzens Road and Carngham Road that requires access from the North South Road.	Version REF	1	89

DI_RD_04		New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary			QUICK REFERENCE	
Project Description	Construction of new north-south road between Carngham Road and sub-precinct 4 Southern boundary to Link standard (675m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,927,476					
External	0%					
Cost to MCA	\$1,927,476					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,927,476					
Demand Units	948					
Levy Amount	\$2,034.25					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	In stages from the first subdivision between Carngham Road and the sub-Precinct 4 southern boundary that requires access from the North South	Version REF	1	90

DI_RD_11		New N-S Road construction - sub-precinct 2 northern section		QUICK REFERENCE		
Project Description	Construction of the new north-south road between sub-precinct 2 northern boundary and Greenhalghs Road (670m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,917,097					
External	0%					
Cost to MCA	\$1,917,097					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,917,097					
Demand Units	948					
Levy Amount	\$2,023.30					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	Staged construction from the first subdivision, school or community facility requiring access to the section of road.	Version	1	
				REF	91	

DI_RD_12		New N-S Road construction - sub-precinct 2 southern section		QUICK REFERENCE		
Project Description	Construction of the new north-south road between Greenhalghs Road and Glenelg Highway (400m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,150,229					
External	0%					
Cost to MCA	\$1,150,229					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,150,229					
Demand Units	948					
Levy Amount	\$1,213.95					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	Staged construction from one end as required for access to subdivision.	Version	1	
				REF	92	

DI_RD_14		Greenhalghs Road upgrade - western section		QUICK REFERENCE		
Project Description	Upgrade of existing road to Link Road standard between the north-south road (northern section) and future Western Link Road (632m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,622,718					
External	0%					
Cost to MCA	\$1,622,718					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,622,718					
Demand Units	948					
Levy Amount	\$1,712.61					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).	Costing Justification	Construction costs estimated by SMEC and verified by Council officers.			
		Indicative Project Trigger	Staged construction moving west from the LAC as access to adjacent development is required OR when a bus route is required along this section of Greenhalghs Road.	Version	1	
				REF	93	

DI_RD_15		Greenhalghs Road upgrade - central section		QUICK REFERENCE		
Project Description	Upgrade of existing road to Link Road standard between the north-south road (northern section) and the new north south road (southern section)(344m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$484,512					
External	0%					
Cost to MCA	\$484,512					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$484,512					
Demand Units	948					
Levy Amount	\$511.35					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).	Costing Justification	Construction costs estimated by SMEC and verified by Council officers.			
		Indicative Project Trigger	The first subdivision requiring access to this section of road OR when a bus route is required along this section of Greenhalghs Road OR construction of	Version	1	
				REF	94	

DI_RD_16		Greenhalghs Road upgrade - eastern section			QUICK REFERENCE		
Project Description	Upgrade of existing road to Link Road standard between the north-south road (southern section) and Wiltshire Lane (1035m)			DIL	RD	WORKS	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$1,616,830						
External	0%						
Cost to MCA	\$1,616,830						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$1,616,830						
Demand Units	948						
Levy Amount	\$1,706.40						
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.			
		Indicative Project Trigger	When a bus route is required along this section of Greenhalghs Road OR in stages as access to adjacent development on the southern side of Greenhalghs Road is required.	Version	1		
				REF	95		

DI_RD_19		Cherry Flat Road Upgrade -Glenelg Highway to Webb Road			QUICK REFERENCE		
Project Description	Upgrade of existing road to Link Road between Glenelg Highway and Webb Road (Length 320m)			DIL	RD	WORKS	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$981,185						
External	0%						
Cost to MCA	\$981,185						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$981,185						
Demand Units	948						
Levy Amount	\$1,035.54						
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.			
		Indicative Project Trigger	The first commercial subdivision adjacent to this section of Cheery Flat Road OR when a bus route is required.	Version	1		
				REF	96		

DI_RD_20		Cherry Flat Road Upgrade - Webb Road to Schreenans Road			QUICK REFERENCE	
Project Description	Upgrade of existing road to Link Road between Webb Road and Schreenans Road (Length 790m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$2,394,508					
External	0%					
Cost to MCA	\$2,394,508					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,394,508					
Demand Units	948					
Levy Amount	\$2,527.16					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.		
			Indicative Project Trigger	Staged construction moving south from Webb Road as access to adjacent development is required OR when a bus route is required along this section of Cherrv Flat Road.	Version REF	1 97

DI_RD_21		Cherry Flat Road Upgrade - Schreenans Road to Bells Road			QUICK REFERENCE	
Project Description	Upgrade of existing road to Duplicated Link Road standard between Schreenans Road and Bells Road (Length 190m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$815,958					
External	0%					
Cost to MCA	\$815,958					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$815,958					
Demand Units	948					
Levy Amount	\$861.16					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.		
			Indicative Project Trigger	Staged construction moving south from Schreenans Road as access to adjacent development is required OR when a bus route is required along	Version REF	1 98

DI_RD_22		Tait Street upgrade			QUICK REFERENCE		
Project Description	Upgrade of Tait Street between Ross Creek Road and sub-precinct 1 northern boundary to link road standard (780m).			DIL	RD	WORKS	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$2,581,799						
External	0%						
Cost to MCA	\$2,581,799						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$2,581,799						
Demand Units	948						
Levy Amount	\$2,724.82						
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.		
		Indicative Project Trigger	Staged construction moving south from the PSP area boundary as access to adjacent development is required OR construction of the Tait Street Primary	Version REF	1	99	

DI_RD_23		Cobden Street construction north			QUICK REFERENCE		
Project Description	Upgrade of existing Cobden Street and construction of re-routed (north) sections of Cobden Street between Ross Creek Road and Miles Street to Link standard (378m)			DIL	RD	WORKS	
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.				
		Cost Breakdown	Units	Rate	Cost		
Cost	\$1,154,300						
External	0%						
Cost to MCA	\$1,154,300						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$1,154,300						
Demand Units	948						
Levy Amount	\$1,218.25						
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.		
		Indicative Project Trigger	The first subdivision requiring access from this section of road OR construction of the Tait Street Primary School or LAC.	Version REF	1	100	

DI_RD_24		Cobden Street construction south		QUICK REFERENCE		
Project Description	Construction of new Cobden Street extension between Miles Street and Bells Road to Link standard (491m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,408,137					
External	0%					
Cost to MCA	\$1,408,137					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,408,137					
Demand Units	948					
Levy Amount	\$1,486.15					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	Construction of RD_36 OR when a bus route is required along the road OR in stages as access to adjacent development is required.	Version	1	
				REF	101	

DI_RD_29		Ascot Gardens Drive and Webb Rd		QUICK REFERENCE		
Project Description	Construction of Ascot Gardens Drive and upgrading of Webb Road between PSP area boundary and Cherry Flat Road to Link standard (754m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$2,105,666					
External	0%					
Cost to MCA	\$2,105,666					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,105,666					
Demand Units	948					
Levy Amount	\$2,222.32					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	Staged construction moving west from the PSP area boundary as access from adjacent development is required OR when a bus route is required	Version	1	
				REF	102	



