# **Ballarat West Precinct Structure Plan**

CITY OF BALLARAT February 2025



BALLARAT



6.2.2



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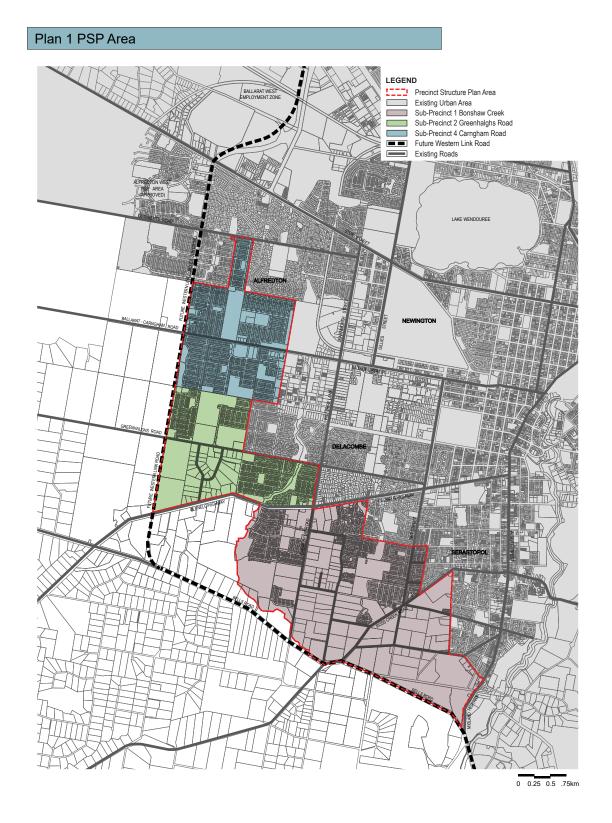
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# 1 Introduction

The Ballarat West Precinct Structure Plan (Ballarat West PSP) has been prepared by the City of Ballarat (Council) with the assistance of government agencies, service providers and key stakeholders. The document should be read in conjunction with the Ballarat West Native Vegetation Precinct Plan (Ballarat West NVPP) and the Ballarat West Development Contributions Plan (Ballarat West DCP).

The role of these documents and their inter-relationship with the Ballarat West PSP are set out below.

The Ballarat West PSP is a comprehensive plan which provides direction for future urban development within the Ballarat West Precinct and is informed by the Ballarat West Growth Area Plan (2009). The Ballarat West PSP describes how land is expected to be developed and identifies the community infrastructure and services required to support development.

The Ballarat West PSP guides the delivery of a quality urban environment in accordance with current best practice and Victorian Government Guidelines. The Ballarat West PSP:

- · Enables the transition of non-urban land to urban land;
- Sets out the vision for how land should be developed and the objectives to be achieved;
- Determines the overall layout of future land use and development;
- Outlines projects required to ensure that future residents, visitors and workers within the Precinct can be provided with timely access to services, transport, jobs, shops, open space and recreation facilities to support a quality, affordable lifestyle;
- Details the form and conditions that must be met by future land use and development;
- Provides the basis for the use and development controls that apply in the Schedule 2 to the Urban Growth Zone (UGZ2) and identifies which permits may be granted under this Schedule;
- Provides developers, investors and local communities with certainty about future development within the Ballarat West PSP area; and
- Enables the assessment, protection and enhancement of biodiversity and heritage values in the Precinct.

The Ballarat West PSP is informed by:

- The State Planning Policy Framework set out in the Ballarat Planning Scheme and the Precinct Structure Planning Guidelines (Victorian Planning Authority 2021);
- · The Ballarat West Growth Area Plan (2009); and
- The Local Planning Policy Framework of the Ballarat Planning Scheme, including local policies and strategies.

The Ballarat West DCP has been prepared concurrently with this document. The DCP sets out requirements for development proponents to make a contribution toward the necessary infrastructure to support the implementation of the Ballarat West PSP. The Ballarat West DCP only applies to the Ballarat West PSP area.

# 1.1 Land to which the Precinct Structure Plan Applies

The Ballarat West PSP applies to approximately 1,290 hectares of land in the Ballarat West Growth Area as shown in Plan 1. The land is zoned Urban Growth Zone (UGZ) Schedule 2. The Ballarat West PSP comprises three Sub-Precincts as shown on Plan 1.

- Sub-Precinct 1: Bonshaw Creek is approximately 707 hectares;
- Sub-Precinct 2: Greenhalghs Road is approximately 296 hectares; and
- Sub-Precinct 4: Ballarat-Carngham Road is approximately 287 hectares.

The Ballarat West Growth Area also includes the Alfredton West Precinct (now renamed Lucas). Lucas was originally identified as Sub-Precinct 3, and does not form part of the Ballarat West PSP. The Alfredton West Precinct was prepared by the developer for the area in conjunction with City of Ballarat and was approved in June 2011.



# 1.2 The Ballarat West Native Vegetation Precinct Plan

The Ballarat West NVPP has been prepared to enable native vegetation issues to be considered in a co-ordinated way across the Ballarat West PSP area. The Ballarat West NVPP has been prepared in a manner consistent with the requirements of Clause 52.16 of the Ballarat Planning Scheme. It identifies:

- Native vegetation which may be removed without a planning permit;
- Native vegetation which cannot be removed without a planning permit;
- The offset that must be provided to remove affected native vegetation; and
- Conditions that must be met in relation to vegetation that is to be protected.

The Ballarat West NVPP is one of the planning tools used to facilitate development and is a separate incorporated document within the Ballarat Planning Scheme (Schedule to Clause 72.04).

# 1.3 Implementation

The Ballarat West PSP is implemented by:

- Development proponents who develop land generally in accordance with this PSP;
- The Victorian Government, the City of Ballarat and developers by funding, delivering and managing a range of infrastructure and services to support the development of the Precinct;
- Non-government service providers and individuals such as volunteers who manage and deliver services; and
- The Ballarat Planning Scheme including:
- Schedule 2 to the Urban Growth Zone at Clause 37.07;
- The Ballarat West Development Contributions Plan incorporated in the Scheme at Clause 45.06;
- The Ballarat West Native Vegetation Precinct Plan incorporated in the Scheme at Clause 52.16;
- Open space requirements under Clause 53.01 of the Scheme;
- Applying the Environmental Audit Overlay at Clause 45.03 to land with a high potential for contamination;
- Applying the Heritage Overlay at Clause 43.01 to identified heritage sites of local significance; and
- Any other requirements of the Ballarat Planning Scheme.

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### 1.4 Reference Material

A Glossary and other information such as technical studies supporting the preparation of this PSP are listed in Section 6 - Other Information.

### 1.5 Monitoring and Review

The City of Ballarat will monitor the implementation of the Ballarat West PSP. The effectiveness of the Ballarat West PSP will be evaluated regularly, at least every five years. The Ballarat West PSP may be revised and updated following review, which may trigger a review of the Ballarat West DCP.

The first review of this PSP was undertaken in 2016.

The main features of the review included in the revised document are summarised below:

- A review and update of the document to ensure that the content is current and the original vision of the PSP is realised
- · Reviewing and updating of infrastructure requirements
- Update to the existing and proposed land use and built form changes including provision of public open space
- Update to all relevant plans where changes have occurred including the Future Urban Structure Plan
- Update of the Net Developable Area and Table 1 Summary Land Use Budget
- Update to Table 2 Distribution of Housing Densities to reflect development that has occurred and anticipated yields currently being delivered
- Identification of any updates required to environmental and biodiversity objectives. This specifically relates to the NVPP and Growling Grass Frog Conservation Management Plan (GGF CMP).

The review is informed by the following technical reports:

- Transport Projects Review, Milward Engineering Management, February 2024
- Community and Recreation Infrastructure, ASR Research, May 2024
- Ballarat West PSP Review Drainage Strategy Update, Engeny, 19 December 2024

# 2 Strategic Context

Plan Melbourne 2017-2050 (2017) identifies a number of regional cities including Ballarat, that the State Government will invest in to support housing and economic growth, as well as improving connections between cities and regions.

The Ballarat municipality is expected to grow by 55,000 people in 2041. The Ballarat Strategy 2040 (2015) identifies the need for planning for at least 15 years of land supply for housing in greenfield sites, which includes opportunities for medium to long term greenfield development for future housing to support the growing population in Ballarat.

The focus on housing is underpinned by the Housing Statement (2023), which outlines the State Government's commitment to the delivery of 2.24 million homes to support the growth of Victoria by 2051. There will be 425,600 homes constructed in regional Victoria.

As part of the Housing Statement, the \$1 billion Regional Housing Fund will deliver more than 1,300 homes across Regional Victoria to deliver a mix of social and affordable housing. There will be 34 homes proposed to be delivered in the Central Highlands region.

Additional programs include the Big Housing Build, which is a \$5.3 billion program that includes 25 per cent of social and affordable homes to be delivered in regional Victoria. This program is currently underway.

Another is the Development Facilitation Program which will streamline the planning process for significant regional housing developments which are worth at least \$15 million and deliver at least 10 per cent affordable housing (including built-to-rent projects).

# 2.1 District Context

The Ballarat West PSP area is located approximately 5km west of Ballarat CBD and 120km from Melbourne.

The Central Highlands Regional Growth Plan (2014) identifies that the Central Highlands Region, in which Ballarat is located, is viewed as a sustainable living alternative to Melbourne with the population of Ballarat expected to increase by 32,200 people between 2011 and 2031. It identifies the key strengths of Ballarat and the Central Highlands Region including:

- its location on the east-west transport corridor connecting Melbourne, western Victoria and Adelaide;
- proximity to the western metropolitan area of Melbourne, where major infrastructure and population growth is planned;
- the most developed and integrated higher education and training system network in regional Victoria;
- the highest concentration of IT and computing services and capacity in regional Victoria;

- location within a highly productive agricultural area; and
- an economy that is restructuring and embracing new opportunities in areas such as IT, advanced manufacturing, education and tourism.

The Regional Growth Plan identifies that Ballarat is able to attract and support people who relocate from Melbourne and elsewhere and has significant opportunities to capitalise on its proximity and connections to Melbourne.

Urban growth in Ballarat is recognised as an alternative to growth around metropolitan activity centres which lack the infrastructure, services and jobs already available in Ballarat.

The Regional Growth Plan supports urban growth in the Ballarat West Growth Area and recognizes this is a major growth area for the Central Highlands Region.

Ballarat also provides highly regarded primary and secondary education services and higher order health services for the Central Highlands Region through the Ballarat Base Hospital and St John of God Hospital.

High-quality rail services connect Ballarat with Melbourne, Ararat and Maryborough with the Ballarat Railway Station located at the northern end of the CBD and the Wendouree Railway Station, which offers park and ride services, located approximately 3km to the north of the Ballarat West PSP area.

There will be improved access through transport infrastructure upgrades such as the Regional Rail Link as Melbourne's western growth corridor continues to develop into the future.

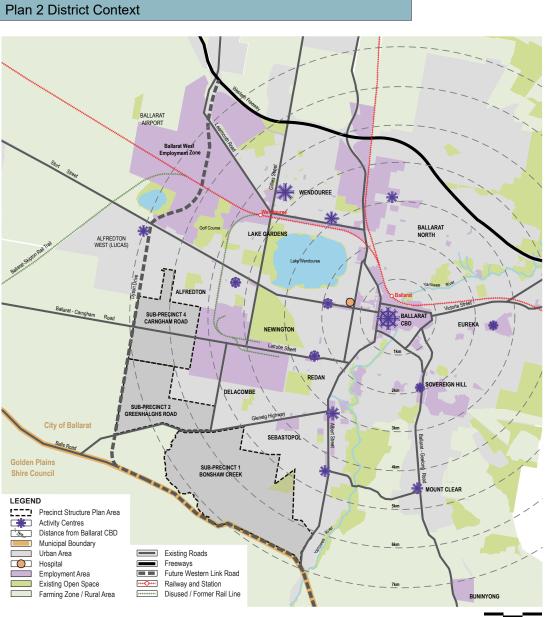
There is an opportunity to connect these railway stations with the Ballarat West PSP area through future bus services.

The Ballarat Airport is located approximately 3 km north of the site and provides a key infrastructure node for Ballarat and the region. Council continues to undertake extensive investigations into potential development options (including industrial, commercial and associated development opportunities) for the Airport and adjacent land, collectively known as the Ballarat West Employment Zone.

The Western Freeway is the key road transport corridor between Melbourne and Ballarat. The Midland Highway provides regional road connections from Ballarat to Geelong and Bendigo. The Glenelg Highway provides the road connection from Ballarat to Hamilton.

Improved connections from the Ballarat West PSP area to the Western Freeway will be created by the proposed Western Link Road which defines the outer south-western extent of the Ballarat West PSP area. Plan 2 shows the site in its district context.





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### 2.2 Local Context

Plan 3 shows the site within its local context.

Ballarat is the largest inland urban centre in Victoria. It is part of the municipality of the City of Ballarat which encompasses an area of 740 square kilometres

#### 2.2.1 History

The Wadawurrung people have inhabited the land in the Ballarat West PSP area for at least the last 25,000 years. The Wadawurrung territory extended from the southern side of Werribee River to Port Phillip, the Bellarine Peninsula, the Otway forests, and northwest to Mount Emu and Mount Misery, and encompassed the Ballarat goldfields.

The post-contact heritage of Ballarat is defined by its gold mining past. Ballarat is one of the most significant Victorian era boomtowns in Australia. Gold was discovered near Ballarat in 1851 spawning the Victorian gold rush.

Ballarat was found to be a rich alluvial field where gold could easily be extracted. The arrival of over 10,000 migrants to the city within a year transformed it from a sheep station to the largest settlement in the newly proclaimed Colony of Victoria.

### 2.2.2 Employment and Activity Centres

#### Activity Centres

Ballarat's large, centrally located Central Business District (CBD) comprises an estimated 194,749 square metres of retail floor space, located in approximately 500 retail tenancies. It provides retail, commercial, community, education and cultural facilities which serve the Western Victoria region.

The City of Ballarat has recently completed a CBD Strategy which seeks to guide the growth and revitalisation of the CBD over the long term. The CBD is supported by activity centres of varying sizes including:

- a Major Activity Centre at Wendouree in the northwest of Ballarat;
- two large Neighbourhood Activity Centres; Howitt Street and Sebastopol North; and
- A mixture of small and Local Activity Centres including a smaller Neighbourhood Activity Centre at Sebastopol and Lucas.

Since the Ballarat West PSP was prepared, the Major Activity Centre identified at Delacombe has been partially constructed, Some land changes have occurred thought the planning permit process which will be reflected in the amended Future Urban Structure and other relevant plans.

#### Employment

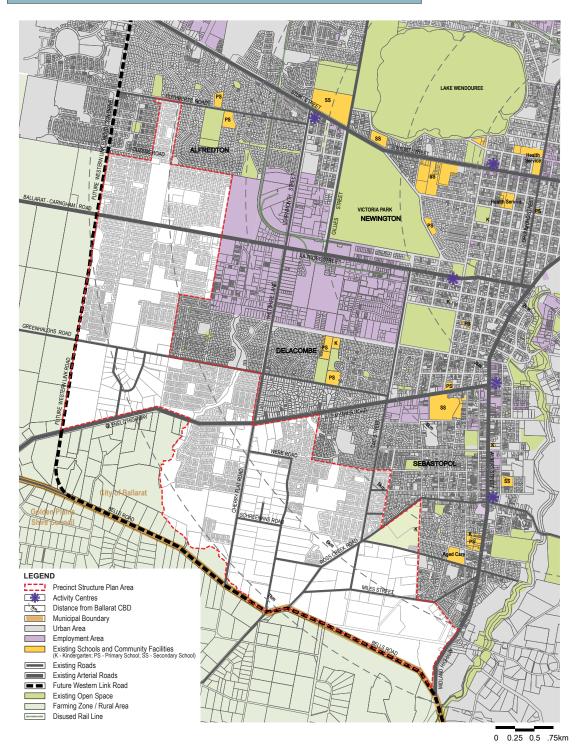
There are a number of employment areas that surround the Ballarat West PSP area which are expected to provide employment opportunities for future residents.

These include:

- Ballarat CBD, which acts as the primary employment centre for retail and commercial jobs. This includes the hospitals and health precinct on Mair and Drummond Streets, which is a major employment node for the city;
- The Delacombe Industrial Area abuts the eastern boundary of Sub-Precinct 4 and currently provides various industrial employment opportunities comprising a mix of large and small businesses;
- The Ballarat West Employment Zone located to the north of the Ballarat West PSP area. It comprises a large area of land at and around the Ballarat Aerodrome, the southern extent of which is approximately 2.5km from the Ballarat West PSP area. The Ballarat West Employment Zone is a critical asset for the Ballarat community, with significant potential as an airport to service the region's aviation needs, as well as providing a future supply of industrial and employment based activities. This area will provide opportunities for new industrial, freight and aviation business; and
- The existing activity centres, education and community facilities in the surrounding neighbourhoods will also provide local employment opportunities.



# Plan 3 Local Context





#### 2.2.3 Community Facilities

Ballarat is well serviced by a range of community facilities including education, passive and active open space, entertainment and health care facilities, all of which are easily accessible to the Ballarat West PSP area.

Primary and Secondary education facilities in close proximity to the Precinct include:

- · Alfredton Primary School and St Thomas Moore Primary School in Alfredton;
- Delacombe Primary School and Lumen Christi Primary School in Delacombe;
- · Lucas Primary School and Siena Catholic Primary School in Lucas;
- · Sebastopol Primary School, St James Parish School, Phoenix P-12 Community College and Ballarat Christian College in Sebastopol;
- · Ballarat High School;
- · Loreto College;
- · Ballarat and Clarendon College; and
- · St Patricks College.

Early development in the Ballarat West PSP area will have good access to a range of social, health and community infrastructure including hospitals, childcare, maternal and child health, libraries and community centres in the CBD and surrounding neighbourhoods. New facilities for childcare, maternal and child health, libraries and community centres will be required as the population grows.

Since the Ballarat West PSP was prepared, two PSP projects, a childcare facility in the south of the PSP area and a combined childcare and community centre in the north of the PSP area have been delivered.

The Integrated Education precinct (comprising of one P-6 State School and one P-6 private school), active open space and community centre in Lucas (north-west of the Ballarat West PSP area) have also been delivered.

#### 2.2.4 Open Space and Recreation

The Ballarat West PSP area is in close proximity to a range of passive and active open spaces and recreational facilities which cater for the variety of interests and ages within the community. These include:

- · Ballarat Aquatic Centre;
- · Alfredton Sports Reserve;
- · Prince of Wales Park;
- · Lake Wendouree;
- · Botanical Gardens:
- · Ballarat Skipton Rail Trail;
- · Ballarat Golf Club;
- · Victoria Park:
- · Marty Busch Reserve;
- · Moreshead Park; and
- · Doug Dean Reserve.

As the population of the Ballarat West PSP area grows, some additional facilities will be required; particularly neighbourhood and district open spaces.

Additional regional sporting facilities will also be required as population in the Ballarat West PSP area grows, however existing regional facilities have the capacity to meet the needs of some sports such as golf and swimming

Since the Ballarat West PSP was prepared, a number of passive reserves have been delivered as part of developments and 4ha of active open space have been delivered. Remaining active open space requirements have been included in the community and recreation infrastructure review



#### 2.2.5 Transport and Movement

The Ballarat West PSP area is currently traversed east-west by three key routes:

- Ballarat-Carngham Road, an arterial road that provides connections through to the Delacombe Industrial Area and Ballarat CBD. It also provides access to the Western Freeway via Dyson Drive and Sturt Street. Ballarat-Carngham Road is currently subject to a Public Acquisition Overlay to widen the section through the Ballarat West PSP area to a 40m road reservation to facilitate an ultimate 4 lane divided carriageway;
- Greenhalghs Road, a City of Ballarat road, provides an east-west connection from Delacombe, across Wiltshire Lane through the Ballarat West PSP area to the proposed Western Link Road; and
- Glenelg Highway is an arterial road and is a key transport route into Ballarat from Hamilton and south-west Victoria.

Key north-south routes that currently traverse the Ballarat West PSP area include:

- Wiltshire Lane / Learmonth Street, a City of Ballarat Road, providing north-south connections between Sturt Street / Remembrance Drive and the Glenelg Highway; South of the Glenelg Highway, Wiltshire Lane becomes Cherry Flat Road which connects with Bells Road (the future Western Link Road) to the south.
- A Public Acquisition Overlay in favour of the City of Ballarat applies to land on the east side of Cherry Flat Road, south of Schreenans Road; and

 Tait Street, a City of Ballarat Road, currently provides a north-south connection between the Glenelg Highway and Ross-Creek Road, which provides connections to Bells Road (the future Western Link Road).

The proposed Ballarat Western Link Road will improve access opportunities between the Ballarat West PSP area, the Ballarat West Employment Zone, the Western Freeway and Geelong. It will be directly accessed from the Ballarat West PSP area via Ballarat-Carngham Road, Greenhalghs Road, Glenelg Highway and so forth.

At present the public transport network consists of bus services along Dyson Drive and Cuthberts Road to the north and routes which run along the eastern edge of the Ballarat West PSP area through Delacombe and Sebastopol.

All routes provide direct access to Ballarat CBD.

The Ballarat West PSP area is also located approximately 5km from Ballarat Railway Station and 3km from Wendouree Railway Station.

There is currently only a limited on and off road bike path network in surrounding areas – however a much more extensive network is envisaged in the Ballarat Bicycle Strategy. Key existing links include:

- On-road cycle lanes along Wiltshire Lane between Ballarat-Carngham Road and the Glenelg Highway and along parts of Cuthberts Road; and
- Off-road paths within Alfredton that will eventually link to Victoria Park.

Footpaths exist within much of the surrounding street networks and can be connected into new developments to create an integrated walking network.

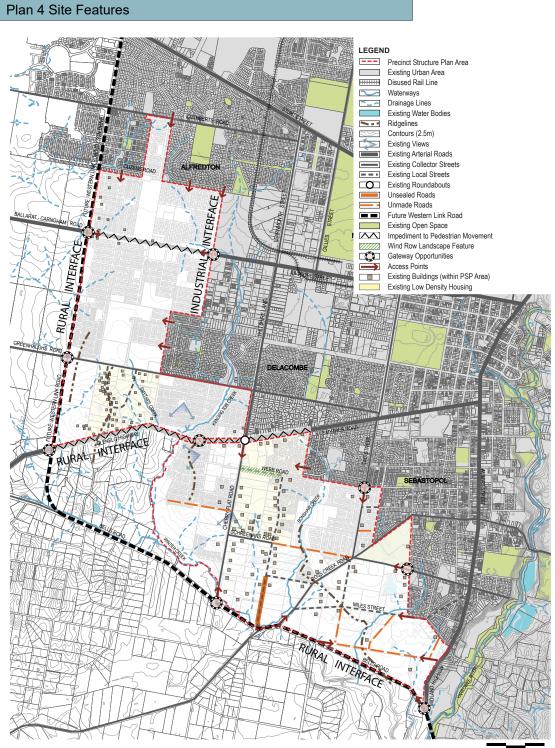
Since the Ballarat West PSP was prepared, a number of PSP transport projects have been or are in the process of being delivered, these include an upgrade to Tait Street and a major signalised intersection at Wiltshire Road and Glenelg Highway. The outstanding PSP transport projects are included in the review.



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# 3 Precinct Features

Plans 4 to 7 show the key features of the Ballarat West PSP area as described in the following sections.

### 3.1 Topography and Landform

The northern section of the Ballarat West PSP area at Sub-Precinct 4 is relatively flat with mild undulating land.

In Sub-Precinct 2, south of Greenhalghs Road, the land falls towards the Glenelg Highway and Winter Creek.

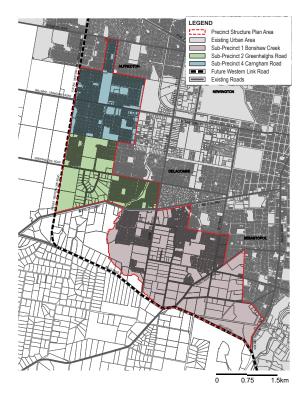
Within Sub-Precinct 2, Kensington Creek is defined by steep slopes which are unsuitable for development, with minor ridgelines along the western edge and centre (north to south). A minor plateau to the north-west of Kensington Creek provides views across the open farmland and rural landscape to the south.

The northern section of Sub-Precinct 1 to the south of Glenelg Highway and west of Tait Street is relatively flat. South-east of this area the topography slopes gradually towards the Winter, Bonshaw and Kensington Creeks, to a minor escarpment running north-west/south-east across the middle of the Sub-Precinct. Below the escarpment, the land falls gradually to the floodplains of Winter and Kensington Creeks.

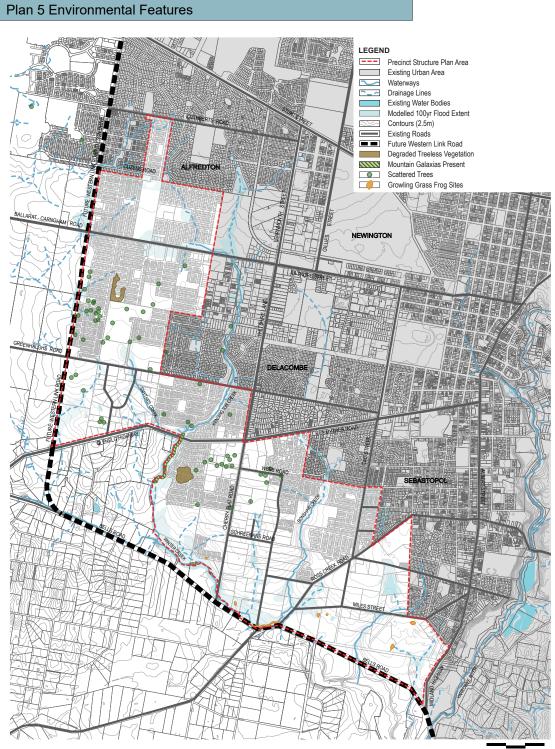
Winter and Kensington Creeks define the southern and western boundaries of the Ballarat West PSP area.

Kensington Creek, within Sub-Precinct 2, runs north-south through the eastern section of sub-Precinct. It has incised edges at the northern end, which present potential barriers crossings of this creek in this location.

Bonshaw Creek bisects Sub-Precinct 1. It runs north from Winter Creek and is incised in many places as it passes through the escarpment. The incised edges of the creek prevent crossing sections of the creek







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# 3.2 Biodiversity

#### 3.2.1 Flora

The Ballarat West PSP area falls within the Victorian Volcanic Plains Bioregion. A Flora and Fauna Assessment of the area, undertaken in 2010 found that it is highly modified and dominated by exotic vegetation due to past clearance associated with agriculture and gold mining. In total, 57 remnant scattered trees of high and low significance were identified. The remnant vegetation is associated with two Ecological Vegetation Classes (EVCs): Plains Grassy Woodland and Creekline Herb-rich Woodland.

#### 3.2.2 Fauna

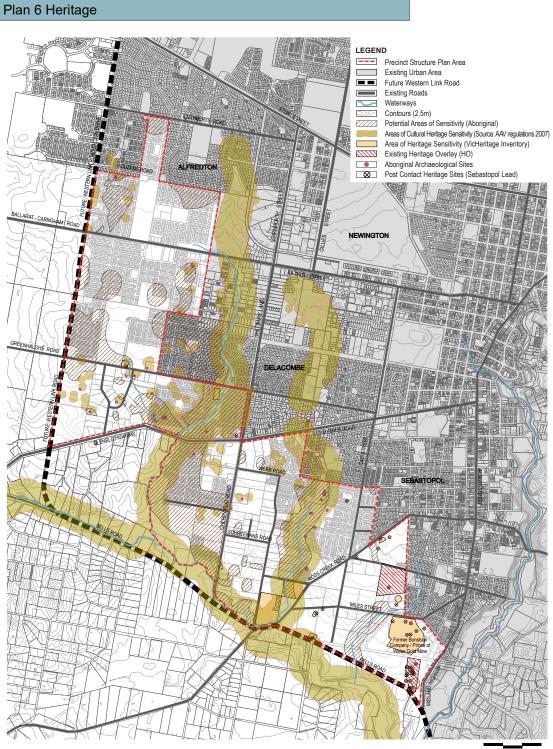
The habitat within the Ballarat West PSP area was identified in the Flora and Fauna Assessment undertaken in 2010 as being highly fragmented. Notwithstanding this, a total of 62 fauna species were recorded, comprising of 54 birds (49 native and five introduced), five mammals (two native and three introduced) and three native frogs.

Targeted studies were undertaken in 2010 due to the presence of suitable habitat for the nationally significant fauna species, Growling Grass Frog Litoria raniformis. The Growling Grass Frog is listed as a Vulnerable species under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. It is also listed as a threatened species under the *Flora and Fauna Guarantee Act 1988*.

Growling Grass Frogs were recorded in the southern section of Sub-Precinct 1. One was recorded within the watercourse that runs along the south edge of the Precinct. The other recorded sightings were found in dams.

The targeted studies recorded eight Mountain Galaxias' along the Creek in the north-eastern section of Sub-Precinct 1. The Mountain Galaxias is listed as a threatened species under the Flora and Fauna Guarantee Act and is of State conservation significance.





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#### 3.3 Heritage

#### 3.3.1 Aboriginal Heritage

The Wadawurrung are the traditional inhabitants of this region. The Wadawurrung Traditional Owners Aboriginal Corporation is the Registered Aboriginal Party (RAP) under the Aboriginal Heritage Act 2006.

The Aboriginal and Historical Heritage Assessment undertaken in 2010 found that the Ballarat West PSP area contains a number of areas of cultural sensitivity, as defined by the Aboriginal Heritage Regulations 2018. In total, 26 Aboriginal heritage sites were identified in the Ballarat West Growth Area; 11 in Sub-Precinct 1, 10 in Sub-Precinct 2 and 3 in Sub-Precinct 4 (Refer to Plan 6).

The majority of the identified sites were found along creek lines, typically contained 1 to 2 isolated artefact scatters and were considered of low significance from a scientific perspective (the Wadawurrung people consider all artefacts to be of cultural significance). Two sites of moderate significance were identified in Sub-Precinct 1. Three sites of moderate significance were identified in Sub-Precinct 2. All sites of moderate significance were located along creek corridors.

The study that identified these artefact scatters also identified areas with potential to contain Aboriginal heritage material outside of the areas of cultural heritage sensitivity prescribed by the Aboriginal Heritage Act 2006.

The preparation of the Ballarat West PSP has incorporated the findings of the archaeological and heritage reports by creating linear open space corridors along creeks in order to protect these areas from development.

In accordance with the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2018, all areas of cultural heritage sensitivity require a Cultural Heritage Management Plan (CHMP) to be prepared and approved prior to development of the land. Voluntary Cultural Heritage Management Plans have been recommended for areas identified as possessing potential Aboriginal heritage material

Since the Ballarat West PSP has been prepared, the mapping of cultural heritage has changed (refer to Plan 6).

As most of Ballarat West has been developed, the requirement of a CHMP is subject to any changes to the mapping of cultural heritage. A suitably qualified person must demonstrate a CHMP is not required to the satisfaction of the Responsible Authority .

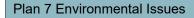
### 3.3.2 Post-Contact Heritage

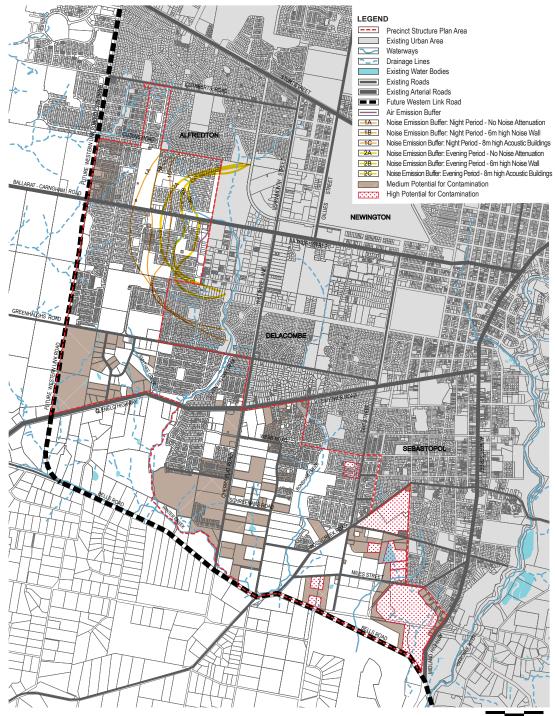
The Aboriginal and Historical Heritage Assessment undertaken in 2011 found 11 post-contact heritage sites in Sub-Precincts 1 and 2. No post-contact heritage sites were identified in Sub-Precinct 4.

The heritage sites recorded relate to historic gold mining activities and later rural settlement in the area. Of the 11 sites identified, none were identified as being of State or regional significance; all are listed on the Victorian Heritage Inventory.

One of the sites (the former Bonshaw Company/Prince of Wales gold mine in Sub-Precinct 1) has been identified as being of local significance and will be protected through the City of Ballarat Planning Scheme. In addition, a series of former gold mining sites along the Sebastopol Lead has been identified as having importance as a cultural landscape. Both of these items are addressed through the Ballarat West PSP.

Sub-Precinct 1 also contains an existing heritage site which is covered by Heritage Overlay Schedule 142 (HO142) -Former St Joseph's Home, which is to be retained. This site is also being considered for State listing





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# 3.4 Catchments and Drainage

The Ballarat West PSP Area is mostly located within the Winter Creek Catchment, with a small area that flows more directly to the Yarrowee River via minor creeks. The management of the quantity and quality of water discharged from the Ballarat West PSP area is critical in ensuring there are no detrimental impacts to the existing watercourses within the catchment as a result of future development.

There are three existing named creeks within the Precinct: Kensington Creek, Winter Creek and Bonshaw Creek. This network forms a continuous creek corridor through Sub-Precincts 1 and 2. In existing urban areas adjacent to the Ballarat West PSP area, these creeks are supported by an existing drainage network consisting of open channels, underground pipes, pits, retarding basins and various hydraulic structures.

As part of the Ballarat West PSP, the Drainage Scheme for the study area has been reviewed. An integrated trunk drainage system is required to protect future properties and water quality. There are also opportunities for stormwater harvesting, for example for irrigation of sportsgrounds.

# 3.5 Site Contamination

In accordance with Ministerial Direction 1, studies have been carried out to identify areas within the Ballarat West PSP area that have Potential for Contamination (PFC) as a result of past land uses. Properties were classified into categories; High and Medium PFC. Areas identified as having a high PFC will have the Environmental Audit Overlay applied to them.

Areas identified as having a medium PFC will be required, where they are to be developed for sensitive uses, to provide evidence that the land is suitable for future use of the land prior to development commencing on any affected landholdings. Conditions to be met for medium PFC areas in relation to sensitive land uses, are detailed in the Urban Growth Zone Schedule that applies to the land.

Low PFC will be removed from Plan 7 in accordance with Ministerial Direction 1 and Planning Practice Note 30. This is based on previous studies as properties identified to be low PFC had no significant evidence of potential contamination.

Most of the properties have remained as farmland and do not have any structures or activities that have potential to contaminate.

# 3.6 Roads and Access

#### Ballarat Western Link Road

The Western Link Road will act as a key traffic route for Ballarat, linking the Western Freeway to the north of the airport and the Midland Highway to the south of Sebastopol. The proposed alignment of the Western Link Road will extend southward from Dyson Drive defining the western edge of Sub-Precincts 2 and 4 and the southern boundary of Sub-Precinct 1. The ultimate road design will be two lanes in each direction between the Western Freeway and Glenelg Highway, one lane in each direction between Glenelg Highway and Cherry Flat Road, and either one or two lanes from there to the Midland Highway, depending on future traffic volumes. Service lanes may also be provided by developers.

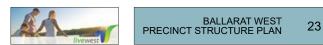
Access to the Western Link Road from the PSP area will be limited to Ballarat-Carngham Road, Greenhalghs Road, the Glenelg Highway, Cherry Flat Road, Ross Creek Road and the proposed Schreenans Lane extension. The Western Link Road will fulfil both a local and regional function in the PSP area as development occurs in the Ballarat West Growth Area. Land for part of the Western Link Road reservation will need to be reserved and acquired within the Ballarat West PSP area in Sub-Precincts

#### Opportunities for the Future Road Network

There are opportunities to provide an integrated, walking, cycling, public transport and vehicle network throughout the Ballarat West PSP area. Opportunity exists for an additional north-south link through Sub-Precincts 2 and 4 which will provide opportunity for public transport routes, walking and cycling paths.

Schreenans Road and Webb Road provide additional east-west connections in the southern parts of the Ballarat West PSP area. The new road cross section for these key roads will incorporate carriageways and verges that can accommodate public transport routes and bike and foot paths to support a range of transport nodes and provide walking and cycling connections throughout the precinct.

The Ballarat West PSP Road network, Public Transport and Walking plans provide for the extension of existing networks into the Ballarat West PSP Area and expansion of existing networks throughout the PSP area.



### 3.7 Land Use

#### 3.7.1 Existing Land Uses

Land in the original Ballarat West PSP comprised predominantly farming and rural-residential land. Since the Ballarat West PSP has been prepared, as land has been developed only a part of Ballarat West remains as farming land.

#### Existing Low Density Residential Zoned Land

There are two existing areas of Low Density Residential Zone (LDRZ) within the Precinct:

- LDRZ Area 1 in Sub-Precinct 1 to the east of Cherry Flat Road and south of Glenelg Highway; and
- LDRZ Area 2 in Sub-Precinct 2 to the south of Greenhalghs Road and north of Glenelg Highway (Masada Boulevard and Fay Drive precinct).

LDRZ Area 1 comprises 110ha hectares across 48 properties. Properties in this low density area vary in size and character. Some properties are of conventional residential character while others have a more rural character. Landholdings vary in size from 4,000 square metres to over 16ha. Land could be subdivided to conventional residential densities in the medium term once services are available, however there would be a requirement to provide for additional access roads and public open space should this occur.

LDRZ Area 2 comprises 66 hectares across 45 properties. Due to the configuration of the streets, landholdings in this area have irregular shapes and sizes. The fragmented nature of landholdings in this area and the irregular shape of lots place constraints on how this area could be further developed. There is potential to further subdivide this area in the long-term to accommodate more conventional residential density, once services are available. New eastwest road connections to the development will be critical to ensuring integration with future development.

A concept plan (figure 2) has been included for the Masada Boulevard/Fay Drive precinct which was previously zoned Low Density Residential. This plan is required to give guidance to landowners on how the existing parcel configuration and road network can be incorporated into future subdivision layouts to ensure an orderly and rational integration of this fragmented land.

#### Miscellaneous Uses

An existing regional park, MR Power Park, is located in the east of Sub-Precinct 1. This park is currently underutilised and offers excellent potential to improve the quality of the recreational provision and landscape character.

There is also a small Mixed Use Zone in the south-east corner of Sub-Precinct 1 which will be rezoned to the Urban Growth Zone.

#### 3.7.2 Interfaces

There are a number of sensitive interfaces which have been considered in the preparation of the Ballarat West PSP. The western edges of Sub-Precincts 2 and 4 are defined by farming areas and the future alignment of the Western Link Road.

The southern edge of the Ballarat West PSP area abuts the City of Ballarat municipal boundary with Golden Plains Shire. This land within the Golden Plains Shire is designated for rural-residential purposes.

The northern and eastern boundaries of the Ballarat West PSP area abut the existing residential communities of Alfredton, Delacombe and Sebastopol which are predominantly suburban residential density, with the exception of the Delacombe Industrial Area (discussed below). The Ballarat West PSP will ensure that future development is integrated with the existing communities.

The Delacombe Industrial Area abuts the eastern edge of Sub-Precinct 4. Historically this area was the preferred location for heavy industry in Ballarat. As a consequence, the area has an Industrial 1 Zoning. There are a number of existing industrial uses that require substantial buffers from sensitive land uses to accord with Clause 53.10 of the Ballarat Planning Scheme.

There is also a section of undeveloped Industrial 3 Zoned land abutting the eastern boundary of Sub-Precinct 4 to the north of Ballarat-Carngham Road.

Studies have been undertaken to investigate the demand for further industrial land as well as identifying buffer requirements for existing industry to protect it from the encroachment of sensitive land uses. These studies concluded that:

- There was little current demand for new industrial uses in the eastern portion of Sub-Precinct 4, though population growth in the Ballarat West Growth Area will bring demand in the longer term;
- An air emissions buffer is required which incorporates part of Sub-Precinct 4. No sensitive land uses are permitted within the air emission buffer area;



- The industrial area produces noise emissions that need to be mitigated before sensitive uses can be built in parts of Sub-Precinct 4; and
- There are a number of noise mitigation options available to achieve an acceptable noise environment at future sensitive uses within the PSP area having regard to the standards and amenity sought to be protected and achieved by the Noise Protocol.

#### 3.7.3 Land Ownership

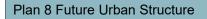
The Ballarat West PSP has a total area of approximately 1,290 hectares which originally comprised of 230 properties. The review undertook an audit of the number parcel that have been consolidated and developed. The consolidation of parcel now means that there are 187 parcels. Of these, 115 properties have been developed and 72 properties remain undeveloped.

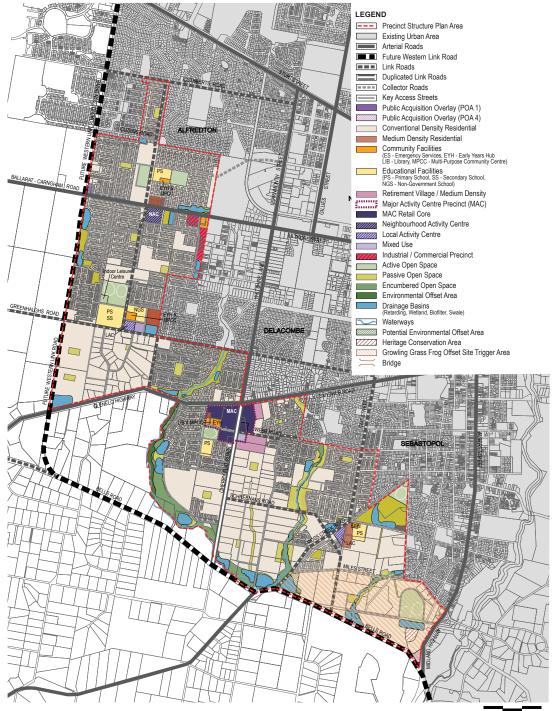
Many of the undeveloped properties are small landholdings of 4 hectares or less and result in a fragmented landownership. The fragmented land ownership of the Ballarat West PSP was originally seen as a significant challenge to the development of the area, specifically in Sub-Precincts 1 and 2.