DI_RD_31a Schreenans Lane upgrade		QUICK REFERENCE				
Project Description	Upgrade of Schreenans Lane between Cherry Flat Road and Webb Road to Link standard (440m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$1,090,857					
External	11%					
Cost to MCA	\$970,863					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	89%					
Capital Cost	\$970,863					
Demand Units	948					
Levy Amount	\$1,024.65					
Cost Apportionment Method	Construction costs apportioned based on internal/external traffic split from SMEC traffic model.		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.		
	Indicative Project Trigger	On construction of the Schreenans Lane Creek Crossing (RD_31c) OR when a bus route is required along the road OR in stages as access to adjacent	Version REF	1	103	

DI_RD_31b Schreenans Lane extension west		QUICK REFERENCE				
Project Description	Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$842,935					
External	11%					
Cost to MCA	\$750,212					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	89%					
Capital Cost	\$750,212					
Demand Units	948					
Levy Amount	\$791.77					
Cost Apportionment Method	Construction costs apportioned based on internal/external traffic split from SMEC traffic model.		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.		
	Indicative Project Trigger	In stages as access to adjacent development is required OR on construction of Schreenans Lane extension east (RD_31d).	Version REF	1	104	

DI_RD_31c		Schreenans Lane Creek Crossing		QUICK REFERENCE		
Project Description	Construction of a creek crossing (bridge) for Schreenans Road.			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$8,915,678					
External	11%					
Cost to MCA	\$7,934,953					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	89%					
Capital Cost	\$7,934,953					
Demand Units	948					
Levy Amount	\$8,374.53					
Cost Apportionment Method	Construction costs apportioned based on internal/external traffic split from SMEC traffic model.			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	At the completion of both adjoining sections of Schreenans Road.	Version REF	1	105

DI_RD_31d		Schreenans Lane extension east		QUICK REFERENCE		
Project Description	Construction of Schreenans Lane between Ross Creek Road and creek crossing to Link standard (317m)			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$785,913					
External	11%					
Cost to MCA	\$699,462					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	89%					
Capital Cost	\$699,462					
Demand Units	948					
Levy Amount	\$738.21					
Cost Apportionment Method	Construction costs apportioned based on internal/external traffic split from SMEC traffic model.			Costing Justification	Construction costs estimated by SMEC and verified by Council officers.	
		Indicative Project Trigger	4,500 lots in sub-Precinct 1 OR at the discretion of the Responsible Authority for early provision.	Version REF	1	106

DI_RD_38		Ross Creek Road Upgrade		QUICK REFERENCE		
Project Description	Upgrade of Ross Creek Road between Bells Road and Tait Street to link road standard (850m).			DIL	RD	WORKS
Levy Type Category	Development Road Construction	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$2,647,631					
External	11%					
Cost to MCA	\$2,356,391					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	89%					
Capital Cost	\$2,356,391					
Demand Units	948					
Levy Amount	\$2,486.93					
Cost Apportionment Method	Construction costs apportioned based on internal/external traffic split from SMEC traffic model.		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.		
		Indicative Project Trigger	Staged construction moving south from Tait Street when either a bus route or access to adjacent development is required.	Version REF	1	107

DI_LA_25		Land acquisition for intersections		QUICK REFERENCE		
Project Description	Land acquisition to widen road reserves to accommodate intersection treatments and turning movements on the future Western Link Road, totalling 0.23ha.			DIL	JNC	LAND
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
		Cost Breakdown	Units	Rate	Cost	
Cost	\$72,750	Property 222	0.02	\$700,000	\$14,000	
External	0%	Property 220	0.10	\$275,000	\$27,500	
Cost to MCA	\$72,750	Property 155	0.07	\$284,091	\$19,886	
Applies To	Residential Commercial	Property 208	0.04	\$284,091	\$11,364	
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$72,750					
Demand Units	948					
Levy Amount	\$76.78					
Cost Apportionment Method	Full cost apportioned to the PSP area (internal road network).		Costing Justification	Opteon Valuation		
		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.	Version REF	1	108

DI_JNC_01		Carngham Rd / Dyson Drive Roundabout		QUICK REFERENCE		
Project Description	Construction of a 4 Arm 2 Lane Roundabout			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,845,333					
External	41%					
Cost to MCA	\$1,088,746					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	59%					
Capital Cost	\$1,088,746					
Demand Units	948					
Levy Amount	\$1,149.06					
Cost Apportionment Method	Costing Justification			Construction costs estimated by SMEC and verified by Council officers.		
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 41% of demand is generated by existing development.		Indicative Project Trigger	When either Dysons Dr adjoining the intersection is upgraded or the Western Link Road southward is constructed.		Version REF	1 109

DI_JNC_02		Carngham Rd / New N-S Rd (North) Roundabout		QUICK REFERENCE		
Project Description	Construction of a 4 Arm 2 Lane Roundabout			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,288,056					
External	30%					
Cost to MCA	\$901,639					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	70%					
Capital Cost	\$901,639					
Demand Units	948					
Levy Amount	\$951.59					
Cost Apportionment Method	Costing Justification			Construction costs estimated by SMEC and verified by Council officers.		
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 30% of demand is generated by existing development.		Indicative Project Trigger	Completion of all of the following items: RD_4 and RD_3b, RD_3a and RD_11. An uncontrolled intersection will function satisfactorily in the interim		Version REF	1 110

DI_JNC_04		Greenhalghs Rd / New N-S Rd (North) Roundabout		QUICK REFERENCE		
Project Description	Construction of a 3 Arm 1 Lane Roundabout			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$978,529					
External	39%					
Cost to MCA	\$596,903					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	61%					
Capital Cost	\$596,903					
Demand Units	948					
Levy Amount	\$629.97					
Cost Apportionment Method		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.			
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 39% of demand is generated by existing development.		Indicative Project Trigger	Construction of both RD_11 and RD_04. A T-intersection will function satisfactorily in the interim.	Version REF	1	111

DI_JNC_05		Greenhalghs Rd / New N-S Rd (South) Roundabout		QUICK REFERENCE		
Project Description	Construction of a 3 Arm 1 Lane Roundabout			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,015,654					
External	42%					
Cost to MCA	\$589,079					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	58%					
Capital Cost	\$589,079					
Demand Units	948					
Levy Amount	\$621.71					
Cost Apportionment Method		Costing Justification	Construction costs estimated by SMEC and verified by Council officers.			
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 42% of demand is generated by existing development.		Indicative Project Trigger	Completion of the north-south link road (south) joining Glenelg Highway Road. A T-intersection will function satisfactorily in the interim.	Version REF	1	112

DI_JNC_08		Glenelg Hwy / New N-S Rd (South) Roundabout		QUICK REFERENCE		
Project Description	Construction of a 3 Arm 2 Lane Roundabout			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$1,021,963					
External	55%					
Cost to MCA	\$459,883					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	45%					
Capital Cost	\$459,883					
Demand Units	948					
Levy Amount	\$485.36					
Cost Apportionment Method	Costing Justification		Construction costs estimated by SMEC and verified by Council officers.			
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 55% of demand is generated by existing development.		Indicative Project Trigger	Construction of north-south link road (south) joining Glenelg Highway.	Version REF	1	113

DI_JNC_09		Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection		QUICK REFERENCE		
Project Description	Construction of a 4 Arm Signalised Intersection			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$4,883,206					
External	55%					
Cost to MCA	\$2,197,443					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	45%					
Capital Cost	\$2,197,443					
Demand Units	948					
Levy Amount	\$2,319.18					
Cost Apportionment Method	Costing Justification		Construction costs estimated by SMEC and verified by Council officers.			
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 55% of demand is generated by existing development.		Indicative Project Trigger	At Level of Service E or worse, which should occur at traffic levels equivalent to 47% of the ultimate year volumes (2280 vehicles per hour through the	Version REF	1	114

DI_JNC_10		Cherry Flat Rd / Webb Rd Signalised Intersection		QUICK REFERENCE		
Project Description	Construction of a 4 Arm Signalised Intersection			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$2,012,662					
External	17%					
Cost to MCA	\$1,670,509					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	83%					
Capital Cost	\$1,670,509					
Demand Units	948					
Levy Amount	\$1,763.05					
Cost Apportionment Method	Costing Justification		Construction costs estimated by SMEC and verified by Council officers.			
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 17% of demand is generated by existing development.		Indicative Project Trigger	Duplication of Cherry Flat Road OR when a primary school is established at the MAC.		Version REF	1 115

DI_JNC_11		Cherry Flat Rd / Schreenans Rd Roundabout		QUICK REFERENCE		
Project Description	Construction of a 3 Arm 2 Lane Roundabout			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$939,620					
External	33%					
Cost to MCA	\$629,545					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	67%					
Capital Cost	\$629,545					
Demand Units	948					
Levy Amount	\$664.42					
Cost Apportionment Method	Costing Justification		Construction costs estimated by SMEC and verified by Council officers.			
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 33% of demand is generated by existing development.		Indicative Project Trigger	Duplication of Cherry Flat Road OR construction of Schreenans Road bridge (Item RD_31c).		Version REF	1 116



DI_JNC_12		Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout		QUICK REFERENCE		
Project Description	Construction of a 4 Arm 1 Lane Roundabout			DIL	JNC	WORKS
Levy Type Category	Development Traffic Management	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.			
Cost Breakdown				Units	Rate	Cost
Cost	\$702,278					
External	16%					
Cost to MCA	\$589,913					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	84%					
Capital Cost	\$589,913					
Demand Units	948					
Levy Amount	\$622.59					
Cost Apportionment Method	Costing Justification		Construction costs estimated by SMEC and verified by Council officers.			
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 16% of demand is generated by existing development.		Indicative Project Trigger	Construction of all Schreenans Road items OR construction of all Cobden Street road items.	Version REF	1	117

DI_O_1		Development Contributions Accounting Program		QUICK REFERENCE		
Project Description	Purchase of Development Contributions Accounting Program			DIL	PL	WORKS
Levy Type Category	Development Other	Strategic Justification	The item is required to provide adequate accounting and reporting of development contributions and infrastructure provision.			
Cost Breakdown				Units	Rate	Cost
Cost	\$50,000					
External	0%					
Cost to MCA	\$50,000					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$50,000					
Demand Units	948					
Levy Amount	\$52.77					
Cost Apportionment Method	Costing Justification		Urban Enterprise			
The item is required to provide adequate accounting and reporting of development contributions and infrastructure provisions.		Indicative Project Trigger	Incorporation of the DCP into the Planning Scheme	Version REF	1	118

DI_O_2		Heritage, Geotechnical and Contamination Studies - MR Power Park			QUICK REFERENCE		
Project Description	Preparation of studies for MR Power Park on heritage, geotechnical and contamination to ascertain potential remediation works, encumbered areas and siting options for drainage facilities and active open space reserves.			DIL	PL	WORKS	
Levy Type Category	Development Other	Strategic Justification	This project is required to provide adequate active open space and drainage facilities for the new community.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$253,000						
External	0%						
Cost to MCA	\$253,000						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$253,000						
Demand Units	948						
Levy Amount	\$267.02						
Cost Apportionment Method	This project is required to provide adequate active open space and drainage facilities for the new community.			Costing Justification	Prowse		
	Indicative Project Trigger	Prior to the commencement of construction of drainage basin RB28 or MR Power Park or at the discretion of the Responsible Authority for earlier provision.		Version	1		
				REF	119		

DI_O_3		Heritage, Geotechnical and Contamination Studies - Mining Park			QUICK REFERENCE		
Project Description	Preparation of studies for Mining Park on heritage, geotechnical and contamination to ascertain potential remediation works, encumbered areas and siting options for drainage facilities and active open space reserves.			DIL	PL	WORKS	
Levy Type Category	Development Other	Strategic Justification	This project is required to provide adequate drainage facilities and active open space facilities for the new community.				
Cost Breakdown				Units	Rate	Cost	
Cost	\$440,000						
External	0%						
Cost to MCA	\$440,000						
Applies To	Residential Commercial						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$440,000						
Demand Units	948						
Levy Amount	\$464.38						
Cost Apportionment Method	As above			Costing Justification	Prowse		
	Indicative Project Trigger	Prior to the commencement of construction of drainage basin RB29 or Mining Park or at the discretion of the Responsible Authority for earlier provision.		Version	1		
				REF	120		