The PSP provides a robust framework to manage these issues and support integrated development outcomes. Moreover in recent years development applications in Sub-Precincts 1 and 2 have been been submitted which suggests the challenges of fragmentation are not insurmountable.



6.2.2





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# 4 Integrated Precinct Design

#### 4.1 Vision

Ballarat West is the City's primary residential growth area and will be designed for the Ballarat context. It will draw on and continue Ballarat's excellent service provision, employment opportunities, recreation opportunities and accessibility. The built form will take cues from Ballarat's history, the form of its established areas and its landforms and rural environment. While each neighbourhood will form its own community with its own character, it will also be integrated into the broader city and all that it offers.

Ballarat West will be a place where people can enjoy healthy, affordable and sustainable lifestyles.

The community will be a vibrant and prosperous series of neighbourhoods which offer housing choice and diversity supported by schools and community facilities and a network of passive and active open spaces which cater for a range of recreational pursuits. The neighbourhoods will be interconnected by a walkable street and trail network, with access to public transport to ensure that all residents have access to a range of community, retail and recreational uses within their community.

A network of accessible 'neighbourhood centres' with differing functions will provide a community focus for each neighbourhood and form part of the larger Ballarat community, encouraging integration between the existing and new. These centres will accommodate a major activity centre, a neighbourhood activity centre and two local activity centres with co-located commercial, community, education and/or open space facilities. An Industrial/Commercial Precinct at Ballarat-Carngham Road will provide an appropriate interface with the existing Delacombe Industrial Area and opportunities for local employment. These centres will prioritise pedestrian access over vehicle movement to contribute to safer and more active shopping streets. This high accessibility to a range of facilities will reduce transport costs for households and businesses, reduce carbon emissions through reduced car travel and enhance the quality of life for local communities.

Ballarat West will provide a wide range of housing types to improve housing choice and cater for all sectors of the market. This choice will include affordable urban living; opportunities for retirement villages and conventional residential houses. Opportunities will be provided for higher density housing near the activity centres, the education and community hub and areas of open space.

The built environment will incorporate leading practice Environmentally Sustainable Design standards in order to achieve exceptional high quality urban design and amenity.

The Precinct will embrace sustainable urban development practices such as maintaining and restoring native vegetation where appropriate, providing treed streets and landscape trails, and incorporating water sensitive urban design solutions.

Ballarat West will be developed in a logical and orderly manner to ensure that residents are supported by community facilities and other essential infrastructure from the early stages of development.



### 4.2 Future Urban Structure

This section describes how the Ballarat West PSP delivers the Vision through the principles and objectives of integrated neighbourhood design. Plan 8 shows the Future Urban Structure Plan which has been updated from the original PSP to reflect on the ground changes that have occurred through development.

# 4.2.1 To establish a sense of place and community

The Ballarat West PSP establishes a framework for the development of environmentally, socially and economically sustainable communities. The key land uses are interlinked and combine to create an urban environment that promotes healthy lifestyles and strong, diverse communities.

Neighbourhoods are safe and efficiently designed, making it easy to walk or cycle to shops, local jobs, schools, community facilities and public transport stops.

A sense of place and community is fostered through careful planning of public spaces and community facilities such as schools and community hubs. This will ensure all facilities are central to their catchment and linked to other services directly via the key road, public transport and pedestrian and cycle networks. The plan seeks to respond to natural features by retaining them within the public realm in prominent locations and view lines. Winter, Bonshaw and Kensington Creeks will provide a central unifying landscape element that links the Sub-Precincts. Enhancing connection to past communities is also important. A sense of place will be achieved by recognising and incorporating the gold mining heritage areas of Sub-Precinct 1.

The environment for positive community interaction is further enhanced by the Major Activity Centre and smaller supporting activity centres. The provision of shops to meet regular shopping needs will promote interaction through the associated creation of formal and informal meeting spaces. This is further enhanced by the specific desire to see the Major Activity Centre develop over time as a place that offers more than retail services. The centre will provide opportunities to establish non-retail related businesses which service both the immediate community and the broader catchment. The non-retail component will provide local employment opportunities over time.

#### 4.2.2 To create greater housing choice

The Ballarat West PSP encourages the development of a range of housing densities that will lead to the creation of a variety of lot sizes and housing types across various levels of affordability. This diversity will provide opportunities to cater for people in different stages of their lives and to age in place, contributing to the creation of a strong community. The Ballarat West PSP promotes affordable housing through a mix of alternatives, such as private and social housing in and around the activity centres.

The mix of housing typologies in the Precinct will include:

- Medium to higher density housing within and around the activity centres and around high amenity areas such as the Education and Community hub;
- Conventional density housing with a broad design diversity across the range of lot sizes.

The Ballarat West PSP is to achieve a minimum average net density of 16 dwellings per developable hectare.

# 4.2.3 To create highly accessible and vibrant activity centres

The network of activity centres in the Ballarat West PSP area will provide local employment opportunities and community based services within walkable catchments. All of the centres will offer a mix of retail, non-retail, community services and other employment opportunities serviced by safe cycling, pedestrian and public transport networks.

A major activity centre has been nominated on Cherry Flat Road and is supported by a neighbourhood activity centre at Ballarat-Carngham Road and two smaller local activity centres at Greenhalghs Road and Ross Creek Road.

The activity centres are accessible to their residential catchments, being located within a reasonable walking distance for the majority of residents. This creates opportunity to reduce the dependency on private vehicles.

While initially providing local retail services, the planning for each centre is flexible enough to enable an appropriately scaled response to retail and non-retail demand over time.

Each activity centre is co-located with community facilities and higher density residential development to ensure that these centres are well used throughout the day and evening, creating safe and vibrant streets.



# 4.2.4 Deliver integrated, accessible and adaptable community facilities

The Ballarat West PSP seeks to service the changing needs of the community through the provision of accessible, integrated and adaptable community facilities. The Ballarat West PSP makes provision for a range of community infrastructure to serve the diverse needs of the local community. Community facilities will be delivered as early as possible to foster a sense of community in the new neighbourhoods.

#### Community & Early Years Hubs

A network of community and early years hubs are provided within Ballarat West. These hubs are co-located with schools and where appropriate, activity centres, to create focal points for community activity and interaction within each neighbourhood.

The Precinct offers a wide range of education facilities; government primary and secondary and non government primary schools. Early Years Hubs are co-located with schools and provide opportunities for the provision of kindergarten, childcare, child and maternal health and flexible community spaces. All schools and Early Years Hubs within the Precinct are located on the connector street network to maximise community access by walking, cycling and public transport.

#### **Open Space**

The open space network within the Precinct will cater for the diverse ages and interests within the local community. The open spaces range from neighbourhood to regional parks and will provide for a variety of active and passive recreational pursuits.

The Winter, Kensington and Bonshaw Creek linear parks will provide a green link with a shared path network through the heart of the development. This linear park network will provide connections to open spaces and other key community uses.

Other components of the open space network include neighbourhood parks, passive open space (conservation areas and linear open space) as well as active open space (including district and regional sport reserves).

# 4.2.5 Provide for Local Employment and Business Activity

The Ballarat West PSP area will support a variety of local economic development opportunities which will generate local employment in a number of sectors including retail, business and service industries. The Major Activity Centre, the Neighbourhood Activity Centre and Industrial/ Commercial Precinct will provide a range of employment opportunities for the community. Employment opportunities will also be provided by schools, early years hubs, public and private community facilities and other uses such as retirement and aged care facilities that establish within the Precinct.

The employment areas are co-located with supporting uses and are planned to be easily accessible via the public transport and walking and cycling networks, as well as the proposed road network.

The Ballarat West PSP also promotes:

- The establishment of home based businesses;
- The development of serviced and small offices located within and at the edge of the major and neighbourhood activity centres; and
- The development of flexible buildings in mixed use areas to ensure they can adapt over time to meet changing market needs.

Local employment opportunities will also be provided outside the Ballarat West PSP, in close proximity to the Ballarat West Employment Zone to the north.



#### 4.2.6 Provide better transport choices

#### Access to Local Employment

A key element in creating a more ecologically, socially and economically sustainable urban structure is to design the Precinct in a manner that reduces travel distances, increases travel time efficiency and reduces carbon emissions generated by journey to work trips.

The future urban structure reduces travel distances to work by providing local employment opportunities that reduce travel times and out commuting

#### Efficient Road and Public Transport Network

The arterial road and connector street network facilitates efficient road and public transport movement on a grid network within the Ballarat West Growth Area. It will provide strong connections with neighbouring precincts and existing development areas in all directions.

Existing rural standard roads will be upgraded to an urban standard, with several upgrades to be funded through the Ballarat West DCP.

The future urban structure provides the basis for the provision of efficient public transport by locating at least 95 per cent of dwellings within 400 metres walking distance of an existing or proposed bus stop.

The bus network will link residents and employees to the activity centres, Industrial/Commercial Precinct and education facilities within the Precinct and the wider Ballarat area. It will also provide access to the rail network and other employment uses and community infrastructure external to the Ballarat West PSP area.

#### Safe and Walkable Local Street Network

The proposed grid based road patterns will promote the creation of a local street network with high levels of permeability, walkability and passive solar orientation throughout the Precinct.

The Ballarat West PSP provides for a safe pedestrian and bicycle network via the:

- · On and off road paths within the road network; and
- The provision of a walking and cycling trail network along creek corridors and linear links throughout the Precinct. This network will include pedestrian bridges over the creek network, where required.

Activity centres, community facilities and sporting and recreational activities will be clustered along the pedestrian and cycle network to support walking access to these key destinations. The co-location of activity centres, community hubs and open space promotes a road, pedestrian and bicycle network that facilitates permeability and safe walking and cycling for all residents



# 4.2.7 Deliver Environmentally Sustainable Communities

The framework provided by Ballarat West PSP promotes an integrated land use and transport planning solution to optimise the number of people who have access to a safe and efficient walking, cycling and public transport network.

The Ballarat West PSP makes provision for a range of retail, employment and community facilities to service the daily and weekly needs of the residents. This supports a reduction in the extent of car use by minimising travel distances and also optimises the viability of alternative modes of transport.

Access to local jobs within and in close proximity to the Precinct will reduce journey-to-work travel distances.

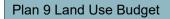
A greater range of choice in travel modes will be provided through implementation of the Ballarat West PSP, with the road network designed to accommodate buses, cyclists and pedestrians.

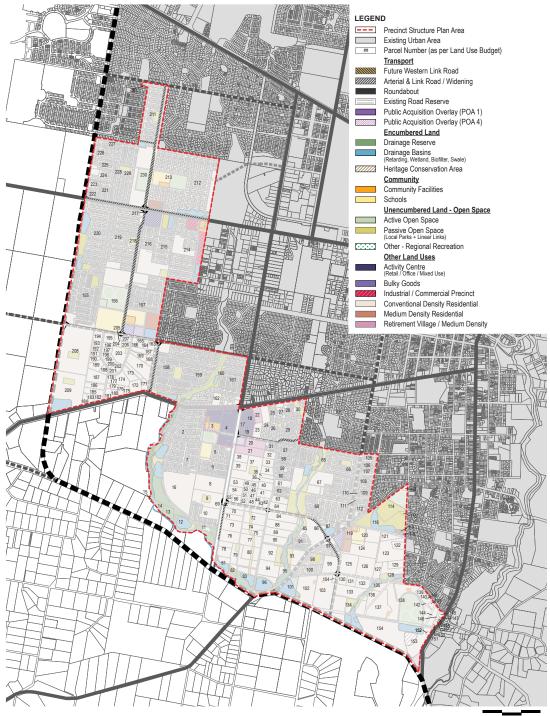
The Ballarat West PSP provides a framework for subdivision design that promotes solar access, to minimise the energy use of dwellings, community infrastructure and buildings in the activity centres.

Water Sensitive Urban Design (WSUD) aims to reduce the quantity of stormwater and improve the quality of water that is either discharged or re-used on site. WSUD techniques are to be incorporated through measures such as a network of retarding basins and wetlands that are integrated with the existing drainage lines and creeks. Utilising the existing drainage systems on the site reduces the requirement for piping and channelling of water and maintenance costs.

Remnant native vegetation has been retained as shown in the Ballarat West NVPP. The NVPP was used as a way to assist in creating a distinctive landscape character for the area and enhance biodiversity values to contribute to improved local biodiversity.







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### 4.3 Land Use Budget

Table 1: Summary Land Use Budget provides an overview of the land use components of the overall Ballarat West PSP area and for each Sub-Precinct. A more detailed land use budget by property is provided in Table 3 and contained in Attachment 1. Plan 9: Land Use Budget provides a key for this table.

The original Land Use Budget has been reviewed and updated to reflect development changes that have occurred through subdivision design, adopted Urban Design Frameworks, changes to infrastructure projects including a major drainage scheme review and adjustments to other land features such as environmental offset areas.

#### 4.3.1 Land Use Budget Summary

The Ballarat West PSP covers a total area of approximately 1,297 hectares across three Sub-Precincts (see Plan 1 and section 1.1):

- Sub-Precinct 1: Bonshaw Creek comprising approximately 707 hectares;
- Sub-Precinct 2: Greenhalghs Road comprising approximately 296 hectares; and
- Sub-Precinct 4: Ballarat-Carngham Road comprising approximately 287 hectares.

The Net Developable Area ('NDA') is 972.04 hectares. The NDA is established by deducting the land required for community facilities, education facilities and passive and active open space (unencumbered), from the Gross Development Area ('GDA'). The GDA is established by deducting any arterial roads, existing road reserves and encumbered land such as waterways and drainage reserves from the total Precinct area.

Table 2: Distribution of Housing Densities, demonstrates that the urban structure plan established by the amended Ballarat West PSP achieves a lot density of 16.66 dwellings per Net Developable Hectare ('NDHa'). Based on this density, the Ballarat West PSP area is estimated to provide for a yield of approximately 15,518 dwellings. This compares with an original estimated lot density of 15.19 dwellings per NDA and yield of 14,442 dwellings.

Table 4 provides details of housing yields by property and is contained in Attachment 2.

The areas identified for activity centres, mixed use and other employment uses have been included as part of the NDA but excluded for the purposes of calculating projected lot yields. Note that the Major Activity Centre is also likely to provide some dwellings. However, dwelling numbers in this area will not be known until an Urban Design Framework is completed by the landowners. The future urban structure plan encourages the development of medium density development around activity centres and community facilities which may result in the estimated housing yields being exceeded over time if higher density housing is developed at these locations.

# 4.4 Population and Demographic Projections

Ballarat's estimated resident population (ERP) in 2010 was around 96,000 people, an increase of around 13,000 people since 2001. Between 2011 and 2021, the population of Ballarat increased by 18,297 people (an increase of 19%) or an average of 1.8% per year (ABS, 2021).

Based on the population projections for Ballarat within the Housing Strategy (2023), the population is expected to grow to almost 171,429 by 2041, an increase of around 3000 persons per year.

Figure 1 F	Population I	oroiections	2021 - 2	2041

Population	2021	2026	2031	2036	2041
Ballarat Housing Strategy Projections	113,482	128,810	139,478	154,630	171,429

The Ballarat West PSP area is projected to accommodate almost 80 per cent of the population growth identified for the wider Ballarat West Growth Area. The Ballarat West PSP is forecast to accommodate approximately 15,518 lots and a population of around 39,150 people based on an eventual average household size of 2.5 persons per household.

The projected demographic profile for the area is:

- · 33% couples with children;
- · 23% couples without children;
- · 16% other families;
- · 25% lone person households; and
- · 3% group person households.



# Table 1 Summary Land Use Budget

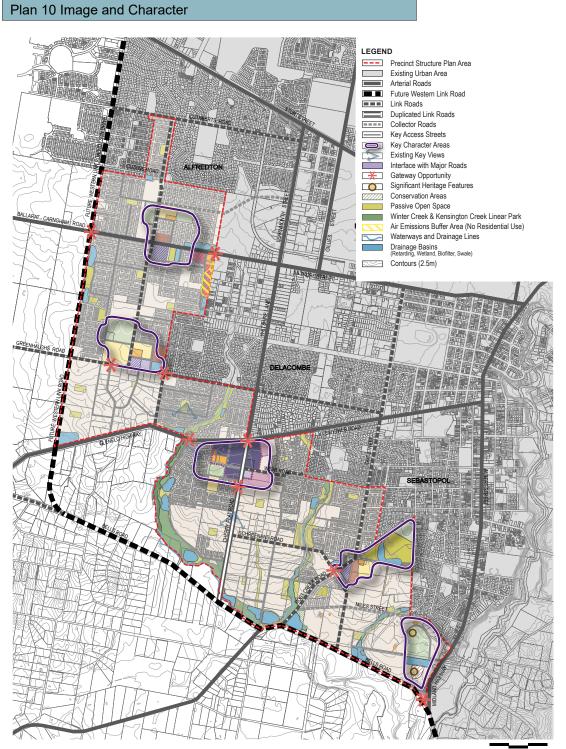
	Precinct 1			Precinct 2			Precinct 4			Precincts 1, 2 & 4		
DESCRIPTION	Area			Area			Area			Area		
% of Total	Hectares	% of Total Precinct	% of Gross Developable Area	Hectares	% of Total Precinct	% of Gross Developable Area	Hectares	% of Total Precinct	% of Gross Developable Area	Hectares	% of Total Precinct	% of Gross Developable Area
TOTAL PRECINCT AREA (ha)	705.95			295.64			285.18			1286.77		
Transport												
Future Ballarat Western Link Road (reservation)	0.00	0.00%		4.68	1.58%		0.53	0.19%		5.20	0.40%	
Arterial / Widening	4.84	0.697%		4.09	1.38%		7.24	2.54%		16.17	1.26%	
Intersections	0.71	0.10%		0.45	0.15%		0.41	0.14%		1.57	0.12%	
Road Reserves	51.39	7.28%		7.42	2.51%		3.16	1.11%		61.97	4.82%	
SUB-TOTAL	56.93	8.06%		16.64	5.63%		11.34	3.98%		84.91	6.60%	
OPEN SPACE												
Encumbered Land												
Waterway / Drainage Line	35.24	4.99%		6.56	2.22%		0.58	0.20%		42.37	3.29%	
Drainage Basins	31.96	4.53%		9.02	2.41%		7.69	2.70%		48.67	3.78%	
Environmental Conservation Area (potential vegetation offset area)	0.00	0.00%		0.00	4.55%		4.86	1.70%		4.86	0.38%	
Heritage Conservation Area	3.34	0.47%		0.00	0.00%		0.07	0.02%		3.41	0.27%	
SUB-TOTAL	70.54	9.99%		15.58	5.27%		13.20	4.63%		99.31	7.72%	
GROSS DEVELOPABLE AREA (ha)	578.48			263.42			260.64			1102.55		
Unencumbered Land Available for Recreation												
Active Open Space	18.63	2.64%	3.22%	10.03	3.39%	3.81%	7.98	2.80%	3.06%	36.64	2.85%	3.32%
Passive Open Space	47.92	6.79%	8.28%	9.48	3.21%	3.60%	7.72	2.71%	2.96%	65.11	5.06%	5.91%
SUB-TOTAL	66.55	9.43%	11.50%	19.51	6.60%	7.41%	15.70	5.51%	6.02%	101.75	7.91%	9.23%
TOTAL OPEN SPACE	137.09	19.42%		35.08	11.87%		28.90	10.13%		201.06	15.63%	
Community Facilities												
Community Services Facilities	2.40	0.34%	0.41%	1.30	0.44%	0.49%	0.7	0.25%	0.27%	4.40	0.34%	0.40%
SUB-TOTAL	2.40	0.34%	0.41%	1.30	0.44%	0.49%	0.7	0.25%	0.27%	4.40	0.34%	0.40%
Education												
Government Schools	6.79	0.96%	1.17%	10.00	3.38%	3.80%	4.07	1.43%	1.56%	20.86	1.62%	1.89%
Non-Government Schools	0.00	0.00%	0.00%	3.50	1.18%	1.33%	0.00	0.00%	0.00%	3.50	0.27%	0.32%
SUB-TOTAL	6.79	0.96%	1.17%	13.50	4.57%	5.12%	4.07	1.43%	1.56%	24.36	1.89%	2.21%
NET DEVELOPABLE AREA (NDA) (ha)	502.74	71.21%	86.91%	229.12	77.50%	86.98%	240.18	84.22%	92.15%	972.04	75.54%	88.16%



		5											
DESCRIPTION		Precinct 1			Precinct 2			Precinct 4		Pre	cincts 1, 2	& 4	
NET DEVELOPABLE AREA (NDA) ha	502.74				229.12			240.18			972.04		
Retail / Employment & Other	Retail / Employment Ha		На			На			На				
Activity Centre (Retail / Office / Mixed Use)		16.43			3.26			7.11			26.80		
Bulky Goods		4.86		0.00				0.00			4.86		
Industrial / Commercial		2.55			1.71			4.86			9.12		
SUB-TOTAL		23.84			4.97			11.97			40.78		
NET RESIDENTIAL AREA (NRA) ha		478.91			224.15		228.20				931.26		
RESIDENTIAL	NRA (Ha)	Dwell / NRHa	Dwellings	NRA (Ha)	Dwell / NRHa	Dwellings	NRA (Ha)	Dwell / NRHa	Dwellings	NRA (Ha)	Dwell / NRHa	Dwellings	
Residential - Conventional Density	468.36	20	8001	217.95	20	3673	225.82	20	3195	912.13	20	14870	
Residential - Medium Density	10.55	25	407	6.20	25	163	2.38	25	78	19.13	25	648	
Subtotal Against Net Residential Area (NRA)	478.91	17.56	8408	224.15	17.12	3836	228.20	14.35	3274	931.26	16.66	15518	
Combined Residential / Retail / Employment / Other	NDA (Ha)	Dwell / NDHa	Dwellings	NDA (Ha)	Dwell / NDHa	Dwellings	NDA (Ha)	Dwell / NDHa	Dwellings	NDA (Ha)	Dwell / NDHa	Dwellings	
Totals Residential Yield Against NDA	502.74	16.72	8408	229.12	16.74	3836	240.18	13.63	3274	972.04	15.96	15518	

# Table 2 Distribution of Housing Densities





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# 5 Elements

This chapter sets out objectives and planning and design guidelines for the following elements:

- · Image and character;
- Housing;
- · Employment and Activity Centres;
- · Community Facilities;
- · Open Space and Natural Systems;
- · Biodiversity Assets;
- Integrated Water Management;
- · Heritage;
- Transport and Movement; and
- · Utilities and Staging.

Each element includes:

- Objectives: An objective describes the desired outcome to be achieved in the completed development;
- Plans: A plan sets out a spatial expression of objectives;
- **Planning and Design Guidelines:** Planning and design guidelines including figures and tables that:
- must be met; or
- should be met.

Any planning and design guideline that must be met is a requirement that must be reflected in planning permit applications. Any planning and design guideline that should be met is a preferred outcome for developments that should be reflected in planning permit applications. To meet the objective, an alternative may be proposed.

If the Responsible Authority is satisfied that the alternative meets the objective, then the alternative may be considered provided it is to the satisfaction of the Responsible Authority.

# 5.1 Image and Character

# 5.1.1 Image and Character Objectives

The image and character objectives are:

- To create distinctive neighbourhoods, vibrant streets and attractive spaces that reflect the character and traditions of development in Ballarat;
- To achieve environmentally responsive development that makes use of the existing natural features of the Precinct by incorporating remnant trees and natural watercourses;
- To establish a strong sense of place through the creation of a series of 'centres', which provide opportunities for interaction within the neighbourhoods;
- To create a network of tree lined streets that create an attractive safe road network;
- To create a legible and integrated road and path network that connects with the linear trail networks;
- To enhance creek and drainage corridors and transform them into significant landscape features that enhance visual amenity and contribute to a sense of place;
- To encourage development that is flexible and adaptable to the changing needs of the community; and
- To protect and enhance valuable heritage features in the area and incorporate them into future developments through the open space network.

## 5.1.2 Implementation

The objectives for image and character are met by implementation of all of the following:

- Plan 8: Future Urban Structure Plan;
- Plan 10: Image and Character Plan;
- Plan 11: Housing Plan;
- Plan 14: Open Space Plan;
- Plan 16: Gold Mining Heritage Plan;
- · Plan 19: Walking and Trails Plan; and
- Planning and Design Guidelines set out in Section 5.1.3



# 5.1.3 Planning and Design Guidelines

# General

The following planning and design guidelines must be met:

- Community Hubs and Activity Centres will define the character of each neighbourhood and must be designed to create pedestrian focussed street networks, active frontages and opportunities for social interaction within a high quality built environment;
- Development is to address roads to create a network of safe and permeable streets;
- Design development with an interface to Winter, Bonshaw and Kensington Creeks and drainage lines to promote public use and passive surveillance;
- Design development to provide a strong urban frontage to the future Ballarat Western Link Road, Glenelg Highway, Ballarat-Carngham Road, Wiltshire Lane and Cherry Flat Road, and promote passive surveillance of these roads;
- Development along arterial roads must consider the future amenity (visual and noise) for future dwellings;
- Development must consider the orientation of buildings and maximise opportunities to reduce energy consumption and water use;
- As shown on Plan 11, a linear landscape buffer of at least 20m depth must be provided separating:
- sensitive uses and the Industrial/Commercial Precinct (see Section 5.3.4); and
- sensitive uses and any land in an Industrial Zone;
- Open spaces including linear parks must provide for active and passive recreation and accommodate a range of facilities including playgrounds, shelters and seating;
- Bonshaw, Winter and Kensington Creeks must create a high quality open space link which is connected to activity centres, open spaces and community facilities through a safe shared path trail; and
- Incorporate Water Sensitive Urban Design features such as retarding basins and wetlands to manage stormwater flows and create habitat for native plants and animals along the creeks and drainage lines.
- Biodiversity habitats along Winter Creek or other suitable locations for the relocation of the Growling Grass Frog.

The following planning and design guidelines should be met:

- The design of the Emergency Services facility should be sympathetic to the residential character of the surrounding areas and protect homes from negative amenity issues such as night-time noise and visual impact;
- Locate medium density development adjacent to activity centres, schools and where appropriate, active open space to reflect the higher amenity values associated with those areas;
- Development should minimise impacts on existing topography;
- Open spaces should be designed to incorporate existing vegetation, habitat or heritage features wherever possible;
- Define key entries to the Precinct and important character areas through the use of landscape treatments or built form;
- Provide opportunities for landmark buildings, public spaces and public art within the activity centres;
- Design and arrange lots to maximise solar efficiency through orientation; and
- Road frontage should be provided along creek corridors and public spaces unless it can be demonstrated that abutting development will provide passive surveillance and activation of abutting public spaces.
- Growling Grass Frog (GGF) Compensatory habitats should be setback more than 35 metres from Winter Creek and may be co-located with existing stormwater infrastructure. Road crossings are discouraged in these areas and pedestrian and cycling links, and linear infrastructure is to be designed to allow for the efficient movement of GGF.

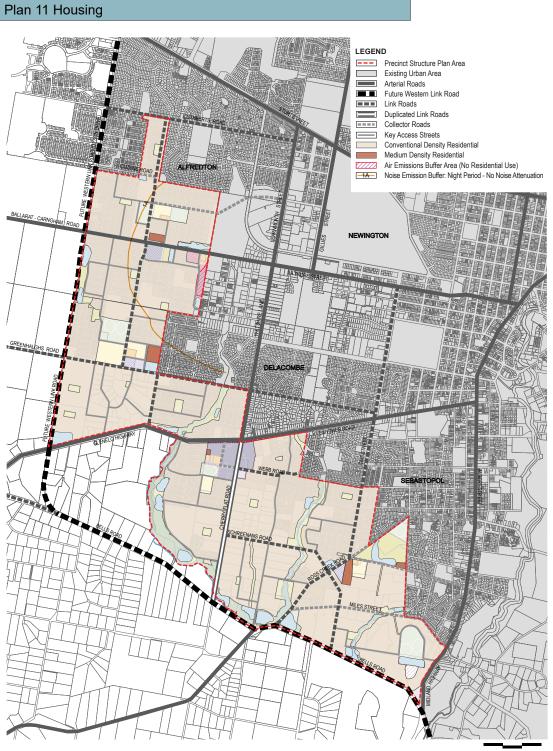


# Landscape Design

The following planning and design guidelines should be met:

- Street trees along access streets should encourage pedestrian movement and promote low speed traffic environments;
- Ensure landscaping of public spaces creates safe public spaces that have ample passive surveillance;
- Landscape design within activity centres, neighbourhood parks and streets should:
- Contribute to the creation of visually interesting public spaces that create a sense of place and identity;
- Consider the impacts of landscaping on the microclimate, including the need for wind protection and summer shade;
- Provide for the retention of existing vegetation that contributes to the character of the area, where possible;
- Ensure the size of the street tree species relates to the scale of the street and is suitable for pedestrian environments;
- Landscaping along creek lines and within encumbered land should:
  - Be planted with species indigenous to Ballarat where possible, enhance and improve biodiversity along creek corridors and provide potential habitat;
- Allow opportunities for passive recreation;
- Landscaping should be in accordance with the City of Ballarat's Landscape Character Areas Policy and any applicable street furniture guidelines; and
- Vegetation selection should be suitable for Ballarat's climate, minimise the need for ongoing irrigation and have regard to ease of maintenance.





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# 5.2 Housing

# 5.2.1 Housing Objectives

The objectives for housing are:

- To create walkable residential neighbourhoods that have accessibility to local services, community facilities, a range of open spaces and offer a high standard of living;
- To ensure a range of lot sizes and housing types are provided to meet the needs and aspirations of the new community and to provide for the changing needs of the community over time;
- To achieve a minimum density of 16 dwellings per Net Developable Hectare (NDHa) throughout the Ballarat West PSP area and encourage a minimum density of 20 dwellings for subdivisions to reflect the updated targets in the PSP Guidelines 2.0;
- To encourage medium density housing within walking distance of key amenities such as activity centres, community hubs and open space;
- To support specialised housing forms such as retirement villages close to activity centres, community facilities and the public transport network to ensure that future residents have good access to a range of services;
- To support the opportunity for larger lots to be provided at the south east of Sub-Precinct 1 at Winter Creek to provide a transition between the existing rural areas and urban development and accommodate sloping topography;
- Affordable housing should be located in areas that have convenient access to commercial and community facilities, services and public transport.
- To ensure integration of the existing low density residential areas within Sub-Precincts 1 and 2 with development of surrounding properties;
- To encourage flexibility in subdivision design and planning/building approvals to enable better adaptation of housing to changing needs and create interesting and diverse living environments throughout the Precinct;
- To ensure subdivision and lot layouts provide creative and innovative design solutions for fragmented land ownership;
- To ensure subdivision and lot layouts maximise solar efficiency through the orientation of lots;
- To protect industrial businesses in the Delacombe Industrial Area from the possible negative impacts of residential encroachment;

- To protect homes and other sensitive uses from the possible negative impacts created by the Delacombe Industrial Area; and
- To encourage home based businesses within residential areas that do not detract from the primary use or amenity of the area.

Since the Ballarat West PSP was prepared, some of the larger lots at the south-east of Sub-Precinct 1 at Winter Creek have been further subdivided into small lots on the rural and residential interface.

## 5.2.2 Implementation

The objectives for housing are met by implementation of all of the following:

- Plan 8: Future Urban Structure Plan;
- Plan 11: Housing Plan;
- Plan 14: Open Space Plan;
- Table 2: Distribution of Housing Densities; and
- Planning and design guidelines set out in Section 5.2.3 and 5.2.4.



# 5.2.3 Planning and Design Guidelines

# General

The following planning and design guidelines must be met:

- Residential development across the Ballarat West PSP must include a range of dwelling densities including conventional and medium density residential lots, and specialised housing (terms de ined in glossary);
- Development must address drainage, visual amenity and privacy issues caused by developing new homes along the interface with existing homes in Alfredton Drive, Alfredton. Management options may include raising the height of fences, landscaping/vegetation requirements and controlling the height of new dwellings;
- Eliminate the need for a planning permit for small lot housing (less than 300m2) in appropriate locations where the requirements of the Small Lot Housing Code are met;
- Taking into account the density of development that has already occurred, future development must achieve a minimum average of 16 dwellings per Net Residential Hectare (NHRa) across the PSP area;
- · Development of conventional density housing must:
- Achieve an overall average of 16 dwellings per Net Residential Hectare (NHRa);
- Provide a mix of lot sizes and dwelling types throughout the Precinct; and
- Ensure dwellings address streets and public spaces and maximise passive surveillance.
- · Development of medium density housing must:
  - Achieve an overall average of 25 dwellings per Net Residential Hectare (NHRa);
  - Be overlooking, abutting or within close proximity to activity centres, community hubs, public transport stops or open space; and
  - Be provided in a variety of forms including terrace/ townhouse development, integrated development sites and/or retirement villages;
- · Housing abutting open spaces and linear links must:
  - Enhance passive surveillance of the open space through design features such as having dual frontage to the road and open space; and
  - Have low or semi-transparent fencing along boundaries to public space;

The following general planning and design guidelines should be met:

- Medium density developments or lots less than 250 square metres should avoid garages fronting parks and linear links;
- · Housing abutting open spaces and linear links should:
  - Integrate open spaces into the design of subdivisions;
  - Have a strong built form along the park edges to provide a backdrop and interface to the open spaces;
  - Provide a secondary entry to dwellings from the park to give them a sense of address;
  - Provide a clear transition between public and private spaces; and
  - Provide opportunities for passive surveillance and pedestrian activities along laneways;
- Higher density housing (in excess of 25 dwellings per hectare) is encouraged in close proximity to the Major Activity Centre, Neighbourhood Activity Centre and Local Activity Centres.



# Subdivision of existing rural-residential areas to conventional density

The following planning and design guidelines must be met:

- Create an integrated road network within the existing rural-residential area and provide opportunities for road connections to abutting landholdings where possible;
- · Avoid the creation of cul-de-sacs; and
- Provide through-connections (road, walking and cycling) between the existing rural-residential area and surrounding parcels to integrate the rural-residential area with the broader community.

The following planning and design guidelines should be met:

- Consider the character of existing residences to be retained within future developments; and
- Respect and enhance the existing streetscapes and landscape character, for example through street tree selection and setbacks.

A concept plan (figure 2) has been included for the Masada Boulevard/Fay Drive precinct which was previously zoned Low Density Residential.



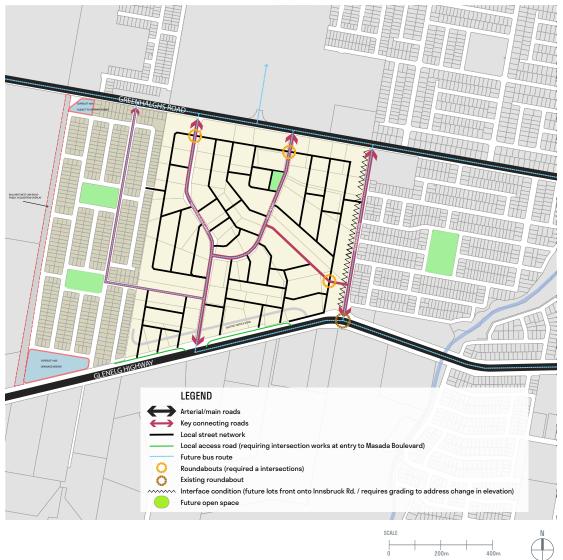


Figure 2 Masada Boulevard - Indicative Concept Plan



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# 5.2.4 Sensitive uses in Sub-Precinct 4

# Air Emissions Buffer Area

- The following planning and design guidelines must be met:
- Sensitive uses must not locate within the Air Emissions Buffer Area shown in Figure 3.







## Sensitive uses within the noise-affected area

The following planning and design guidelines must be met:

 Subdivision or use of land for sensitive uses within the noise-affected area shown on Plan 11 must achieve an acceptable noise environment having regard to the standards and amenity sought to be protected and achieved by the Noise Protocol. The noise levels to be achieved at a sensitive land use within the affected area are listed in the table below;

Period	Noise Limits (dB(A)) having regard to Noise
Day	48
Evening	43
Night	39

- Sensitive land uses include dwellings, residential buildings, private open space of a dwelling/residential buildings, caretaker's house, hospital, hotel, institutional home, motel, reformative institution, tourist establishment or work release hostel;
- The noise mitigation measures may include, but are not limited to:
  - The attenuation of noise at the source of emission;
  - The attenuation of noise at the receptor (eg residential dwelling);
  - The construction of a noise wall between the source of emissions and receptors;
  - The construction of new buildings between the source of emissions and receptors that have the affect of reducing noise-sensitive uses.

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- Noise mitigation measures must:
  - Allow the creation of an integrated neighbourhood in Sub-Precinct 4 and not create isolated developments that cannot be integrated with abutting developments;
  - Not prevent activation and passive surveillance of public spaces;
  - Be of a scale and form that will not detract from the future character of the area;
  - Not have substantial adverse impacts on abutting landholdings;
  - Be designed to have a life of no less than 30 years; and
- Consider the maintenance and ongoing management obligation of any attenuation measure. Any noise mitigation measure selected must be cost effective and easily maintainable;
- If deemed necessary by the Responsible Authority, an agreement under Section 173 of the Act will be placed on any lot created which will contain a sensitive land use to ensure that future buildings are designed having regard to the standards and amenity sought to be protected and achieved by the Noise Protocol; and
- A permit cannot be granted for development within the noise buffer unless the Responsible Authority is satisfied the noise levels specified can be achieved.

# Visual amenity

The following planning and design guidelines must be met:

- As shown in Figure 2, a linear landscape buffer of at least 20m depth must be provided separating:
  - sensitive uses and the Industrial/Commercial Precinct (see Section 5.3.4); and
  - sensitive uses and any land in an Industrial Zone.
- The linear landscape buffer is to be landscaped and integrated within abutting development. Landscaping in this area must include canopy tree plantings that will help screen and soften views to the Industrial/Commercial Precinct; and
- New development abutting the linear landscape buffer is to provide passive surveillance and activation of the buffer.

### Protection of industrial land

The following planning and design guidelines must be met:

• The minimum separation between a sensitive use and land in an Industrial 1 Zone shall be 100m.



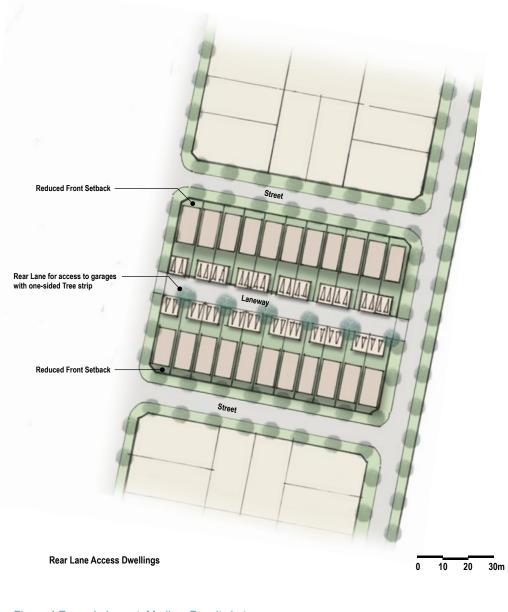
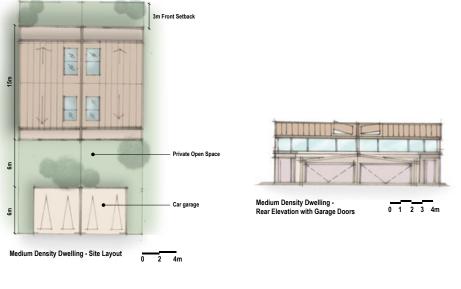


Figure 4 Example Layout: Medium Density Lots





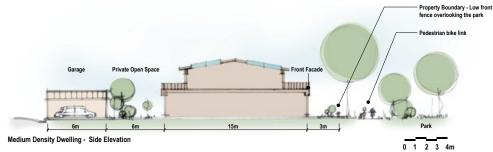


Figure 5 Example Layout: Medium Density Housing fronting Open Space

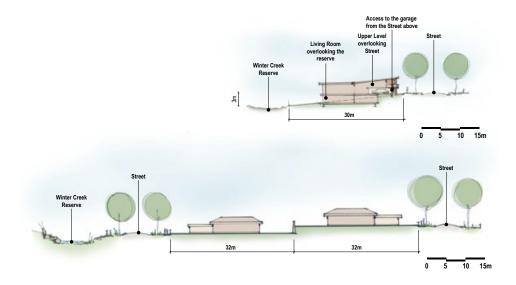
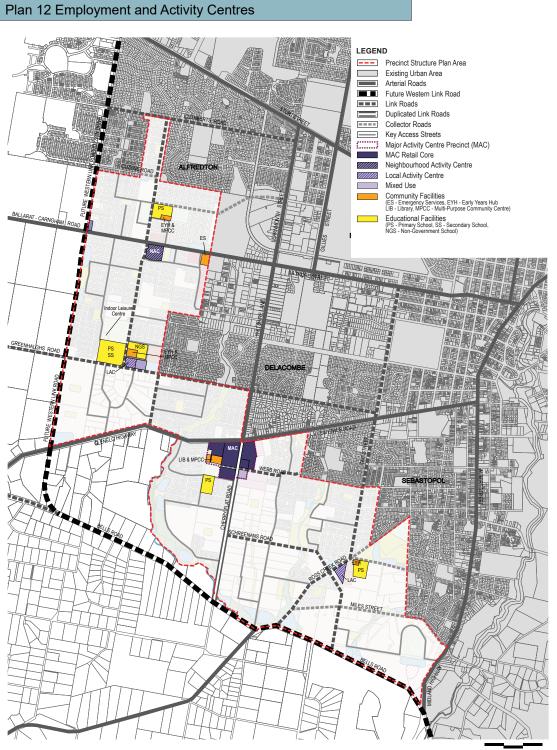


Figure 6 Example Layouts: Lots adjacent to Winter Creek





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# 5.3 Employment and Activity Centres

# 5.3.1 Employment and Activity Centre Objectives

# Activity Centres

The objectives for Activity Centres are:

- To establish a hierarchy of vibrant 'Main Street' based activity centres that service the Ballarat West PSP area and parts of the surrounding community. These activity centres will provide a mix of retail, commercial and community uses to increase opportunities for employment in the Precinct and avoid the creation of 'dormitory suburbs';
- To ensure that new activity centres do not detract from the function and catchment of existing retail centres;
- To ensure that the Major Activity Centre provides opportunity for a mixture of retail, commercial, residential and service uses, and caters to the needs of the wider area;
- To ensure that the Neighbourhood Activity Centre serves a local function and acts as a weekly shopping destination for local residents;
- To create Local Activity Centres that cater for the day to day needs of residents and become a central focus for their communities;
- To ensure that Activity Centres are integrated with adjacent residential neighbourhoods;
- To ensure that the Major Activity Centre and Neighbourhood Activity Centre have the capacity to accommodate growth and adapt to changing market trends over time;
- To connect all activity centres with an integrated and accessible transport network which caters for a range of transport modes; and
- To acknowledge and appropriately address the interface with Ballarat-Carngham Road and Glenelg Highway when designing the Neighbourhood Activity Centre and the Major Activity Centre respectively.