APPENDIX C DETAILED LAND BUDGET BY TITLE



Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (Hectares)
			Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	Heritage/Conservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	
			Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in NDA	Not Included in NDA	Included in OS%	Included in OS%	Included in OS%	
Property 61	2034426	2.00														2.00
Property 62	2034424	2.13														2.13
Property 63	2034423	2.05														2.05
Property 64	2034422	2.31		0.06												2.25
Property 65	2031576	20.53					1.36	0.79					2.69			15.69
Property 66	2031576	3.78											1.00			2.78
Property 67	2042495	24.42					0.49						3.21			20.72
Property 68	2046063	24.27		0.08			0.37	1.04					3.70			19.08
Property 69	2035443	3.25		0.12	0.07								0.17			2.89
Property 70	2039204	2.04		0.14												1.90
Property 71	2035444	2.04		0.14												1.90
Property 72	2035448	4.07											0.45			3.62
Property 73	2035445	4.03		0.27												3.76
Property 74	2051046	2.18											0.26			1.92
Property 75	2051047	1.91											0.24			1.67
Property 76	2047568	4.06		0.26												3.80
Property 77	2028691	4.05											0.46			3.59
Property 78	2002761	3.59					0.02									3.57
Property 79	2028685	5.81											0.79			5.02
Property 80	2028683	3.81											0.52			3.29
Property 81	2035435	3.15					1.90						0.03			1.22
Property 82	2002742	2.36					1.13	0.34								0.89
Property 83	2002741	6.17					2.65	1.52					0.40			1.60
Property 84	2028686	3.99											0.01			3.98
Property 85	2041899	4.75					0.18						1.06			3.51
Property 86	2041900	3.99		0.80	0.03											3.16
Property 87	2046063	4.00			0.03			0.39								3.58
Property 88	2028687	4.36					0.10						0.34			3.92
Property 89	2028688	4.02					0.29						0.41			3.32
Property 90	2028689	3.95					0.50						0.28			3.17
Property 91	2041898	3.99											0.34			3.65
Property 92	2028690	5.70					0.09						1.47			4.14
Property 93	2027855	5.26					1.44						1.25			2.57
Property 94	2039846	5.44											0.33			5.11
Property 95	2041312	3.91					2.46						0.28			1.17
Property 96	2031574	5.43			0.02		0.91	2.63					0.78			1.09
Property 97	2027853	7.53		0.62	0.05								1.30			5.56
Property 98	2027852	4.05														4.05
Property 99	2005747	4.42		0.22	0.04								0.01			4.15
Property 100	2005746	4.04														4.04
Property 101	2000321	4.21					0.87	2.14	1.16							0.04
Property 102	2000321	8.22					0.38		0.18							7.66
Property 103	2000321	9.92		0.13												9.79
Property 104	2031578	0.50		0.05	0.03											0.42
Property 105	2031570	1.59														1.59
Property 106	2031570	1.88														1.88
Property 107	2031570	0.96														0.96
Property 108	2031571	3.46														3.46
Property 109	2031572	1.20														1.20
Property 110	2031572	0.55														0.55
Property 111	2006617	0.46														0.46
Property 112	2006617	4.11														4.11
Property 113	2041363	0.36												0.36		
Property 114	2012845	9.96												9.96		
Property 115	2012845	0.33												0.33		
Property 116	2012844	11.41						4.43						6.98		
Property 117	2012843	0.62														0.62
Property 118	2042052	0.17														0.17
Property 119	2023630	1.15														1.15
Property 120	2023631	6.24								0.50	2.65					3.09



Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (Hectares)
			Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	Heritage/Conservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	
			Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in NDA	Not Included in NDA	Included in OS%	Included in OS%	Included in OS%	
Property 181	2022616	1.03														1.03
Property 182	2012284	0.78														0.78
Property 183	2012283	0.89														0.89
Property 184	2012307	0.95														0.95
Property 185	2046230	2.01														2.01
Property 186	2046231	2.01														2.01
Property 187	2022619	3.87														3.87
Property 188	2022620	0.88														0.88
Property 189	2022621	2.07														2.07
Property 190	2022622	0.90														0.90
Property 191	2022623	0.80														0.80
Property 192	2022624	0.80														0.80
Property 193	2022625	0.80														0.80
Property 194	2022626	1.60														1.60
Property 195	2022627	1.72														1.72
Property 196	2022628	0.86														0.86
Property 197	2022629	0.85														0.85
Property 198	2022630	0.83														0.83
Property 199	2022631	0.83														0.83
Property 200	2022632	0.83														0.83
Property 201	2010409	0.81														0.81
Property 202	2022614	0.94														0.94
Property 203	2010407	3.60											0.25			3.35
Property 204	2013003	1.24														1.24
Property 205	2047864	0.27														0.27
Property 206	2045820	0.83														0.83
Property 207	2045819	1.00			0.07											0.93
Property 208	2012306	24.12	1.25		0.04			1.85					1.17			19.81
Property 209	2012306	19.72	1.78										1.00			14.82
Property 210	2036739	0.40						2.12								0.40
Property 211	2036738	21.75		2.36				0.50					1.00			17.89
Property 212	2036752	32.60		0.81				3.87	2.03			0.16	3.27			22.46
Property 213	2036752	32.80		1.37	0.06					1.30	3.50	3.84	1.66			21.07
Property 214	2001989	32.38						1.54					1.77			29.07
Property 215	2001990	16.35											3.56			12.79
Property 216	2001990	16.81		0.91	0.05											15.85
Property 217	2001991	0.09		0.07	0.02											0.00
Property 218	2001992	16.39		0.96	0.07								1.00			14.36
Property 219	2001993	15.91														15.91
Property 220	2001994	32.73	0.54					1.50	4.34	2.00			1.39			22.96
Property 221	2036749	4.02		0.32												3.70
Property 222	2036748	2.14		0.32	0.02											1.80
Property 223	2042384	1.89														1.89
Property 224	2036747	4.31														4.31
Property 225	2036746	4.34														4.34
Property 226	2036745	4.15														4.15
Property 227	2036744	4.15														4.15
Property 228	2036750	7.81		0.20									1.00			6.61
Property 229	2036750	14.38		0.36												14.02
Property 230	2036751	18.39		1.86	0.07							4.00				12.46
Sub-Total		1226.14	5.30	18.05	1.56		47.27	34.17	25.02	2.28	7.60	24.00	39.04	58.15	17.63	946.07
Existing Road Reserves		63.76											0.94			1.44
Total		1289.90	5.30	18.05	1.56	61.38	47.27	34.17	25.02	2.28	7.60	24.00	39.98	58.15	17.63	947.51