# 5.3.2 Implementation

The objectives for activity centres are met by the implementation of all of the following:

- Plan 8: Future Urban Structure Plan;
- Plan 12: Employment and Activity Centres Plan;
- Plan 13: Community Facilities Plan;
- Table 5: Activity Centre and Employment Hierarchy;
- Planning and Design Guidelines set out in Section 5.3.3;
- Figure 7: Urban Design Framework for the Major Activity Centre;and
- Figure 8: Indicative Concept Plan for the Neighbourhood Activity Centre.



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# 5.3.3 Activity Centre Planning and Design Guidelines

# General

## Built form and the public realm

The following planning and design guidelines must be met:

- Developments must achieve a high degree of integration and connectivity between all uses within the activity centre;
- Active street frontages must to be provided to primary street frontages within activity centres; and
- A main street through each activity centre must be created. The main street must encourage pedestrian movement and support a mixture of street based activities;

The following planning and design guidelines should be met:

- Build retail and commercial frontages to the edge of footpaths with clearly defined principal entrances addressing streets or public spaces;
- Place large retail formats (such as supermarkets and discount department stores) behind street-front retail tenancies;
- Provide high quality pedestrian spaces throughout activity centres to allow for connection, congregation and informal activity;
- Provide active uses at street level along 'main streets' to ensure a high level of activation of streets and pedestrian spaces;
- Establish pedestrian oriented environments that are permeable, visually interesting, accessible, well connected, safe and prioritise pedestrian movement over vehicle movement;
- Street facades must be well articulated, visually interesting and contribute to local character.
- · Extensive blank facades to the street should be avoided;
- Corner sites should not be anchored by petrol stations or fast food outlets;
- Active frontages should be provided with continuous awnings or similar shelter to encourage pedestrian movement in all weather conditions;
- Advertising signage should be co-ordinated for each premises to avoid unnecessary visual clutter; and
- Activity Centres should incorporate Water Sensitive Urban Design measures.

## Parking and movement

The following planning and design guidelines should be met:

- Locate car parking areas behind buildings to screen these areas from shopping streets and provide access from side-streets or rear laneways;
- Car parking areas should be designed to ensure passive surveillance and public safety through adequate positioning and lighting;
- Bicycle parking should be provided in a number of prominent and easily accessible locations and must be clearly visible, well lit, and preferably under cover;
- Bus stops should be centrally located to both community and retail facilities, in an area of high amenity and located in areas with a high level of passive surveillance; and
- Service areas should be screened from the public realm.



### **Major Activity Centre**

The following planning and design guidelines must be met:

• Proposals are to be consistent with the role and function of the centre as described in Table 5.

The following planning and design guidelines should be met:

- The first stage of development within the MAC Retail Core should create a main street with activity on both sides, provide legible, high-quality pedestrian connections to residential areas and be integrated with the community facility and primary school sites;
- Locate a landmark frontage on each side of the intersection of Glenelg Highway and Cherry Flat Road, as well as at the entry to the MAC Retail Core at Webb Road, to signal the entry point to the major activity centre to passing traffic;
- Create a main street in the MAC Retail Core that provides protection from prevailing winds, rain and takes advantage of morning or afternoon solar access;
- Provide high-quality on-street pedestrian connections linking the MAC Retail Core to other parts of the Major Activity Centre. Footpaths should be broad; enabling outdoor dining and encouraging informal social interaction;
- Provide tree lined streets, street furniture and urban art to give the centre a unique sense of place;
- · Encourage visually interesting buildings and streetscapes;
- Major retail anchors, entrances to enclosed centres, and street parking should be designed to generate passing trade for street-based shopfronts;
- Create a nexus between the district park and the activity centre by locating community facilities between retail and open space;
- Create a nexus between the district park and the activity centre by locating community facilities between retail and open space;
- Use built form to the north and east of the district park to form a well defined edge to park land and maximise passive surveillance opportunities;
- Configure the district park to reach the ridgeline to the west to maximise views from the activity centre to the south-west;

- Encourage medium density residential development around the periphery of the town centre over time;
- Consider provision of shop top housing and other residential mixed-use built forms to help activate the town centre throughout the day and evening;
- Provide a variety of employment and business opportunities through the provision of community, retail and non-retail commercial activities;
- Limit access to Cherry Flat Road between Webb Road and Glenelg Highway. Any access proposed should be from a service lane or allow left-in, left-out movements only; and
- Create a town square or similar public space within the MAC Retail Core. This space should be:
  - Edged with active frontages;
  - Located in an area with high pedestrian activity and
  - accessible from multiple places;
  - Located adjacent to or directly addressed by community
  - facilities;
  - Located to have good solar orientation; and
  - Accessible to both shade and rain sheltered areas.

#### Major Activity Centre – Bulky Goods Precinct

The following planning and design guidelines must be met:

• Proposals are to be consistent with the role and function of the centre as described in Table 5.

The following planning and design guidelines should be met:

- Create an appropriate interface between the bulky goods precinct and abutting residential development;
- Ensure development addresses Glenelg Highway, Cherry Flat Road and Webb Road;
- Landmark frontages should be provided at the intersection of Glenelg Highway and Cherry Flat Road and Cherry Flat Road and Webb Road, unarticulated facades to these intersections will not be supported; and
- The scale of development in this precinct must have regard to the scale of development in surrounding residential areas.



### Neighbourhood Activity Centre

The following planning and design guidelines should be met:

- Provide a landmark frontage at the intersection of Ballarat-Carngham Road and the future north-south collector road and at prominent corner sites within the activity centre;
- Orientate buildings to address Ballarat-Carngham Road, the proposed collector road and the future residential development to the south and east;
- Create a tree lined 'main street' feel through the activity centre by providing active street frontages to all proposed internal roads and the north-south collector.
- Future development should not present blank facades to Ballarat-Carngham Road, the north-south collector road or the proposed 'main street';
- Locate car parking areas behind retail buildings to screen these areas from key shopping areas;
- Integrate the activity centre with future residential development; and
- Locate medium density residential adjacent to the Neighbourhood Activity Centre.

# Urban Design Frameworks – Major Activity Centre and Neighbourhood Activity Centre

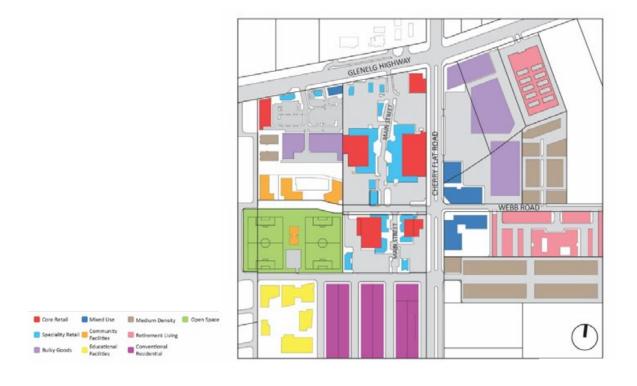
A permit should not be granted to use or subdivide land, or to construct a building or construct and carry out works within the Major Activity Centre or the Neighbourhood

Activity Centre until an Urban Design Framework has been prepared, or where one has already been approved, amended, if required, to the satisfaction of the Responsible Authority

The Urban Design Framework should:

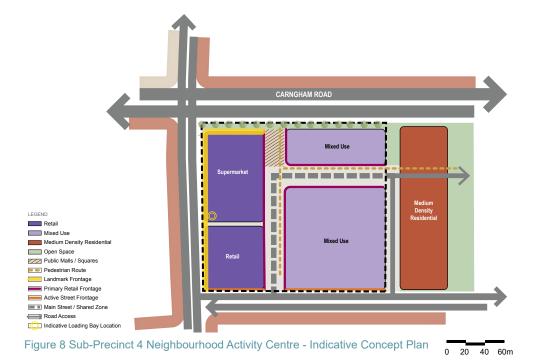
- Address the whole of the activity centre unless a staged Urban Design Framework is agreed to by the Responsible Authority;
- Address any relevant design guidelines prepared by the Victorian Government or Responsible Authority;
- Demonstrate an appropriate design response that addresses the relevant Activity Centre Planning and Design Guidelines and the indicative concept plans illustrated in Figures 7 & 8;
- Explain how the Framework responds to feedback received following consultation with infrastructure agencies including VicRoads and the Department of Transport and landowners within the activity centre;
- Show how the activity centre relates to existing or approved development in the area;
- Include an overall landscape concept for the activity centre;
- Demonstrate how the activity centre will positively address environmental sustainability including integrated water management and energy conservation;
- Show the proposed location and design of car parking areas, and detail car parking rates for proposed uses within the activity centre;
- · Show proposed staging of development;
- Set out design principles for the provision of advertising Signs; and
- Set out arrangements for the provision of service areas for deliveries and waste disposal including access for larger vehicles and measures to minimise the impact on the amenity of the activity centre and adjoining neighbourhoods.





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Figure 7 Sub-Precinct 1 Major Activity Centre - Existing Urban Design Framework (Approved 20 April 2023)





# 5.3.4 Industrial / Commercial Precinct Objectives

The objectives for the Industrial/Commercial precinct are:

- To provide an air emissions buffer between the existing Delacombe Industrial Area and residential neighbourhoods in the Ballarat West PSP;
- To protect heavy industries in the Delacombe Industrial Area from residential encroachment;
- To create a unique industrial/commercial precinct that accommodates a mixture of non-sensitive land uses that provide employment opportunities supporting the Precinct;
- To provide passive surveillance of the linear landscape buffer;
- To support high quality built forms and uses such as office and small business workshops to provide an attractive interface between the Delacombe Industrial Area and residential land uses to the west; and
- Provide built forms within the Industrial/Commercial precinct that serve a noise attenuation function and assist to reduce noise impacts on the surrounding residential area.

### 5.3.5 Implementation

The objectives for the Industrial/Commercial Precinct are met by the implementation of all of the following:

- Plan 8: Future Urban Structure Plan;
- Plan 12: Employment and Activity Centres Plan;
- Table 5: Activity Centre and Employment Hierarchy; and
- Industrial/Commercial Precinct Planning and Design Guidelines set out in Section 5.3.6.



# 5.3.6 Industrial / Commercial Precinct Planning and Design Guidelines

The following planning and design guidelines must be met:

- Proposals must be consistent with and enhance the Activity Centre and Employment Hierarchy described in Table 5;
- Development facing the Linear Landscape Buffer must address the buffer area, be well landscaped and ensure passive surveillance;
- Buildings fronting the Linear Landscape Buffer and Ballarat-Carngham Road must be designed to a high standard and provide a well-articulated front facade;
- Building designs must consider their presentation to residential areas and provide an appropriate transition between residential and non-residential uses;
- Uses within the precinct must not create new amenity buffer requirements for air, noise or light emissions that would extend the existing buffers or levels identified in this PSP;
- No sensitive land uses are permitted within the Industrial/ Commercial Precinct;
- Office uses must be commensurate in scale with an outof-centre, suburban location and must not undermine the function of the Central Business District and the proposed Major Activity Centre;
- Restricted retail (bulky goods) uses must be appropriate in scale with an out-of-centre location, not undermine the retail hierarchy defined by the *Ballarat Activity Centres Strategy (2011)* and not undermine the function of the bulky goods precinct within the Major Activity Centre; and
- Other non-sensitive, non-industrial uses such as an indoor sports centre may be acceptable.

The following planning and design guidelines should be met:

• To minimise dumping of rubbish, lots in the Industrial/ Commercial Precinct should not directly abut the Linear Landscape Buffer.

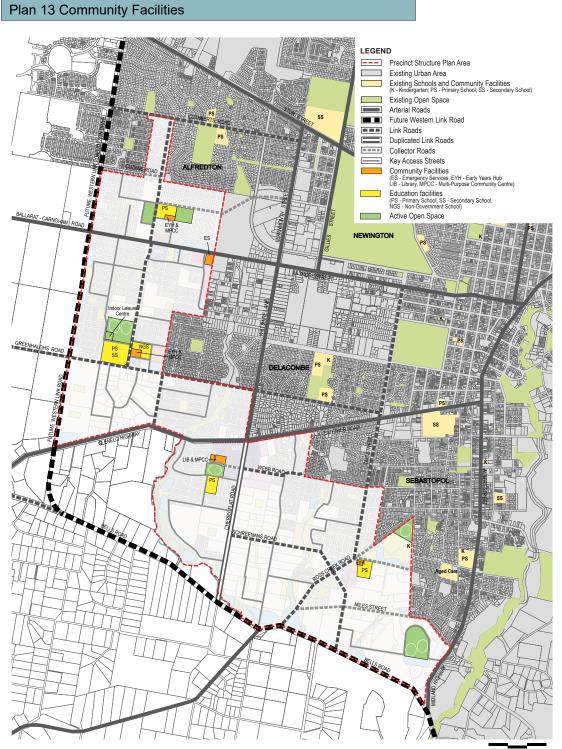


# Table 5 Activity Centre and Employment Hierarchy

Activity Centre	Role and Function
Glenelg Highway Major Activity Centre	Act as the main shopping precinct for Ballarat West;
	Primarily serve the population of the Ballarat West Growth Area;
	<ul> <li>Provide for up to 29,500 m<sup>2</sup> of retail floor space, up to 23,000 m2 of floor space for restricted retail premises and up to 21,500 m<sup>2</sup> of office space. Provision of this floor space will be staged in line with demand growth in the catchment (the Ballarat West Growth Area);</li> </ul>
	<ul> <li>At full development of the catchment (the Ballarat West Growth Area), accommodate two full-line supermarkets, discount department stores and specialty shops and services;</li> </ul>
	Have a civic function and include a library and multi-purpose community centre; and
	Allow residential uses and encourage the introduction of office/ home developments around the periphery of the centre.
Ballarat-Carngham Road Neighbourhood Activity Centre	Medium sized neighbourhood activity centre;
	• Provide for up to 6,000 m <sup>2</sup> of retail floor space, with opportunities to provide up to 3000 m <sup>2</sup> office uses;
	Provision for one supermarket and a variety of specialty shops and services; and
	Development should be anchored along a main street which runs through the centre.
Local Activity Centres	Provide for up to 1500 m <sup>2</sup> of retail floor space and 500 m <sup>2</sup> of office space;
	Provide opportunity for a small supermarket supported by convenience shops and services; and
	Serve daily shopping needs.
Industrial / Commercial Precinct	Employment precinct that provides for manufacturing and service industries, offices, associated commercial     and industrial uses, and other non-sensitive land uses, which are compatible with sensitive land uses;
	<ul> <li>Provides flexibility for integrated office/industry developments that is not readily accommodated in the Central Business District and Glenelg Highway Major Activity Centre;</li> </ul>
	• Provides an air emissions buffer between existing industry and sensitive uses. This area is not to include sensitive uses;
	<ul> <li>Provides manufacturing and service industries to meet the needs of the future Ballarat West community, allowing flexibility for development of a range of associated commercial uses including offices;</li> </ul>
	<ul> <li>Provide some capacity for Restricted Retail Premises up to a total of 8,500 m<sup>2</sup> across the Industrial/ Commercial Precinct. Restricted Retailing in this area should form part of a balanced mixture of land uses which do not undermine the role of the retail hierarchy or the Major Activity Centre. The primary focus for Restricted Retailing is to be the Major Activity Centre; and</li> </ul>
	<ul> <li>This employment area is not intended to become an activity centre or be integrated with the Ballarat- Carngham Road Neighbourhood Activity Centre. Land use proposals in this area should not detract from the function and role of planned and existing activity centres, considering Ballarat's wider activity centre hierarchy.</li> <li>This may need to be demonstrated to the satisfaction of the Responsible Authority.</li> </ul>
The fleer erece are indicative of	the size of the centre based on the retail assessment undertaken by Macronlan as part of the preparation of the PSP

The floor areas are indicative of the size of the centre based on the retail assessment undertaken by Macroplan as part of the preparation of the PSP. Variations to the indicative floor area may be permitted provided it does not change the role of the Activity Centre. A retail or economic assessment will be required.





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# 5.4 Community Facilities

## 5.4.1 Community Facilities Objectives

The objectives for community facilities are:

- To provide a well-connected network of community hubs across the Precinct;
- To foster community activity and interaction within each neighbourhood by co-locating community uses, activity centres, play space, open space, and transport facilities;
- To provide community facilities in line with future population growth;
- To provide opportunities for adaptable, shared, co-located and/or integrated community facilities (land and buildings);
- To plan for a range of community facilities, cultural venues and services to meet the varying needs of local residents;
- To plan for community facilities of a high standard that have flexible designs which can accommodate a range of uses, meet the changing needs of the community and allow for both indoor and outdoor activities;
- To locate community facilities with active and passive open space and, where appropriate, education facilities;
- To plan for community facilities which have safe and convenient access by public transport, walking, cycling, the mobility aided and car;
- To plan for physical connections that integrate future adjoining land uses for community use;
- To provide sporting facilities and supporting infrastructure identified in the plan;
- To allow for the timely delivery of community facilities such as schools, health and children's services and formal recreation facilities as population thresholds are reached and funding becomes available; and
- To provide for an emergency services facility (CFA, Ambulance and possibly Police and SES) to cater for growth outside of their existing service areas.

### 5.4.2 Implementation

The objectives for community facilities are met by implementation of all of the following:

- Plan 8: Future Urban Structure Plan;
- Table 6: Community Facilities;
- · Plan 13: Community Facilities Plan;

- Figure 9: Delacombe Community Hub;
- Figure 10: Winterfield North Community Hub;
- Community Facilities Planning and Design Guidelines set out in Section 5.4.3; and
- Community Facilities Delivery Statement set out in Section 5.4.4.

# 5.4.3 Community Facilities planning and design guidelines

## General

The following planning and design guidelines must be met:

- Community facilities must be integrated with other community facilities, activity centres and/or open space, and be co-located with proposed children's playgrounds, recreation infrastructure and kindergartens; and
- Education and community services (public and private) and other activities (such as childcare centres) must:
  - Be within or nearby community hubs or activity centres;
  - Be located so they are easily accessible by walking, cycling and public transport; and
  - Provide safe drop-off and pick up locations on access streets and collector roads, not arterial roads.

The planning and development of community facilities should:

- · Accommodate a diverse range of users;
- · Promote social interaction and foster a sense of place;
- Ensure that built form is of a high standard and of a proportion, scale and character appropriate to their urban context;
- Ensure principal entrances of buildings to streets and/or public spaces are clearly visble from the street and are not isolated from view;
- Be designed with adaptable spaces that can be modified to respond to changing community demands and needs;
- Capitalise on any natural features that currently exist, and emphasise any unique characteristics that may be present; and
- Schools may be designed to incorporate uses such as places of worship or other welfare/community facilities if required.



# 5.4.4 Community Facilities Delivery Statement

It is important that community facilities are delivered in-line with population growth in the Ballarat West PSP area and provided when demand arises.

## Integrated, efficient and timely provision

Sources of funding for community facilities include:

- · The Ballarat West DCP;
- · City of Ballarat's Capital Works Program;
- Developer funded delivery of an item in the Ballarat West DCP through a works-in-kind agreement. Works-in-kind agreements require approval from the City of Ballarat who is the collecting agency for Development Contributions;
- Non-government organisations. Some community infrastructure may be able to be delivered by the Council working in partnership with non-Government organisations; and
- State and Federal Government Programs. The State and Federal Government have a range of grant programs that could potentially provide funding for a range of community facilities.

### **Community Facilities Concept Planning**

Delivery of integrated and timely community facilities is a complex and evolving task. It requires involvement from many stakeholders with shifting priorities. Models for the delivery of infrastructure also evolve and change over time. This PSP has been designed to be flexible enough to accommodate change over time.

Co-ordination and delivery of community facilities will be assisted by:

- Establishing a governance model for the concept and master planning of 'hubs' that co-locate a number of facilities (for example schools and City of Ballarat services); this may be facilitated by the City of Ballarat through a steering committee;
- · The preparation of community hub concept plans; and
- The preparation of master plans that provide details of the delivery of the concept plans.

Governance arrangements and engagement are important parts of identifying, discussing and resolving issues around facility design, ownership, leasing, capital works funding, service delivery funding, management, maintenance and upgrade over time.