Ballarat West Precinct 1, 2 & 4: Property Specific Land Budget: Housing Yields

Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	OTHER LAND USES			Total Net Residential Area (Hectares)	CONVENTIONAL DENSITY (15 Dwellings/NRHa)		MEDIUM DENSITY Dwellings/NRHa (25)		TOTAL COMBINED		
				Activity Centre (retail/incremental use)	Bulky Goods	Industrial/ Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings/NRHa	Indicative Dwellings
Property 1	2012292	0.82	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 2	2012293	35.77	18.65	0.00	0.00	0.00	18.65	14.25	214	4.40	110	18.65	17	324
Property 3	2012291	8.71	3.74	3.74	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 4	2035436	9.44	5.45	5.45	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 5	2035447	8.10	8.10	0.00	0.00	0.00	8.10	5.37	81	2.73	68	8.10	18	149
Property 6	2035446	8.09	8.09	0.00	0.00	0.00	8.09	8.09	121	0.00	0	8.09	15	121
Property 7	2035434	8.16	7.16	0.00	0.00	0.00	7.16	7.16	107	0.00	0	7.16	15	107
Property 8	2035434	8.07	8.07	0.00	0.00	0.00	8.07	8.07	121	0.00	0	8.07	15	121
Property 9	2035434	8.07	7.95	0.00	0.00	0.00	7.95	7.95	119	0.00	0	7.95	15	119
Property 10	2035434	8.07	7.06	0.00	0.00	0.00	7.06	7.06	106	0.00	0	7.06	15	106
Property 11	2035434	7.61	3.62	0.00	0.00	0.00	3.62	3.62	54	0.00	0	3.62	15	54
Property 12	2002746	3.33	0.04	0.00	0.00	0.00	0.04	0.04	1	0.00	0	0.04	15	1
Property 13	2002747	2.08	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 14	2002751	1.17	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 15	2002749	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 16	2002748	28.53	19.25	0.00	0.00	0.00	19.25	19.25	289	0.00	0	19.25	15	289
Property 17	2029915	2.01	1.96	0.38	1.58	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 18	2029915	2.21	2.20	0.00	2.20	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 19	2029915	2.03	1.90	0.82	1.08	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 20	2029915	4.06	4.02	1.17	0.00	0.00	2.85	0.00	0	2.85	71	2.85	25	71
Property 21	2029915	4.07	4.07	0.05	0.00	0.00	4.02	0.00	0	4.02	101	4.02	25	101
Property 22	2029914	2.06	2.06	0.00	0.00	0.00	2.06	0.00	0	2.06	52	2.06	25	52
Property 23	2029915	2.09	2.04	0.00	0.00	0.00	2.04	0.00	0	2.04	51	2.04	25	51
Property 24	2029913	4.42	4.37	0.00	0.00	0.00	4.37	3.63	54	0.74	19	4.37	17	73
Property 25	2029912	2.04	2.04	0.00	0.00	0.00	2.04	2.04	31	0.00	0	2.04	15	31
Property 26	2029913	2.75	2.32	0.00	0.00	0.00	2.32	2.32	35	0.00	0	2.32	15	35
Property 27	2029911	2.02	2.02	0.00	0.00	0.00	2.02	2.02	30	0.00	0	2.02	15	30
Property 28	2029910	2.03	2.03	0.00	0.00	0.00	2.03	2.03	30	0.00	0	2.03	15	30
Property 29	2029910	10.89	9.71	0.00	0.00	0.00	9.71	9.71	146	0.00	0	9.71	15	146
Property 30	2029909	3.02	2.34	0.00	0.00	0.00	2.34	2.34	35	0.00	0	2.34	15	35
Property 31	2034414	1.85	1.85	0.00	0.00	0.00	1.85	1.85	28	0.00	0	1.85	15	28
Property 32	2034415	1.46	1.46	0.00	0.00	0.00	1.46	1.46	22	0.00	0	1.46	15	22
Property 33	2034416	1.57	1.57	0.00	0.00	0.00	1.57	1.57	24	0.00	0	1.57	15	24
Property 34	2034417	1.61	1.61	0.00	0.00	0.00	1.61	1.61	24	0.00	0	1.61	15	24
Property 35	2051664	0.91	0.91	0.00	0.00	0.00	0.91	0.91	14	0.00	0	0.91	15	14
Property 36	2051665	0.93	0.93	0.00	0.00	0.00	0.93	0.93	14	0.00	0	0.93	15	14
Property 37	2035439	8.27	7.27	0.00	0.00	0.00	7.27	7.27	109	0.00	0	7.27	15	109
Property 38	2035437	2.04	2.04	0.00	0.00	0.00	2.04	2.04	31	0.00	0	2.04	15	31
Property 39	2035438	2.02	2.02	0.00	0.00	0.00	2.02	2.02	30	0.00	0	2.02	15	30
Property 40	2034419	1.93	1.93	0.00	0.00	0.00	1.93	1.93	29	0.00	0	1.93	15	29
Property 41	2034420	1.87	1.87	0.00	0.00	0.00	1.87	1.87	28	0.00	0	1.87	15	28
Property 42	2034421	1.00	0.98	0.00	0.00	0.00	0.98	0.98	15	0.00	0	0.98	15	15
Property 43	2028681	0.68	0.67	0.00	0.00	0.00	0.67	0.67	10	0.00	0	0.67	15	10
Property 44	2028681	0.69	0.68	0.00	0.00	0.00	0.68	0.68	10	0.00	0	0.68	15	10
Property 45	2049703	0.77	0.77	0.00	0.00	0.00	0.77	0.77	12	0.00	0	0.77	15	12
Property 46	2049704	0.64	0.64	0.00	0.00	0.00	0.64	0.64	10	0.00	0	0.64	15	10
Property 47	2049705	0.64	0.64	0.00	0.00	0.00	0.64	0.64	10	0.00	0	0.64	15	10
Property 48	2049706	0.92	0.89	0.00	0.00	0.00	0.89	0.89	13	0.00	0	0.89	15	13
Property 49	2049702	0.70	0.70	0.00	0.00	0.00	0.70	0.70	11	0.00	0	0.70	15	11
Property 50	2049701	0.65	0.65	0.00	0.00	0.00	0.65	0.65	10	0.00	0	0.65	15	10
Property 51	2049700	0.65	0.65	0.00	0.00	0.00	0.65	0.65	10	0.00	0	0.65	15	10
Property 52	2049699	0.65	0.63	0.00	0.00	0.00	0.63	0.63	9	0.00	0	0.63	15	9
Property 53	2035440	2.03	2.03	0.00	0.00	0.00	2.03	2.03	30	0.00	0	2.03	15	30
Property 54	2035441	2.03	2.03	0.00	0.00	0.00	2.03	2.03	30	0.00	0	2.03	15	30
Property 55	2051432	0.79	0.68	0.00	0.00	0.00	0.68	0.68	10	0.00	0	0.68	15	10
Property 56	2051433	1.19	1.15	0.00	0.00	0.00	1.15	1.15	17	0.00	0	1.15	15	17
Property 57	2034430	3.86	3.85	0.00	0.00	0.00	3.85	3.85	58	0.00	0	3.85	15	58
Property 58	2034429	2.49	2.49	0.00	0.00	0.00	2.49	2.49	37	0.00	0	2.49	15	37
Property 59	2034428	2.78	2.78	0.00	0.00	0.00	2.78	2.78	42	0.00	0	2.78	15	42
Property 60	2034427	2.22	2.22	0.00	0.00	0.00	2.22	2.22	33	0.00	0	2.22	15	33
Property 61	2034426	2.00	2.00	0.00	0.00	0.00	2.00	2.00	30	0.00	0	2.00	15	30
Property 62	2034424	2.13	2.13	0.00	0.00	0.00	2.13	2.13	32	0.00	0	2.13	15	32
Property 63	2034423	2.05	2.05	0.00	0.00	0.00	2.05	2.05	31	0.00	0	2.05	15	31