The opportunities for integrated facility delivery apply equally to sporting facilities as they do to items such as community centres and schools. Opportunities for shared use of clubhouse and pavilion buildings should be investigated and, if appropriate, accommodated through flexible facility design and integration through hub master planning.

Where facilities are associated with schools, they should be designed concurrently to ensure integrated facility delivery and to maximise sharing opportunities.

The design of education and community hubs should be undertaken in consultation with the local community and the service providers who are likely to operate it.

One of the complexities of planning for community hubs is the need to take into account previous decisions and consider how this may impact the eventual delivery of the facilities required. For example at Delacombe Major Activity Centre, at the time of writing there is live planning permit for a private childcare centre which conflicts with Council's preferred location for an early years hub. Council recognizes that the landowner has an accrued right to act on the permit prior to its expiry condition. However Council needs to reserve the right to implement the PSP vision in the event that the permit is not acted upon. Therefore the future urban structure plan shows the land as community facilities.

#### Non-Government Schools

The PSP makes provision for one site for a non-Government school (3.5ha). The layout of the education and community hub in Sub-Precinct 2 allows several other site options, for example on the northern side of the Indoor Leisure Centre. Options in other Sub-Precincts include land adjacent to the education and community hub in Sub-Precinct 4.



# Table 6 Community Facilities

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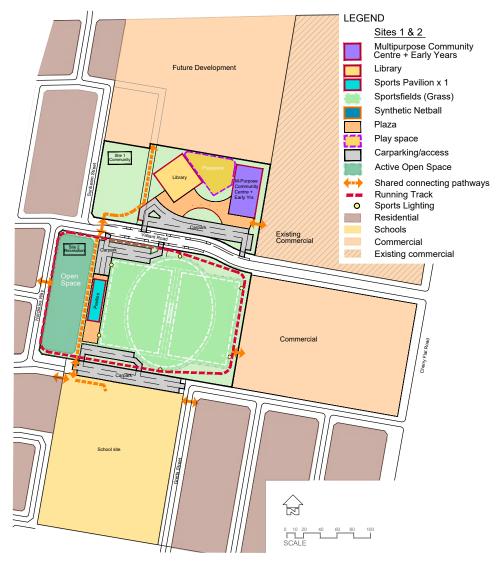


Figure 9 Delacombe Community Hub - Indicative Concept Plan



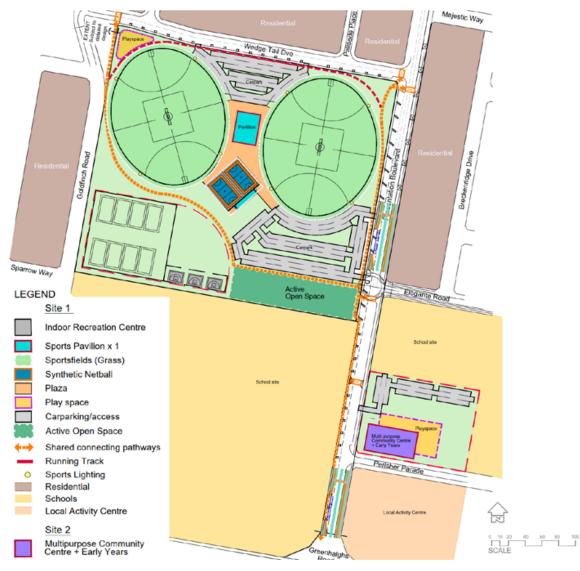
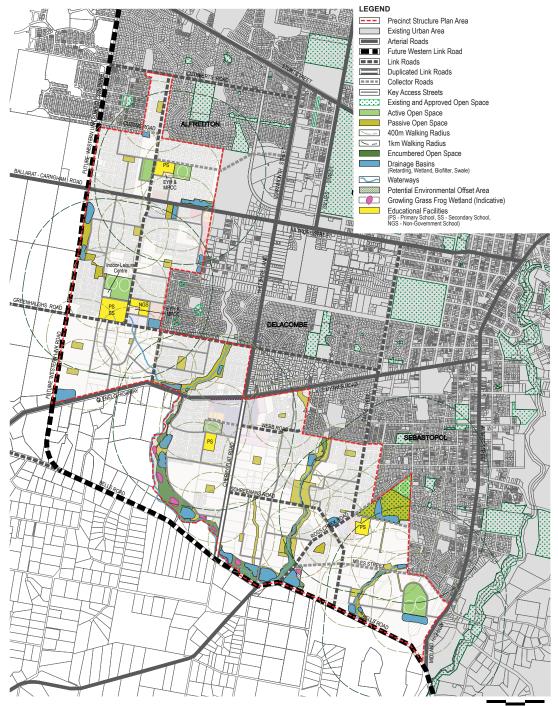


Figure 10 Winterfield North Community Hub - Indicative Concept Plan



# Plan 14 Open Space



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# 5.5 Open Space and Natural Systems

# 5.5.1 Open Space Objectives

The objectives for open space are:

- To provide an accessible and connected network of open spaces suitable for a broad range of civic, passive and active recreation uses;
- To provide a variety of open spaces to meet the active and passive recreation needs of the community;
- To maintain and enhance environmental, landscape and heritage features within open space, where possible;
- To protect and enhance areas of significant native vegetation and fauna habitat and integrate these areas with open spaces;
- To restore and enhance existing natural creek lines and establish an attractive urban environment with a strong sense of place; and
- To protect Growling Grass Frogs in line with obligations under the Commonwealth *Environmental Protection and Biodiversity Conservation Act 1999* and any Growling Grass Frog Management Plan.

## 5.5.2 Implementation

The objectives for open space are met by implementation of all of the following:

- Plan 8: Future Urban Structure Plan;
- Plan 14: Open Space Network Plan;
- Plan 19: Walking and Trails Plan;
- Figure 11: Ballarat-Carngham Road Concept Plan;
- Figure 12: MR Power Park Concept Plan;
- Figure 13: Winter Creek Master Plan;
- Open Space Planning and Design Guidelines at Section 5.5.3;
- · Ballarat West Native Vegetation Precinct Plan; and
- · Ballarat West Development Contributions Plan.



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# 5.5.3 Open space planning and design guidelines

## General

The following planning and design guidelines must be met:

- Open spaces must be designed to address Crime Prevention through Environmental Design principles (refer Urban Design Guidelines for Victoria, Department of Environment, Land, Water and Planning 2017);
- Streetscape planting and paths must complement and integrate with the adjoining parkland design;
- Residential, commercial and/or community facilities adjacent to open space must be designed to enhance the open space area; and
- Open space must be designed and constructed to meet its designated purpose, to the satisfaction of the Responsible Authority.

The following planning and design guidelines should be met:

- Neighbourhood parks should be central to their catchment, in a prominent location such as on the intersection of two key local streets and be in a location where streets provide a high degree of connectivity;
- Car parking areas should be designed and located to maximise safety and security;
- Open spaces should be connected through an integrated network of pedestrian and cycle paths;
- The design and construction of open spaces should consider and reflect any natural or heritage elements in the area;
- All edges of open spaces should have either a road frontage or a direct frontage that is activated and provides passive surveillance of the open space;
- Passive parks should cater for a broad range of users by providing a mix of spaces and planting to support both structured and informal recreational activities;
- Active recreation reserves should be designed to allow co-location and sharing opportunities between complementary sports and school facilities;
- Parks should contain both open areas for unstructured activities, as well as areas for shade and shelter;
- The design and layout of open spaces should implement Water Sensitive Urban Design (WSUD) principles;
- Parks should be designed to make efficient use of water and implement best practice storm water quality standards; and
- Paths for pedestrian and cyclist movement should be provided along all creek corridors.

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### Bonshaw, Kensington and Winter Creek

The following planning and design guidelines must be met:

- Provide a minimum width of 35 metres of open space on each side of the named creeks (measured from centre line of creek) to provide habitat for significant flora and fauna species, as well as catering for drainage requirements;
- Create significantly wider nodes for passive recreation by locating unencumbered local open space abutting the encumbered open space along the creek lines;
- Ensure habitat is created for Growling Grass Frogs along the creek line in accordance with the Ballarat West Growling Grass Frog Conservation Management Plan; and
- Where the creek forms the boundary between the Ballarat West PSP area and rural areas, the landscape design of the creek corridor must minimise the risk of bushfire transmission into developed areas, in accordance with the requirements of the Country Fire Authority and any applicable standards.

### Open Space Improvements

Individual development proponents are required to provide basic improvements to local parks and passive open space including earthworks, fencing, water tapping, grassing, tree planting, local playgrounds, shared paths and footpaths, furniture and paving.

The City of Ballarat may add to these basic improvements over time with the provision of additional facilities through its Capital Works Program.

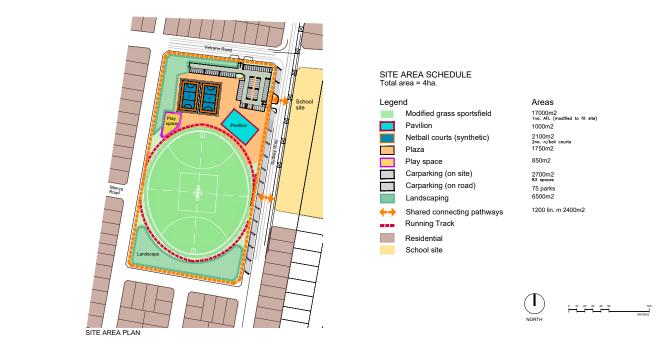


Figure 11 Ballarat Carngham Road Site Area - Indicative Concept Plan



Figure 12 MR Power Park - Indicative Concept Plan



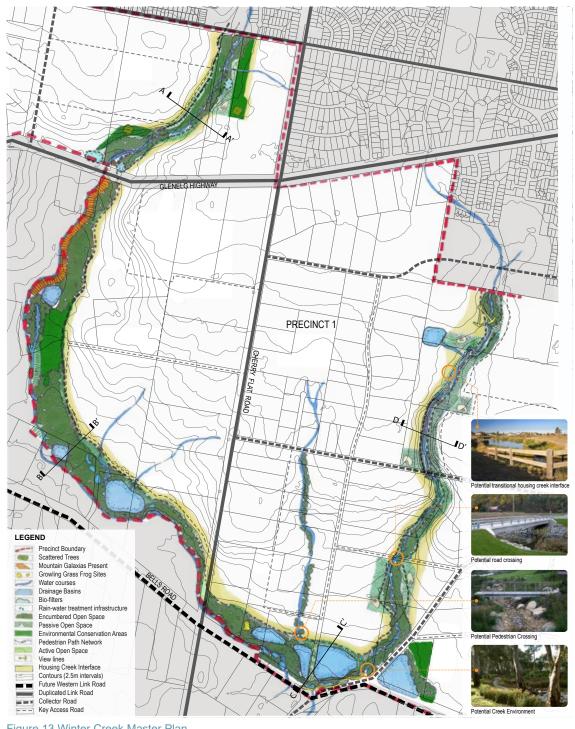
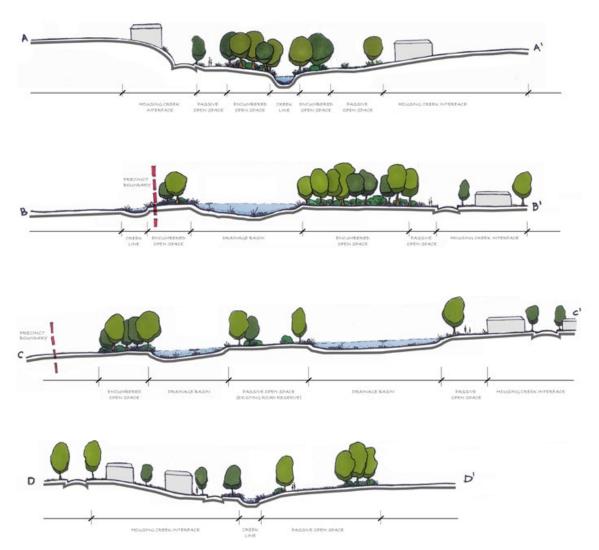


Figure 13 Winter Creek Master Plan





Cross Sections - Winter Creek Master Plan



# 5.5.4 How to make a passive open space contribution

Clause 53.01 of the Ballarat Planning Scheme specifies a public open space contribution which must be made upon the subdivision of the land. This requirement is only in respect of passive public open space. Active open space is addressed through the Ballarat West Development Contributions Plan (February 2025).

Because the Ballarat West PSP identifies a desired distribution of passive open space across the area of the PSP (land shown as Passive Open Space in Plan 14), all landowners must make a passive open space contribution equivalent to the amount set out in the schedule to clause 53.01 either in land or in cash or a combination of both as advised by Council. Landowners who contribute more land than the specified open space contribution required by clause 53.01 will be entitled to a payment. This process is referred to as equalisation and is explained further below.

All land within the Ballarat West Precinct Structure Plan area must make a passive open space contribution specified at 5.91% Gross Developable Area (GDA).

Where land is required by Council for unencumbered passive public open space purposes and that area of land is less than or equal to 5.91% of the Gross Developable Area of that land, that land is to be transferred to Council at no cost.

Where no land or less than 5.91% of the GDA of any land is provided to Council for unencumbered passive public open space purposes, a cash contribution is to be made to Council to bring each property's total passive public open space contribution up to an amount equivalent to 5.91% of the value of the Gross Developable Area.

Where the land required by Council for unencumbered passive public open space purposes is more than 5.91% of the GDA of any land, Council will pay an amount equivalent to the value of the additional land being provided by that property over the 5.91% of the area required as a passive public open space contribution but Council will not pay an amount for land provided as public open space which is in excess of the land required by Council to be set aside as passive public open space.





## 5.6 Biodiversity Assets

The following flora and fauna are present within the Precinct:

- Growling Grass Frog species and suitable habitat (listed under the Environmental Protection and Biodiversity Act 1999);
- Mountain Galaxias (listed under the *Flora and Fauna Guarantee Act 1986*); and
- A number of scattered remnant trees.

#### 5.6.1 Biodiversity Objectives

The objectives for biodiversity are:

- To provide for the long term conservation and management of areas of significant vegetation in accordance with the Ballarat West NVPP;
- To plan for the enhancement of creek corridors and drainage lines and integration of these spaces into the open space network;
- To protect and create suitable habitat for the Growling Grass Frog along Kensington, Winter and Bonshaw Creeks in accordance with the Ballarat West Conservation Management Plan; and
- To provide native vegetation offsets within the conservation areas identified in the Ballarat West Native Vegetation Precinct Plan.

#### 5.6.2 Implementation

The objectives for biodiversity are met by implementation of all of the following:

- Plan 8: Future Urban Structure Plan;
- Figure 13: Winter Creek Master Plan;
- · Plan 15: Integrated Water Management Plan;
- · Ballarat West Native Vegetation Precinct Plan;
- Biodiversity Planning and design guidelines set out in Section 5.6.3; and
- Growling Grass Frog Conservation Management Plan set out in Section 5.6.4.

# 5.6.3 Biodiversity Planning and Design Guidelines

The following planning and design guidelines must be met:

- Green links, drainage corridors and linear parks are to be re-vegetated with indigenous flora species to provide habitat for local fauna, including Growling Grass Frogs where appropriate;
- Indigenous vegetation will be retained as shown on the Ballarat West NVPP;
- In accordance with the Ballarat West NVPP, native vegetation offsets are to be provided within the conservation areas. If offsets cannot be provided in these areas, offsets are to be secured off-site; and
- Development on any site identified in the Ballarat West Conservation Management Plan as being a site where Growling Grass Frogs have been found or as being within the Growling Grass Frog Offset Trigger Area must be in accordance with the Ballarat West Conservation Management Plan and any approvals pursuant to the *Environmental Protection and Biodiversity (EPBC) Act* 1999.

# 5.6.4 Growling Grass Frog Conservation Management Plan

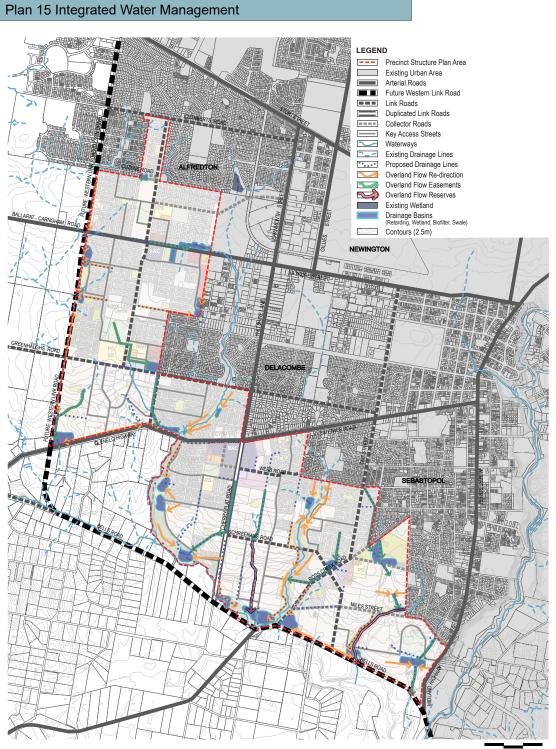
The following objectives must be met:

- Development on any site identified in the Ballarat West Conservation Management Plan as being a site where Growling Grass Frogs have been found or as being within the Growling Grass Frog Offset Trigger Area must ensure the long-term viability of the Growling Grass Frogs:.
- Increase the amount of high quality GGF habitat in the by the creation of compensatory wetland habitat;
- Incorporate the compensatory habitat prior to the removal of currently used habitat to ensure successful dispersal and colonisation; and
- Develop a monitoring program to assess the effectiveness of the CMP and/or provide further management actions that may be required to ensure the objectives are met.

The following design guidelines must be met:

- Kensington and Winter Creek are the preferred location for GGF compensatory habitat.
- Any new GGF habitats should be consistent with the design standards outlined in the CMP.





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### 5.7 Integrated Water Management

Integrated Water Management is an approach which considers the whole of the water cycle with an aim to make the most of water resources. This is achieved through integrating the various water systems such as water supply, stormwater and wastewater in ways which achieve improved social, economic and environmental outcomes.

Engeny Water Management was originally engaged by SMEC Urban to prepare a drainage report to assist with drainage and water sensitive urban design (WSUD) for the precinct area. This report formed the basis for the original Integrated Water Management Plan. Engeny have been re-engaged by the City of Ballarat to undertake an updated stormwater management strategy to align with the most recent guidelines and standards. Updated RORB modelling was applied to the study area to calculate the peak 100 year ARI flow rates, to understand the impact on retarding basins and waterways. Retarding basins are used to maintain the pre-development 100 year ARI event peak flow rate, as required by the Corangamite CMA.

Water discharging into existing waterways is required to meet the Best Practice Environmental Guideline Targets for Stormwater Treatment. This is achieved through the use of water sensitive urban design techniques such as wetlands and biofilters or rain gardens.

The amended drainage functions shown in Plan 15 are integrated with other land uses in a way which will maximise both development and environmental potential.

The updated Integrated Water Management Plan has been designed in a way which will lead to complimentary open space, recreation and ecological benefit. This is achieved through the co-location of retarding basins and open space where possible, and by retaining natural drainage and creek lines. This not only provides for the drainage needs of the urban area but creates focal points for communities and adjacent development and attractive recreation areas.

The biodiversity value of encumbered land is maximised through providing for the protection of vegetation and fauna habitat. Further WSUD elements can be incorporated into individual developments which will enhance the integrated water management objectives and amenity of the public realm.

# 5.7.1 Integrated Water Management Objectives

The objectives for Integrated Water Management are:

- To meet the drainage needs of the planned future urban environment:
- Protect the urban areas from flooding through managing the flows of stormwater run-off.

To manage the flows of stormwater runoff and improve the quality of water entering downstream systems:

- Provide stormwater detention to the satisfaction of the Responsible Authority;
- Maintain pre-development stormwater flows to receiving waterways;
- Reduce and filter sediment and nitrogen levels through an integrated water sensitive urban design system; and
- Design developments to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.

Design leads to maximising the habitat values and management of wetlands, waterways and open space functions:

• Protect downstream waterways from adverse impacts from urban stormwater run-off.

Water use and savings meet any policy targets for the Ballarat and District Water Supply System set by the Water Authority:

- Reduce potable water consumption through the use of alternative fit-for-purpose water sources;
- Encourage the use of recycled and harvested storm water within the Precinct;
- Encourage consultation with Central Highlands Water, the Corangamite Catchment Management Authority and City of Ballarat regarding the efficiency and sustainability of providing recycled water through harvesting storm water and/or third pipe systems, roof capture and use of water within properties; and
- Encourage consultation with Central Highlands Water, the Corangamite Catchment Management Authority and City of Ballarat regarding the treatment and storage of water within local aquifers.

#### 5.7.2 Implementation

The objectives for Integrated Water Management are met by implementing all of the following:

- Plan 8: Future Urban Structure Plan;
- Plan 15: Integrated Water Management Plan; and
- Integrated Water Management Planning and Design guidelines set out in Section 5.7.3.



# 5.7.3 Integrated Water Management planning and design guidelines

Each planning permit application submitted must include an Integrated Water Management Statement which addresses how the objectives and guidelines of the Integrated Water Management Plan are achieved.

Water management solutions may deviate from the centralised drainage scheme yet must meet the technical engineering and water quality requirements needed to protect urban areas from flooding. Proposed solutions must be consistent with the financial management and staging principles contained within this Precinct Structure Plan.