Property 64	2034422	2.31	2.25	0.00	0.00	0.00	2.25	2.25	34	0.00	0	2.25	15	34
Property 65	2031576	20.53	15.69	0.00	0.00	0.00	15.69	15.69	235	0.00	0	15.69	15	235
Property 66	2031576	3.78	2.78	0.00	0.00	0.00	2.78	2.78	42	0.00	0	2.78	15	42
Property 67	2042495	24.42	20.72	0.00	0.00	0.00	20.72	20.72	311	0.00	0	20.72	15	311
Property 68	2046063	24.27	19.08	0.00	0.00	0.00	19.08	19.08	286	0.00	0	19.08	15	286
Property 69	2035443	3.25	2.89	0.00	0.00	0.00	2.89	2.89	43	0.00	0	2.89	15	43
Property 70	2039204	2.04	1.90	0.00	0.00	0.00	1.90	1.90	29	0.00	0	1.90	15	29
Property 71	2035444	2.04	1.90	0.00	0.00	0.00	1.90	1.90	29	0.00	0	1.90	15	29
Property 72	2035448	4.07	3.62	0.00	0.00	0.00	3.62	3.62	54	0.00	0	3.62	15	54
Property 73	2035445	4.03	3.76	0.00	0.00	0.00	3.76	3.76	56	0.00	0	3.76	15	56
Property 74	2051046	2.18	1.92	0.00	0.00	0.00	1.92	1.92	29	0.00	0	1.92	15	29
Property 75	2051047	1.91	1.67	0.00	0.00	0.00	1.67	1.67	25	0.00	0	1.67	15	25
Property 76	2047568	4.06	3.80	0.00	0.00	0.00	3.80	3.80	57	0.00	0	3.80	15	57
Property 77	2028691	4.05	3.59	0.00	0.00	0.00	3.59	3.59	54	0.00	0	3.59	15	54
Property 78	2002761	3.59	3.57	0.00	0.00	0.00	3.57	3.57	54	0.00	0	3.57	15	54
Property 79	2028685	5.81	5.02	0.00	0.00	0.00	5.02	5.02	75	0.00	0	5.02	15	75
Property 80	2028683	3.81	3.29	0.00	0.00	0.00	3.29	3.29	49	0.00	0	3.29	15	49
Property 81	2035435	3.15	1.22	0.00	0.00	0.00	1.22	1.22	18	0.00	0	1.22	15	18
Property 82	2002742	2.36	0.89	0.00	0.00	0.00	0.89	0.89	13	0.00	0	0.89	15	13
Property 83	2002741	6.17	1.60	0.00	0.00	0.00	1.60	1.60	24	0.00	0	1.60	15	24
Property 84	2028686	3.99	3.98	0.00	0.00	0.00	3.98	3.98	60	0.00	0	3.98	15	60
Property 85	2041899	4.75	3.51	0.00	0.00	0.00	3.51	3.51	53	0.00	0	3.51	15	53
Property 86	2041900	3.99	3.16	0.00	0.00	0.00	3.16	3.16	47	0.00	0	3.16	15	47
Property 87	2046063	4.00	3.58	0.00	0.00	0.00	3.58	3.58	54	0.00	0	3.58	15	54
Property 88	2028687	4.36	3.92	0.00	0.00	0.00	3.92	3.92	59	0.00	0	3.92	15	59
Property 89	2028688	4.02	3.32	0.00	0.00	0.00	3.32	3.32	50	0.00	0	3.32	15	50
Property 90	2028689	3.95	3.17	0.00	0.00	0.00	3.17	3.17	48	0.00	0	3.17	15	48
Property 91	2041898	3.99	3.65	0.00	0.00	0.00	3.65	3.65	55	0.00	0	3.65	15	55
Property 92	2028690	5.70	4.14	0.00	0.00	0.00	4.14	4.14	62	0.00	0	4.14	15	62
Property 93	2027855	5.26	2.57	0.00	0.00	0.00	2.57	2.57	39	0.00	0	2.57	15	39
Property 94	2039846	5.44	5.11	0.00	0.00	0.00	5.11	5.11	77	0.00	0	5.11	15	77
Property 95	2041312	3.91	1.17	0.00	0.00	0.00	1.17	1.17	18	0.00	0	1.17	15	18
Property 96	2031574	5.43	1.09	0.00	0.00	0.00	1.09	1.09	16	0.00	0	1.09	15	16
Property 97	2027853	7.53	5.56	2.00	0.00	0.00	3.56	3.56	53	0.00	0	3.56	15	53
Property 98	2027852	4.05	4.05	0.00	0.00	0.00	4.05	4.05	61	0.00	0	4.05	15	61
Property 99	2005747	4.42	4.15	0.00	0.00	0.00	4.15	4.15	62	0.00	0	4.15	15	62
Property 100	2005746	4.04	4.04	0.00	0.00	0.00	4.04	4.04	61	0.00	0	4.04	15	61
Property 101	2000321	4.21	0.04	0.00	0.00	0.00	0.04	0.04	1	0.00	0	0.04	15	1
Property 102	2000321	8.22	7.66	0.00	0.00	0.00	7.66	7.66	115	0.00	0	7.66	15	115
Property 103	2000321	9.92	9.79	0.00	0.00	0.00	9.79	9.79	147	0.00	0	9.79	15	147
Property 104	2031578	0.50	0.42	0.00	0.00	0.00	0.42	0.42	6	0.00	0	0.42	15	6
Property 105	2031570	1.59	1.59	0.00	0.00	0.00	1.59	1.59	24	0.00	0	1.59	15	24
Property 106	2031570	1.88	1.88	0.00	0.00	0.00	1.88	1.88	28	0.00	0	1.88	15	28
Property 107	2031570	0.96	0.96	0.00	0.00	0.00	0.96	0.96	14	0.00	0	0.96	15	14
Property 108	2031571	3.46	3.46	0.00	0.00	0.00	3.46	3.46	52	0.00	0	3.46	15	52
Property 109	2031572	1.20	1.20	0.00	0.00	0.00	1.20	1.20	18	0.00	0	1.20	15	18
Property 110	2031572	0.55	0.55	0.00	0.00	0.00	0.55	0.55	8	0.00	0	0.55	15	8
Property 111	2006617	0.46	0.46	0.00	0.00	0.00	0.46	0.46	7	0.00	0	0.46	15	7
Property 112	2006617	4.11	4.11	0.00	0.00	0.00	4.11	4.11	62	0.00	0	4.11	15	62
Property 113	2041363	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 114	2012845	9.96	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 115	2012845	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 116	2012844	11.41	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 117	2012843	0.62	0.62	0.00	0.00	0.00	0.62	0.62	9	0.00	0	0.62	15	9
Property 118	2042052	0.17	0.17	0.00	0.00	0.00	0.17	0.17	3	0.00	0	0.17	15	3
Property 119	2023630	1.15	1.15	0.00	0.00	0.00	1.15	0.00	0	1.15	29	1.15	25	29
Property 120	2023631	6.24	3.09	0.00	0.00	0.00	3.09	2.98	45	0.11	3	3.09	15	47
Property 121	2012842	2.05	1.90	0.00	0.00	0.00	1.90	1.90	29	0.00	0	1.90	15	29
Property 122	2012842	1.48	1.48	0.00	0.00	0.00	1.48	1.48	22	0.00	0	1.48	15	22
Property 123	2012842	8.21	7.76	0.00	0.00	0.00	7.76	7.76	116	0.00	0	7.76	15	116
Property 124	2005750	8.66	7.81	0.00	0.00	0.00	7.81	6.31	95	1.50	38	7.81	17	132
Property 125	2023250	5.86	5.82	0.00	0.00	0.00	5.82	5.82	87	0.00	0	5.82	15	87
Property 126	2023251	5.85	5.85	0.00	0.00	0.00	5.85	5.85	88	0.00	0	5.85	15	88
Property 127	2023252	2.03	1.94	0.00	0.00	0.00	1.94	1.94	29	0.00	0	1.94	15	29
Property 128	2045173	5.63	3.33	0.00	0.00	0.00	3.33	3.33	50	0.00	0	3.33	15	50
Property 129	2012840	2.03	0.98	0.00	0.00	0.00	0.98	0.98	15	0.00	0	0.98	15	15
Property 130	2000321	1.47	1.43	0.00	0.00	0.00	1.43	1.43	21	0.00	0	1.43	15	21
Property 131	2000321	1.47	1.47	0.00	0.00	0.00	1.47	1.47	22	0.00	0	1.47	15	22
Property 132	2000321	2.25	2.23	0.00	0.00	0.00	2.23	2.23	33	0.00	0	2.23	15	33
Property 133	2000321	6.46	5.53	0.00	0.00	0.00	5.53	5.53	83	0.00	0	5.53	15	83
Property 134	2000321	8.11	5.89	0.00	0.00	0.00	5.89	5.89	88	0.00	0	5.89	15	88
Property 135	2000321	2.25	1.27	0.00	0.00	0.00	1.27	1.27	19	0.00	0	1.27	15	19
Property 136	2000321	2.20	1.86	0.00	0.00	0.00	1.86	1.86	28	0.00	0	1.86	15	28
Property 137	2000321	7.10	7.10	0.00	0.00	0.00	7.10	7.10	107	0.00	0	7.10	15	107
Property 138	2049676	22.46	11.83	0.00	0.00	0.00	11.83	11.83	177	0.00	0	11.83	15	177
Property 139	2026429	0.82	0.82	0.00	0.00	0.00	0.82	0.82	12	0.00	0	0.82	15	12
Property 140	2026429	1.16	1.16	0.00	0.00	0.00	1.16	1.16	17	0.00	0	1.16	15	17
Property 141	2026430	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 142		0.23	0.23	0.00	0.00	0.00	0.23	0.23	3	0.00	0	0.23	15	3