The following planning and design guidelines must be met:

- All developments must achieve the provisions and standards in Clause 56-07 and other relevant provisions of the Ballarat Planning Scheme which promote Integrated Water Management;
- All drainage and waterway reserves must be designed to cater for 1:100 year flow events and the requirements of the Responsible Authority at the time of submission. Final sizes of drainage and waterway reserves will be subject to detailed design and approval by the Responsible Authority;
- Proposed water management arrangements must not hinder future development downstream and must consider the ultimate depth and location of piping further downstream; and
- All development must be in accordance with the City of Ballarat Water Sensitive Urban Design Guidelines, Stormwater Management Policy and related policies adopted by Council, as amended.

The following planning and design guidelines should be met:

- If new development brings forward the need for new drainage infrastructure or works, the developer should ensure that drainage requirements are managed without adversely affecting the financial capacity of the drainage authority to fund infrastructure using development contributions levies. Out of sequence development should be avoided unless infrastructure requirements can be funded or financed by developers;
- Drainage systems should be designed to ensure that stormwater quality is enhanced to best practice standards prior to discharge to the drainage lines;
- Design of drainage infrastructure should provide a high degree of visual amenity to adjacent residential areas and allow for recreational use where possible;

- Where retarding of storm flows is required in or adjacent to open space, the area used for retarding should be integrated into the open space. The area available for recreation use outside of flood periods should be maximised. Dual use of land for retarding and active open space (for example ovals) is encouraged;
- Maximise the potential for the collection, retention and reuse of stormwater by using site topography;
- Provide opportunities for stormwater harvesting and reuse in public open spaces, where possible;
- Ensure a net-gain of flora and fauna habitat in the construction of wetlands, water courses and associated constructed features;
- All development should demonstrate a 40% reduction on potable water demand from business as usual;
- Encourage the use of rainwater tanks for uses within domestic, commercial and community facility buildings, and for external irrigation; and
- Consider and explore opportunities to implement innovative solutions including the installation of:
  - Stormwater harvesting and capture systems;
  - Aquifer recharge and retrieval systems;
  - A third pipe recycled water system either using decentralised treatment or linked to the Ballarat South Wastewater Treatment Plant; and
  - Other to be determined based on best practice, new technologies or Government Policy.

The City of Ballarat, in consultation with Central Highlands Water and Corangamite CMA, is willing to explore the cost and feasibility of implementing innovations within the Precinct.

#### Drainage Network Delivery Statement

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.

Construction works for the drainage scheme will be completed in stages over the 30-plus year development of the Ballarat West PSP area. An annual capital works program will be prepared by City of Ballarat and works will be undertaken on a priority basis. Prioritisation of the scheme's works will include:

 allocation of funding over the life of the 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.

The City of Ballarat 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. Alternatively, where works are not 'out-of-sequence', these works may be constructed in conjunction with development as an in-kind contribution.

If finances 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 public works.

#### Out-of-sequence development

Developments may be required to provide temporary works where development is 'out-of-sequence' for drainage provision. If a developer provides an interim solution to service its development that benefits the scheme and results in significant savings to the scheme finances, development contributions may be reduced. 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 financial recognition of these works for the purposes of the Ballarat West DCP.

#### Non-scheme works and innovative solutions

City of Ballarat may compensate a developer or reduce the scheme contribution for non-scheme works or design innovations that financially benefit the scheme. The level of compensation will be based on the particular circumstances relating to each solution. The compensation or reduction in the scheme contribution will be based on the saving to the scheme and overall benefit of the solution. Developers should note the following:

- 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.
- 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.

#### 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 predevelopment levels
- stormwater management should promote conservation and re-use of stormwater for non-potable purposes;
- all new development is to be protected from the 1:100 year flood;
- the local drainage system will have capacity to process a 1 in 5 year storm event;
- water quality s to be treated to best standard practice (currently 45% reduction in total nitrogen and phosphorus and 80% reduction in total suspended solids);
- development should protect and enhance the environmental, social (including heritage) and economic values of waterway.

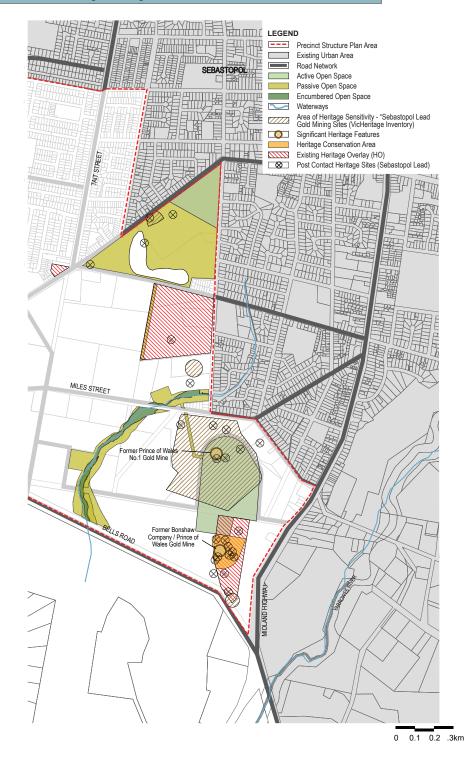
#### Reviews

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 fiveyearly). These will address the changing circumstances of the scheme, changes to engineering and environmental standards, revisions to climate change forecasts and so forth.



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### Plan 16 Gold Mining Heritage





# 5.8 Heritage

#### 5.8.1 Heritage objectives

The objectives for heritage are:

- To protect and enhance the heritage values of the Ballarat West PSP area;
- To build sense of place through enhancing connection to past communities; and
- To incorporate significant heritage features into the public open space network.

#### 5.8.2 Implementation

The objectives for heritage are met by implementing all of the following:

- Plan 8: Future Urban Structure Plan;
- Plan 14: Open Space Plan;
- · Plan 16: Gold Mining Heritage Plan; and
- Heritage Planning and Design guidelines set out in Section 5.8.3.

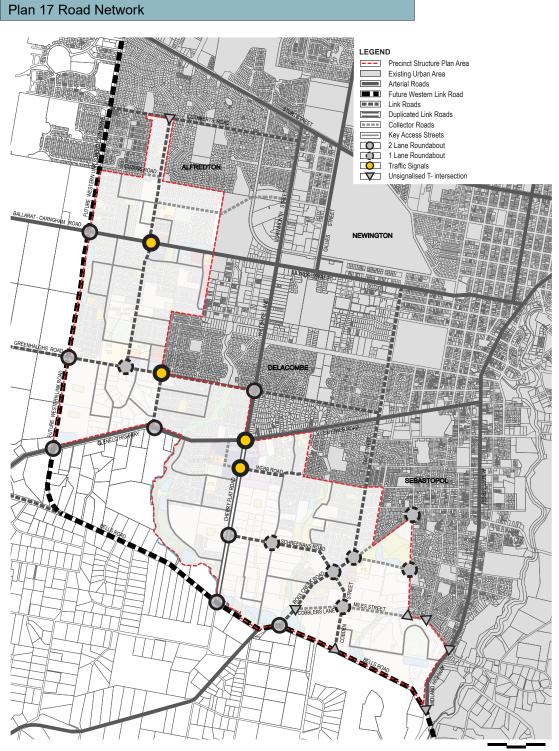
#### 5.8.3 Heritage planning and design guidelines

The following planning and design guidelines must be met:

- Developments along the Sebastopol Lead historic gold mining area must respond to the following design principles:
  - The Prince of Wales / Bonshaw Company former gold mining site (H7622-0217 and H7622-0137 – Heritage Overlay under development) is to be incorporated into the south-eastern District Open Space. The site is to be managed to allow public access and provide heritage interpretation;
  - The key features of the Prince of Wales No. 1 former gold mining site (H7622-0136) are to be incorporated into the south-eastern District Open Space. This area will have a recreation function, and will be managed in a way that maintains key landscape features and provides heritage interpretation of the site;
  - Development will acknowledge the key features of the former gold mining use through heritage interpretation of the former mining camp, mine shaft and mullock heap sites;
  - Development will provide an urban design and/or heritage interpretation response to the path of the underground Sebastopol Lead;
  - Landscape treatments within the vicinity of the Sebastopol Lead and former gold mining sites heritage areas must take cues from the gold mining history of the area; and
  - Vistas should be maintained from the intersection of Miles and Grants Streets and the intersection of Queen, Miles and Prince Streets to the Prince of Wales No. 1 and the Prince of Wales / Bonshaw Company former gold mining sites. Appropriate heritage interpretation should be included at these view points.



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### 5.9 Transport and Movement

#### 5.9.1 Transport and movement objectives

The objectives for transport and movement are:

- To encourage walking and cycling and reduce the dependency on cars by providing a sustainable transport and movement network;
- To design a safe and efficient pedestrian and bicycle network that connects to the activity centres, education and community hubs, and the open space network;
- To create quality on and off road pedestrian and cycle links that allow for safe and efficient movement between residential areas and key community infrastructure;
- To ensure roads can meet traffic demands and accommodate services;
- To balance the competing demands of encouraging direct and safe access to shops, schools and services and minimising traffic congestion within activity centres;
- To provide safe and efficient bus routes, with stops that promote passive surveillance and passenger safety;
- To ensure that 95% of dwellings are located within 400 metres of a bus route;
- · To meet the access management requirements of
- Department of Transport and Planning (DTP) for arterial roads;
- •To design a legible, permeable and interconnected street and links network;
- To integrate the Ballarat West PSP with the proposed Ballarat Western Link Road and to reserve land for it where required;
- To design streetscapes including landscaping and other urban design treatments to reinforce the identity of each place, legibility and safety of routes; and
- To create landscaped roads and streets which reflect the character of established boulevards in Ballarat.

#### 5.9.2 Implementation

The objectives for transport and movement are met by implementation of all of the following:

- Plan 17: Road Network Plan;
- Plan 18: Public Transport Network Plan;
- Plan 19: Walking and Trails Plan;
- Table 7: Road Network;
- · Figures 17-19: Road cross sections; and
- Transport Planning and design guidelines set out in Section 5.9.3.



# 5.9.3 Transport planning and design guidelines

The following planning and design guidelines must be met:

- All intersections with existing or proposed arterial and link roads as shown on Plan 17 must be designed, constructed and controlled to the satisfaction of the Responsible Authority;
- Staging of subdivision must provide for the timely connections of road links between properties to the arterial and link road network to support timely transport connections (walking, bus and cycle) to the satisfaction of the Responsible Authority; and
- Development must provide a permeable street network with a clear road hierarchy generally in accordance with the road cross sections in Figures 9-11.

#### Arterial and Duplicated Link Roads

The following planning and design guidelines must be met:

- Allow for the widening of Ballarat-Carngham Road to an ultimate road reserve of 40m wide in accordance with the existing Public Acquisition Overlay;
- Allow for the eventual widening of the southern section of Cherry Flat Road to a duplicated link road with an ultimate 40m road reserve in accordance with the existing Public Acquisition Overlay;
- Residential lots fronting arterial roads or duplicated link roads (including the Western Link Road) must be accessed from service roads or local roads and lanes only. No direct lot access is permitted to arterial roads or duplicated link roads;
- Intersection design must provide for the safe and efficient operation of the arterial road and the side road to the satisfaction of the relevant authority (Department of Transport and Planning (DTP) VicRoads for Arterial Roads, City of Ballarat for Duplicated Link Roads), with consideration to vehicle speeds, vehicle queues and conflicting movements on approach to and departure from the intersection; and
- Access points (temporary and permanent) to the existing or proposed arterial roads or duplicated link roads beyond those shown on Plan 17, will be considered on a case by case basis in accordance with VicRoads access management policies.

#### Link and Collector Roads

The following planning and design guidelines must be met:

- Allow for the widening of the following roads to an ultimate 24m road reserve:
  - Greenhalghs Road within the PSP boundary;
  - Webb Road (east-west section);
  - Cobden Street; and
  - Schreenans Road.

The following planning and design guidelines should be met:

 Where it is expected that higher than average bicycle traffic volumes may occur on a Link Road, consideration should be given to providing an alternative road cross section with Copenhagen bicycle lanes.

#### **Bus Network**

The following planning and design guidelines must be met:

- Ensure bus routes link the activity centres, education and community hubs and the Industrial/Commercial Precinct;
- Design roads designated as potential bus routes to accommodate bus movements to the satisfaction of the Responsible Authority in consultation with the Department of Transport and in accordance with the Public Transport Guidelines for Land Use and Development;
- Where a bus route is shown on a local street, the local street cross-section must be in accordance with Figure 11 Cross-Section 'CS1 - Collector Street: Constrained'; and
- Where a requirement for a bus route or bus stop has been nominated:
  - Bus stop facilities must be constructed by development proponents as part of the subdivision works (prior to the issue of a statement of compliance for the relevant stage) in accordance with the requirements of the Public Transport Guidelines for Land Use and Development to the satisfaction of the Director of Transport;
  - The facilities must be provided with DDA compliant direct and safe pedestrian access connected to an existing pedestrian/shared path; and
  - The facilities must be designed as an integral part of activity centres and activity-generating land uses, such as schools, sports fields and employment areas.



#### Walking and Cycling Network

The following planning and design guidelines must be met:

- Walking and cycling networks must be constructed by development proponents as part of subdivision works (prior to the issue of a statement of compliance for the relevant stage);
- Footpaths and cycle paths must be provided with increased width in areas expecting high foot traffic such as near schools, community centres, activity centres and bus stops;
- Pedestrian and cycle crossings must be provided at all relevant street intersections and along key desire lines, particularly along the interface between residential and employment areas and in the vicinity of bus stops;
- Bicycle lane connections must be designed to allow for the smooth transition between on-road and off-road facilities;
- Pedestrian and cycle paths must be designed and located to maximise passive surveillance and provided in wide road verges with safe crossing points at key locations;
- The local street network must be designed to provide permeable, direct and safe routes for walking and cycling to activity centres, community facilities, parks and open space, major trail networks and public transport;
- The local street network must provide connection between adjoining developments where possible, including future development sites; and
- Regular walking and cycling connections are to be provided across creeks, where residential development is expected on both sides.

The following planning and design guidelines should be met:

- The 'Sebastopol Lead' linear trail from the former gold mining sites within M R Power Park to the Prince of Wales / Bonshaw Company former gold mining site (see Plan 16) should follow the Sebastopol Lead and/or connect key mining features such as the former mining camp, mine shaft and mullock heap sites where possible. Heritage interpretation should be provided at key points;
- · Paths and trails should be sealed rather than unsealed;
- The local street network should not create long barriers to walking and cycling; and
- On Link Roads with high bicycle traffic volumes, consideration should be given to providing an alternative road cross section with Copenhagen bicycle lanes.



### Table 7 Road Network

Future Road Names	Road Hierarchy^	Road Cross Section Number	Indicative VPD	Existing road reservation	Proposed road reservation	Traffic Lanes	Designed Speed	Suitable for Buses	Cycle Facility	Shared Path	Ultimate Responsibility
Cuthberts Road	Link	N/A	10250	25	25	2	60	Yes	On-road	TBC	Council
Cuzens Road*	Collector	CS1	10750	18.5	18.5	2	60	No	No	No	Council
Ballarat-Carngham Road	Arterial 2	N/A	15250	20	40	4	70	Yes	On-road	Yes	VicRoads
Greenhalghs Road	Link	LR2	13000	20	24	2	60	Yes	On-road	Yes	Council
Glenelg Highway	Arterial 1	N/A	29000	60	60	4	70	Yes	On-road	Yes	VicRoads
Dyson Drive (future Western Link Road) <sub>1</sub>	Interim: Link Ultimate: Duplicated Link	LR1 DLR2	20500	20	60	2/4	80	Yes	On-road	Yes	Council
North-South Road 1 (Sub-Precincts 2 & 4)	Link	LR2	16000	0	24	2	60	Yes	On-road	Yes	Council
North-South Road 2 (Sub-Precinct 2)	Link	LR2	9500	0	24	2	60	Yes	On-road	Yes	Council
Wiltshire Lane	Arterial 2	N/A	22500	40	40	4	70	Yes	On-road	Yes	VicRoads
Cherry Flat Road <sub>2</sub>	Interim: Link Duplicated Link	LR2 DLR1/ DLR2	13750	40	40	2/4	70	Yes	On-road	Yes	Council
Tait Street <sub>3</sub>	Link	LR3	13250	40	40	2	60	Yes	On-road	Yes	Council
Cobden Street	Link	LR2	8000	20	24	2	60	Yes	On-road	Yes	Council
Webb Road (east-west section)	Link	LR2	15500	20	24	2	60	Yes	On-road	Yes	Council
Schreenans Road	Link	LR2	7000	20	24	2	60	Yes	On-road	Yes	Council
Ross Creek Road <sub>4</sub>	Link	LR2	5750	30	30	2	60	Yes	On-road	Yes	Council
Crown Street*	Collector	CS1	8250	20	20	2	60	Yes	Wider traffic lanes	Yes®	Council
Morgan Street*	Collector	CS1	7500	20	20	2	60	Yes	Wider traffic lanes	Yes@	Council



Future Road Names	Road Hierarchy^	Road Cross Section Number	Indicative VPD	Existing road reservation	Proposed road reservation	Traffic Lanes	Designed Speed	Suitable for Buses	Cycle Facility	Shared Path	Ultimate Responsibility
Cobblers Lane	Collector	CS2	6250	20	24	2	60	Yes	On-road	Yes	Council
Miles Street*	Collector	CS1	7500	20	20	2	60	Yes	Wider traffic lanes	No	Council
Prince Street*	Collector	CS1	4250	20	20	2	60	Yes	Wider traffic lanes	No	Council
Bells Road east of Cherry Flat Road and Three Chain Road, (future Western Link Road)	Interim: Link Ultimate: Duplicated Link	LR1 DLR2	16000	40	40	2/4	80	Yes	On-road	Yes	Council
Major Activity Centre western collector	Collector	CS2	Varies	N/A	24	2	60	Yes	On-road	Yes	Council
Sub-Precinct 4 East- West Collector	Collector	CS2	Varies	N/A	24	2	60	Yes	On-road	Yes	Council
Ascot Gardens Drive	Link	LR2	Varies	N/A	24	2	60	Yes	On-road	Yes	Council

\* Existing road reserves which cannot be widened. Constrained road cross-section required.

@ Where road reservation is too narrow, may be provided within the adjacent Active Open Space.

<sup>^</sup> The terms Link and Collector relate to the City of Ballarat road hierarchy. State Government road hierarchies refer to these levels collectively as Connector roads.

1 - Service Roads should be provided and are outside the road reservation (developer land);

Driveways and low-volume streets are not to be accessed directly from the Western Link Road traffic lanes.
Once the ultimate (duplicated) alignment is installed, full intersections will be limited to the locations shown in the Ballarat West Precinct Structure Plan.

Other locations will be left-in / left-out only. This is to be reflected in the design of interim arrangements and the local street network.

2 - Driveways are not to be accessed directly from Cherry Flat Road (i.e. are to be access from the rear, local streets or service roads).
 - Service roads are optional and would be outside the road reservation (developer land) if a developer chooses to provide them.

- Once the ultimate (duplicated) alignment is installed, full intersections will be limited to key streets - other locations will be left-in / left-out only. This is to be reflected in the design of interim arrangements and the local street network.

3 - Service roads are to be provided within the road reservation (City of Ballarat land).

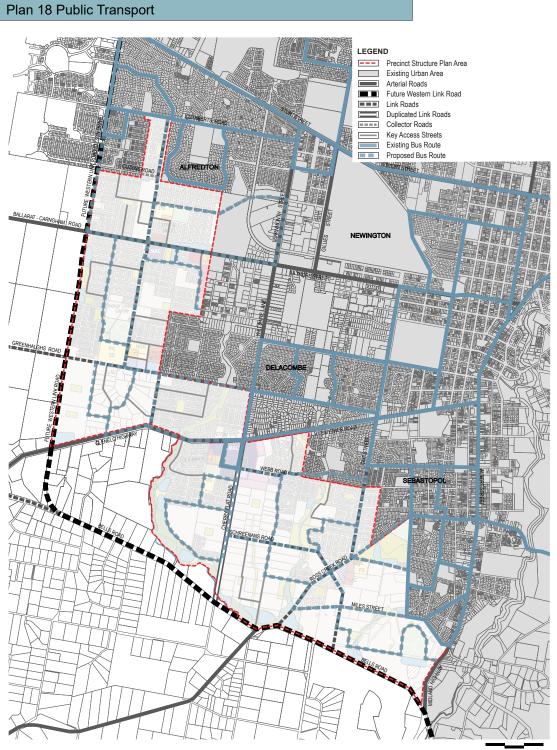
- Driveways and low-volume streets are not to be accessed directly from Tait Street traffic lanes (i.e. accessed via the service road).

- Full intersections should be limited to key streets, other locations (e,g, entrances to service roads) are to be left-in / left-out only.

4 - Cross-section LR2 is to be used, with wider verges. The location of the current road seal within the Ross Creek Road Reserve varies and therefore the width of verges & the location of the centreline of the road will vary.