Property 143	2026428	0.47	0.47	0.00	0.00	0.00	0.47	0.47	7	0.00	0	0.47	15	7
Property 144	2026428	1.54	1.54	0.00	0.00	0.00	1.54	1.54	23	0.00	0	1.54	15	23
Property 145	2000330	0.41	0.41	0.00	0.00	0.00	0.41	0.41	6	0.00	0	0.41	15	6
Property 146	2000328	0.36	0.36	0.00	0.00	0.00	0.36	0.36	5	0.00	0	0.36	15	5
Property 147	2000328	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 148	2000327	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 149	2000326	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 150	2000325	0.18	0.18	0.00	0.00	0.00	0.18	0.18	3	0.00	0	0.18	15	3
Property 151	2000324	0.38	0.38	0.00	0.00	0.00	0.38	0.38	6	0.00	0	0.38	15	6
Property 152	2000322	0.20	0.20	0.00	0.00	0.00	0.20	0.20	3	0.00	0	0.20	15	3
Property 153	2000323	10.69	6.12	0.00	0.00	0.00	6.12	6.12	92	0.00	0	6.12	15	92
Property 154	2000321	19.51	16.85	0.00	0.00	0.00	16.85	16.85	253	0.00	0	16.85	15	253
Property 155	2012306	32.90	19.64	0.00	0.00	0.00	19.64	17.28	259	2.36	59	19.64	16	318
Property 156	2012998	32.95	16.93	0.97	0.00	0.00	15.96	9.90	149	6.06	152	15.96	19	300
Property 157	2012998	32.91	19.15	0.00	0.00	0.00	19.15	17.16	257	1.99	50	19.15	16	307
Property 158	2012289	27.51	23.73	0.00	0.00	0.00	23.73	23.73	356	0.00	0	23.73	15	356
Property 159	2012289	32.86	24.46	0.00	0.00	0.00	24.46	24.46	367	0.00	0	24.46	15	367
Property 160	2012289	5.31	1.34	0.00	0.00	0.00	1.34	1.34	20	0.00	0	1.34	15	20
Property 161	2012289	16.64	14.78	0.00	0.00	0.00	14.78	14.78	222	0.00	0	14.78	15	222
Property 162	2012289	1.64	1.64	0.00	0.00	0.00	1.64	1.64	25	0.00	0	1.64	15	25
Property 163	2039201	1.09	1.05	0.00	0.00	0.00	1.05	1.05	16	0.00	0	1.05	15	16
Property 164	2039199	0.68	0.67	0.00	0.00	0.00	0.67	0.67	10	0.00	0	0.67	15	10
Property 165	2039200	1.09	1.09	0.00	0.00	0.00	1.09	1.09	16	0.00	0	1.09	15	16
Property 166	2013004	0.73	0.73	0.00	0.00	0.00	0.73	0.73	11	0.00	0	0.73	15	11
Property 167	2010410	1.89	1.89	0.00	0.00	0.00	1.89	1.89	28	0.00	0	1.89	15	28
Property 168	2040644	1.30	1.30	0.00	0.00	0.00	1.30	1.30	20	0.00	0	1.30	15	20
Property 169	2040447	1.44	1.44	0.00	0.00	0.00	1.44	1.44	22	0.00	0	1.44	15	22
Property 170	2010408	5.46	5.46	0.00	0.00	0.00	5.46	5.46	82	0.00	0	5.46	15	82
Property 171	2040200	1.26	1.26	0.00	0.00	0.00	1.26	1.26	19	0.00	0	1.26	15	19
Property 172	2012288	2.33	2.33	0.00	0.00	0.00	2.33	2.33	35	0.00	0	2.33	15	35
Property 173	2010411	3.46	3.46	0.00	0.00	0.00	3.46	3.46	52	0.00	0	3.46	15	52
Property 174	2040444	2.47	2.47	0.00	0.00	0.00	2.47	2.47	37	0.00	0	2.47	15	37
Property 175	2012287	0.81	0.81	0.00	0.00	0.00	0.81	0.81	12	0.00	0	0.81	15	12
Property 176	2012286	0.99	0.99	0.00	0.00	0.00	0.99	0.99	15	0.00	0	0.99	15	15
Property 177	2042211	0.60	0.60	0.00	0.00	0.00	0.60	0.60	9	0.00	0	0.60	15	9
Property 178	2022615	0.56	0.56	0.00	0.00	0.00	0.56	0.56	8	0.00	0	0.56	15	8
Property 179	2022633	1.05	1.05	0.00	0.00	0.00	1.05	1.05	16	0.00	0	1.05	15	16
Property 180	2012285	0.79	0.79	0.00	0.00	0.00	0.79	0.79	12	0.00	0	0.79	15	12
Property 181	2022616	1.03	1.03	0.00	0.00	0.00	1.03	1.03	15	0.00	0	1.03	15	15
Property 182	2012284	0.78	0.78	0.00	0.00	0.00	0.78	0.78	12	0.00	0	0.78	15	12
Property 183	2012283	0.89	0.89	0.00	0.00	0.00	0.89	0.89	13	0.00	0	0.89	15	13
Property 184	2012307	0.95	0.95	0.00	0.00	0.00	0.95	0.95	14	0.00	0	0.95	15	14
Property 185	2046230	2.01	2.01	0.00	0.00	0.00	2.01	2.01	30	0.00	0	2.01	15	30
Property 186	2046231	2.01	2.01	0.00	0.00	0.00	2.01	2.01	30	0.00	0	2.01	15	30
Property 187	2022619	3.87	3.87	0.00	0.00	0.00	3.87	3.87	58	0.00	0	3.87	15	58
Property 188	2022620	0.88	0.88	0.00	0.00	0.00	0.88	0.88	13	0.00	0	0.88	15	13
Property 189	2022621	2.07	2.07	0.00	0.00	0.00	2.07	2.07	31	0.00	0	2.07	15	31
Property 190	2022622	0.90	0.90	0.00	0.00	0.00	0.90	0.90	14	0.00	0	0.90	15	14
Property 191	2022623	0.80	0.80	0.00	0.00	0.00	0.80	0.80	12	0.00	0	0.80	15	12
Property 192	2022624	0.80	0.80	0.00	0.00	0.00	0.80	0.80	12	0.00	0	0.80	15	12
Property 193	2022625	0.80	0.80	0.00	0.00	0.00	0.80	0.80	12	0.00	0	0.80	15	12
Property 194	2022626	1.60	1.60	0.00	0.00	0.00	1.60	1.60	24	0.00	0	1.60	15	24
Property 195	2022627	1.72	1.72	0.00	0.00	0.00	1.72	1.72	26	0.00	0	1.72	15	26
Property 196	2022628	0.86	0.86	0.00	0.00	0.00	0.86	0.86	13	0.00	0	0.86	15	13
Property 197	2022629	0.85	0.85	0.00	0.00	0.00	0.85	0.85	13	0.00	0	0.85	15	13
Property 198	2022630	0.83	0.83	0.00	0.00	0.00	0.83	0.83	12	0.00	0	0.83	15	12
Property 199	2022631	0.83	0.83	0.00	0.00	0.00	0.83	0.83	12	0.00	0	0.83	15	12
Property 200	2022632	0.83	0.83	0.00	0.00	0.00	0.83	0.83	12	0.00	0	0.83	15	12
Property 201	2010409	0.81	0.81	0.00	0.00	0.00	0.81	0.81	12	0.00	0	0.81	15	12
Property 202	2022614	0.94	0.94	0.00	0.00	0.00	0.94	0.94	14	0.00	0	0.94	15	14
Property 203	2010407	3.60	3.35	0.00	0.00	0.00	3.35	3.35	50	0.00	0	3.35	15	50
Property 204	2013003	1.24	1.24	0.00	0.00	0.00	1.24	1.24	19	0.00	0	1.24	15	19
Property 205	2047864	0.27	0.27	0.00	0.00	0.00	0.27	0.27	4	0.00	0	0.27	15	4
Property 206	2045820	0.83	0.83	0.00	0.00	0.00	0.83	0.83	12	0.00	0	0.83	15	12
Property 207	2045819	1.00	0.93	0.00	0.00	0.00	0.93	0.93	14	0.00	0	0.93	15	14
Property 208	2012306	24.12	19.81	0.00	0.00	0.00	19.81	19.81	297	0.00	0	19.81	15	297
Property 209	2012306	19.72	14.82	0.00	0.00	0.00	14.82	14.82	222	0.00	0	14.82	15	222
Property 210	2036739	0.40	0.40	0.00	0.00	0.00	0.40	0.40	6	0.00	0	0.40	16	6
Property 211	2036738	21.75	17.89	0.00	0.00	0.00	17.89	17.89	286	0.00	0	17.89	16	286
Property 212	2036752	32.60	22.46	0.00	0.00	0.00	22.46	20.50	328	1.96	49	22.46	17	377
Property 213	2036752	32.80	21.07	0.00	0.00	0.00	21.07	19.04	305	2.03	51	21.07	17	355
Property 214	2001989	32.38	29.07	0.00	0.00	15.04	14.03	12.29	197	1.74	44	14.03	17	240
Property 215	2001990	16.35	12.79	0.00	0.00	0.00	12.79	11.46	183	1.33	33	12.79	17	217
Property 216	2001990	16.81	15.85	3.28	0.00	0.00	12.57	10.97	176	1.60	40	12.57	17	216
Property 217	2001991	0.09	0.00	0.01	0.00	0.00	-0.01	-0.01	0	0.00	0	-0.01	-	0
Property 218	2001992	16.39	14.36	0.00	0.00	0.00	14.36	12.77	204	1.59	40	14.36	17	244
Property 219	2001993	15.91	15.91	0.00	0.00	0.00	15.91	15.91	255	0.00	0	15.91	16	255
Property 220	2001994	32.73	22.96	0.00	0.00	0.00	22.96	22.96	367	0.00	0	22.96	16	367
Property 221	2036749	4.02	3.70	0.00	0.00	0.00	3.70	3.70	59	0.00	0	3.70	16	59
Property 222	2036748	2.14	1.80	0.00	0.00	0.00	1.80	1.80	29	0.00	0	1.80	16	29
Property 223	2042384	1.89	1.89	0.00	0.00	0.00	1.89	1.89	30	0.00	0	1.89	16	30
Property 224	2036747	4.31	4.31	0.00	0.00	0.00	4.31	4.31	69	0.00	0	4.31	16	69
Property 225	2036746	4.34	4.34	0.00	0.00	0.00	4.34	4.34	69	0.00	0	4.34	16	69
Property 226	2036745	4.15	4.15	0.00	0.00	0.00	4.15	4.15	66	0.00	0	4.15	16	66
Property 227	2036744	4.15	4.15	0.00	0.00	0.00	4.15	4.15	66	0.00	0	4.15	16	66
Property 228	2036750	7.81	6.61	0.00	0.00	0.00	6.61	6.61	106	0.00	0	6.61	16	106
Property 229	2036750	14.38	14.02	0.00	0.00	0.00	14.02	14.02	224	0.00	0	14.02	16	224
Property 230	2036751	18.39	12.46	0.00	0.00	0.00	12.46	12.46	199	0.00	0	12.46	16	199
Sub-Total		1226.14	946.07	17.87	4.86	15.04	908.30	866.04	13192	42.26	1057	908.30	16	14249
Existing Road Reserves		63.76	1.44	0.00	0.00	0.00	1.44	0.86	13	0.58	15	1.44	19	27
Total		1289.90	947.51	17.87	4.86	15.04	9							