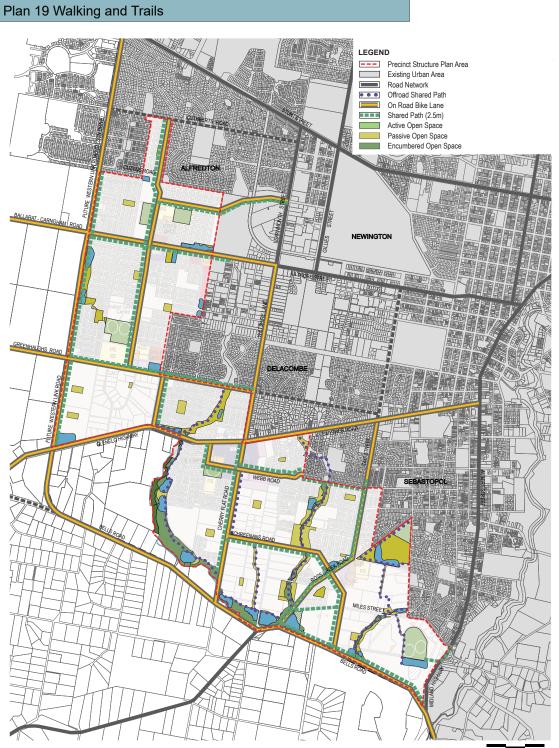


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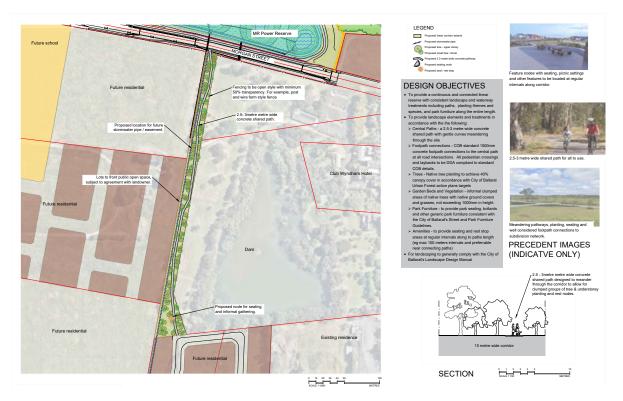


Figure 14: MR Power Park Southern Connection - Indicative Concept Plan



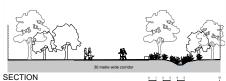














DETAIL LANDSCAPE PLAN - NODE

Figure 15: Bonshaw Linear Corridor - Indicative Concept Plan

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10m Service Road

0 2 4 6m

Figure 17: DLR2 - Duplicated Link Road with Service Road on both sides

10m Service Road



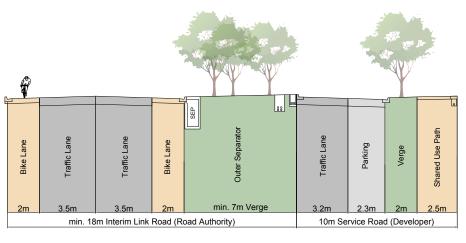


Figure 18: LR1 - Interim Link Road with Service Road on One Side

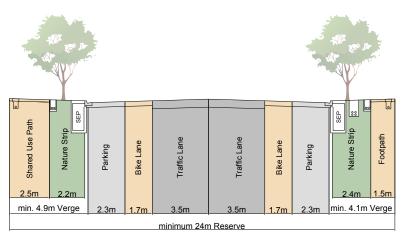
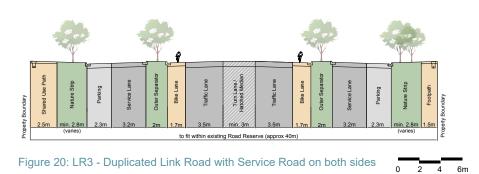


Figure 19: LR2 - Link Road with On-Road Bike Lane



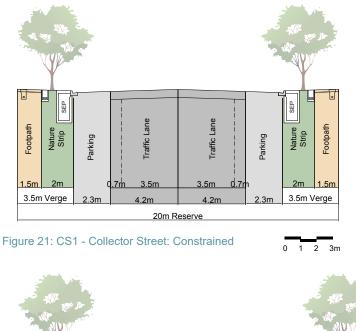
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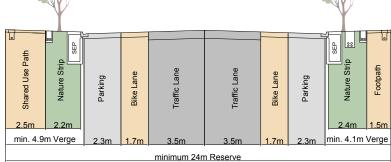
0

0

1 2 3m

1 2 3m









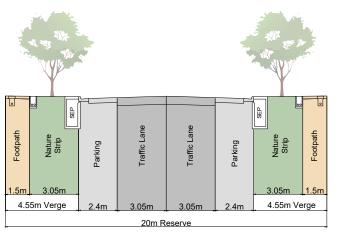


Figure 23: KA1 - Key Access Street

0 1 2 3m



# 5.10 Utilities and Staging

### 5.10.1 Utilities and Staging objectives

The utilities and staging objectives are:

- To ensure development occurs in an orderly and sustainable manner, is integrated with existing development and makes best use of existing infrastructure;
- To promote a sequence of development which aligns with the delivery of required infrastructure; and
- To provide all developed lots, to the satisfaction of the Relevant Authority, with:
  - Potable water services;
  - Electricity;
  - Reticulated sewerage;
  - Drainage;
  - Telecommunications.

#### 5.10.2 Implementation

The objectives for utilities and staging are met by implementing all of the following:

- Plan 15: Integrated Water Management;
- Plan 20 Water Supply Network;
- Plan 21 Sewerage Network;
- Plan 23 Power Supply;
- Planning and design guidelines set out in Section 5.10.3; and
- · Meeting requirements of the relevant service authorities.

Servicing requirements for gas has been removed to be consistent with VC250. This includes the removal of references to gas and Plan 23 (Natural Gas Network).

Central Highlands Water has requested that Plan 22 (Central Highlands Water Ease of Servicing) to be removed



# 5.10.3 Utilities and Staging planning and design guidelines

#### **Development Staging**

Staging will be determined by the staging principles (described below), availability of infrastructure services and the development program of developers. Development will generally occur on land abutting or in close proximity to existing development and trunk infrastructure to ensure the timely and efficient provision of roads, services, walking and cycle paths and community services. Short to medium term development will generally proceed outwards from existing development and move towards the MAC, NAC and Industrial / Commercial Precinct.

The following staging principles must be met:

- Development staging must not create circumstances in which new residents are unreasonably isolated from commercial and community facilities or public transport;
- Development must, to the extent practicable, be integrated with adjoining development;
- Development staging must have regard to the availability of services, including the timely provision of connecting roads and walking/cycling paths;
- All relevant service authorities must be consulted to ensure services are provided in a logical and efficient manner;
- Each new lot must be serviced and accessible from a sealed road;
- Staging of lot development and road construction, including any temporary road access, must not cause traffic volumes to exceed the preferred volumes of roads as specified in the road hierarchy; and
- · Developers, in meeting the above:
  - May still be out of sequence in terms of infrastructure such as sewer or transport provision. In these circumstances they may be liable for costs associated with extending and/or bringing forward infrastructure or provision of temporary facilities in advance of the sequential roll out of the providers' services; and
- May still be out of sequence for drainage provision (i.e. may not have a permanent outfall). In these circumstances, developers will be required to negotiate adequate outfall arrangements with affected landowners and Responsible Authority. They may also be liable for costs associated with the construction of any temporary works to achieve adequate outfall.

If the above staging principles are not met, the development proponent will be required to bring forward infrastructure (i.e. fund up front) to the extent necessary to meet the principles outlined above. This may include temporary water, sewer and drainage connections, pump stations and similar infrastructure. Out of sequence developers will be encouraged to support innovative means of delivering permanent drainage infrastructure, in preference to temporary drainage infrastructure, by agreement with the City of Ballarat as drainage authority.

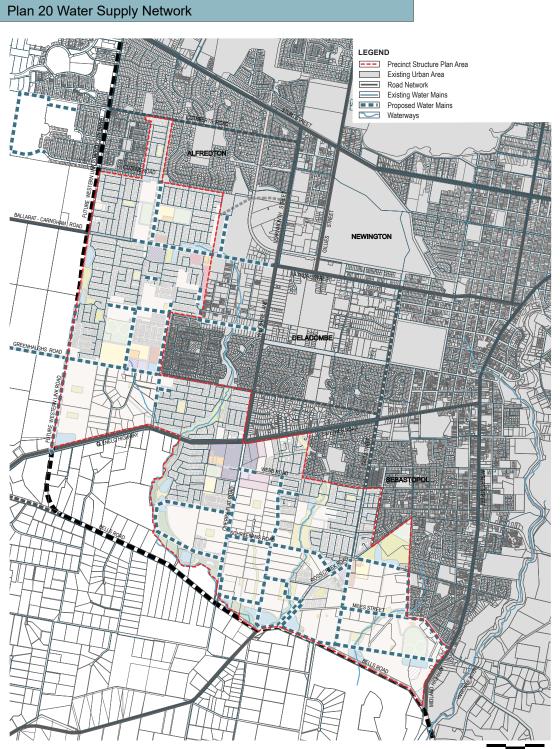
Where development is not in accordance with the staging requirements listed above, developers must demonstrate to the satisfaction of the Responsible Authority and relevant referral authorities how their development achieves orderly planning and will not unreasonably disadvantage residents or prejudice the delivery of infrastructure to be funded by public authorities.

#### Utilities

The installation of underground utilities and services should be coordinated to maximise the use of common trenching.

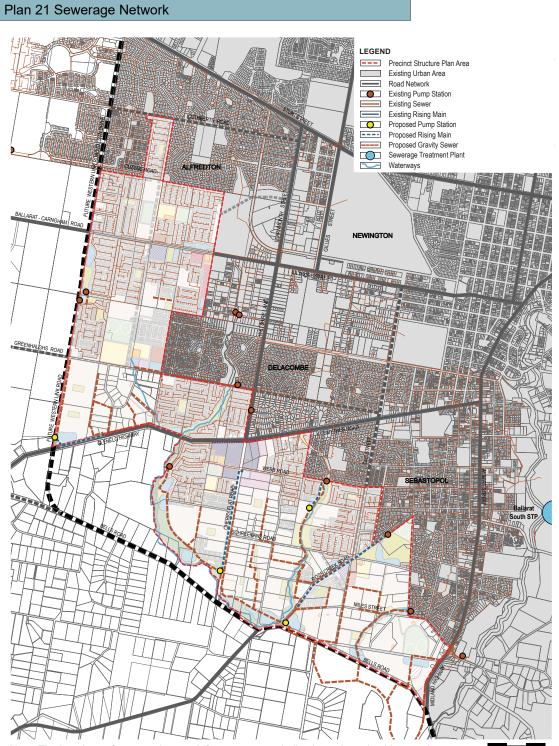
Where creek lines are to be used for utilities infrastructure, the easement should avoid heritage sites (e.g Aboriginal artefact scatters) and biodiversity constraints.





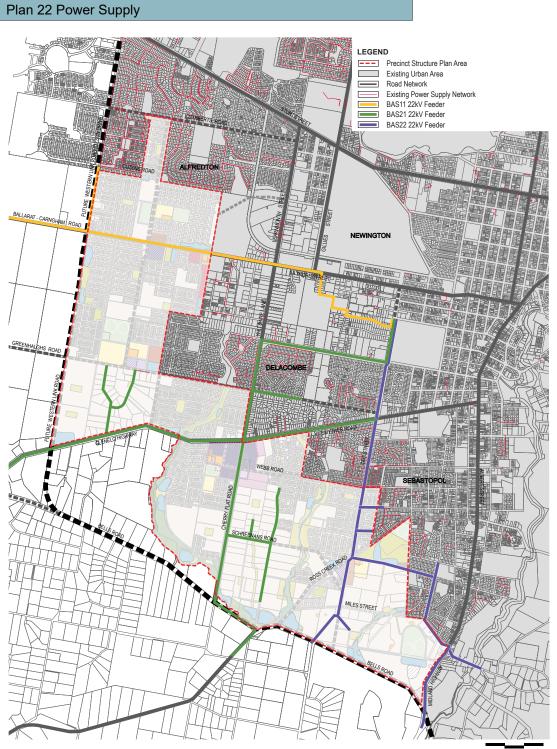
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Note: The locations of proposed sewer infrastructure are indicative only and subject to change. 0 0.25 0.5 .75km





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# 6 Other Information

### 6.1 Glossary of Terms

The following glossary explains a number of the key terms used in this PSP. It is intended to assist with reading and understanding of the PSP, rather than provide a legal definition of terms used. Legal definitions for many of these terms can be found in the Ballarat Planning Scheme and/or relevant Ministerial Directions.

Active Open Space: Land set aside for the specific purpose of formal and informal outdoor sports by the community.

Activity Centre: Provide the focus for services, commercial and retail based employment and social interaction. They are where people shop, work, meet, relax and live. They are well-served by public transport, they range in size and intensity of use. In the growth areas, these are referred to as principal activity centres, major activity centres, neighbourhood activity centres and local centres.

**Arterial Road:** A higher order road providing for moderate to high volumes at relatively high speeds typically used for inter-suburban journeys and linking to freeways, and identified under the Road Management Act 2004. All arterials are managed by the State Government roads authority.

**Co-location:** Adjoining land uses to enable complementary programs, activities and services and shared use of resources and facilities. For example, the co-location of schools and active open space.

**Community Facilities:** Infrastructure provided by government or non-government organisations for accommodating a range of community support services, programs and activities. This includes facilities for education and learning (e.g. government and non-government schools, universities, adult learning centres); early years (e.g. preschool, maternal and child health, childcare); health and community services (e.g. hospitals, aged care, doctors, dentists, family and youth services, specialist health services); community (e.g. civic centres, libraries, neighbourhood houses); arts and culture (e.g. galleries, museums, performance space); sport, recreation and leisure (e.g. swimming pools); justice (e.g. law courts); voluntary and faith (e.g. places of worship) and emergency services (e.g. police, fire and ambulance stations).

**Conventional Density Housing:** Housing with an average density of 15-20 dwellings per net developable hectare.

**Development Contributions Plan:** Document that sets out the contributions expected from each individual landowner to fund infrastructure and services. Refer to Part 3B of the Planning and Environment Act 1987.

**District Park**: An area of open space that incorporates a large area for active recreation such as field sports.

**Early Years Hub:** Located within or alongside other community or education facilities. Early Years Hubs provide early years services such as maternal and child health, kindergarten and childcare.

**Encumbered Land:** Land that is constrained for development purposes; including land to be set aside for easements for power/transmission lines, sewers, gas, waterways/ drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land is not provided as a credit against public open space requirements.

**Frontage:** The road alignment at the front of a lot. If a lot abuts two or more roads, the one to which the building or proposed building faces.

**Gross Developable Area:** Total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.

Housing Density (Net): The number of houses divided by net developable area.

Linear Open Space Network: Corridors of open space, mainly along waterways that link together, forming a network.

Land Budget Table: A table setting out the total precinct area, net developable area and constituent land uses proposed within the precinct.

**Local Activity Centre:** An activity centre smaller than a neighbourhood activity centre with a catchment radius of about 400 metres and may include a small supermarket or convenience store of 500 square metres to 1,500 square metres.

**Major Activity Centre:** An activity centre that has similar characteristics to a Principal Activity Centre but serves a smaller catchment areas and is complementary to the Principal Activity Centre.

**Main Street:** A function of an activity centre, where vitality and activity are created by orienting uses towards the street, and ensuring that the primary address of all retail stores is the street. This would normally not be a high-traffic street.

**Medium Density Housing:** Housing with an average density of 16 to 30 dwellings per net developable hectare.

**Multi-purpose Community centre:** Centres providing multiple spaces clustered together on one site servicing the neighbourhood / district / sub-region / region. They may include some or all of features such as libraries, hall or performance space, meeting spaces, kindergarten, family support, maternal and child health, senior citizen, youth or cultural clubs, outreach support services, consulting services, community garden, customer service, IT facilities, before or after school classes.

**Native Vegetation:** Plants that are indigenous to Victoria, including trees, shrubs, herbs, and grasses.

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**Native Vegetation Precinct Plan:** A plan relating to native vegetation within a defined area that forms part of the precinct structure plan. Native vegetation precinct plans are incorporated into local planning schemes and listed in the schedule to Clause 52.16.

**Neighbourhood Activity Centre:** Activity centres that are an important community focal point and have a mix of uses to meet local needs. Accessible to a viable user population by walking, cycling and by local bus services and public transport links to one or more principal or major activity centres.

**Net Developable Area:** Total amount of land within the precinct that is made available for development of housing and employment buildings, including lots, local and connector streets. Total precinct area minus community facilities, schools and educational facilities and open space, arterial roads and encumbered land. Small local parks defined at subdivision stage are included in net developable area. Net Developable Area may be expressed in terms of hectare units (i.e. Net Developable Hectare ("NDHa")).

**Net Residential Area:** As per Net Developable Area but excludes neighbourhood activity centres, non-government schools and other existing or permitted non-residential land uses (e.g. golf course sites). Net Residential Area may be expressed in terms of hectare units (i.e. Net Residential Hectare ("NRHa")).

Passive Open Space: Open space that is set aside for parks, gardens, linear corridors, conservation bushlands, nature reserves, public squares and community gardens that are made available for passive recreation, play and unstructured physical activity including walking, cycling, hiking, revitalisation, contemplation and enjoying nature.

**Precinct:** An area of land within the Urban Growth Zone for which a precinct structure plan is to be produced. Their extent will be determined based on a need to create reasonably self-contained communities and on an understanding of the strategic level land use and topographical features. They will normally be between 200 hectares and 2000 hectares, but larger or smaller precincts may be defined in specific circumstances.

**Precinct Infrastructure Plan:** Section within the precinct structure plan that defines the priority regional and local infrastructure requirements for future planning and investment by council and government agencies.

**Precinct Structure Plan:** A statutory document that describes how a precinct or series of sites within a growth area will be developed over time. A precinct structure plan sets out the broad environmental, social and economic parameters for the use and development of land within the precinct.

Principal Activity Centre: Activity centres that accommodate a mix of activities that generate higher numbers of trips, including business, retail, services and entertainment. Generally well served by multiple public transport routes. Has a very large catchment covering several suburbs and attract activities that meet metropolitan needs.

**Public Open Space:** Land that is set aside in the precinct structure plan for public recreation; or as parklands; or for similar purposes. Incorporates active and passive open space.

**Shared or Joint Use:** When councils, schools and community service organisations come together to plan, build and in some cases jointly manage a single facility to be used by multiple service providers. E.g. Using a school as a facility for wider community utilisation.

**Small Lot Housing Code:** Planning and Design Guidelines setting out the requirements for building envelopes on plans of subdivision on lots with an area less than 300 square metres.

**Urban Growth Zone:** Statutory zone that applies to land that has been identified for future urban development. The UGZ has four purposes: (1) to manage transition of non-urban land into urban land; (2) to encourage development of well-planned and well-serviced new urban communities in accordance with an overall plan; (3) to reduce the number of development approvals needed in areas where an agreed plan is in place; and (4) to safeguard non-urban land from use and development that could prejudice its future urban development.

Water Sensitive Urban Design: A sustainable water management approach that aims to provide water-quality treatment, flood management to reduce the pollution carried to our waterways and more sustainable urban landscapes. Key principles include minimising water resistant areas; recharging natural groundwater aquifers (where appropriate) by increasing the amount of rain absorbed into the ground; encouraging onsite reuse of rain; encouraging onsite treatment to improve water quality and remove pollution, and using temporary rainfall storage (retarding basins/ wetlands) to reduce the load on drains and improve landscape viability.

**Wathaurang:** Traditional land owners. Also known as the Wadda Wurrung people.

## 6.2 Other Information

The following documents may assist in understanding the background to the vision, objectives and other requirements of this Precinct Structure Plan.



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#### 6.2.1 Background technical reports

AECOM: Rainwater Tank Modelling, 2011

AECOM: Carngham Road Industrial Buffer Study –Stage 1, 2011

AECOM: Carngham Road Industrial Buffer Study – Stage 2, 2011 AECOM: Ballarat Western Link Road – Alignment Options Assessment Report, 2010

AECOM: Carngham Road Industrial Interface Study, 11 January 2012

ASR Research: Ballarat West Precinct Structure Plan Review – Community and Recreation Infrastructure, 29 May 2024

City of Ballarat: Precinct Structure Plans: Precincts 1, 2 and 4: Strategic Issues Paper, 2011

City of Ballarat: Landscape Character Policy, 2011

City of Ballarat: Ballarat Open Space Strategy, 2009

City of Ballarat: Alfredton West Precinct Structure Plan, 2011

City of Ballarat: Ballarat West Growth Area Plan, March 2009

Coffey: Detailed Environmental Contamination Assessment, 2011

Context: Ballart West Growth Area – Bonshaw Creek and Greenhalghs Road Precincts Historical Archaeological Assessments, 2011

CPG: Social and Community Infrastructure Needs Assessment for the Ballarat West Growth Area, 2010

Ecology Partners: Flora and Fauna Assessment and Aquatic Fauna Review for the Ballarat West Growth Area, 2010

Ecology Partners: Targeted Threatened Fauna Surveys, 2011

Ecology Partners: Ballarat West Growth Area, Precinct 1, Bonshaw and Sebastopol, Victoria: Aboriginal and Historical Heritage Assessment, 2011

Ecology Partners: Ballarat West Growth Area, Precinct 2, Smythes Creek and Delacombe, Victoria: Aboriginal and Historical Heritage Assessment, 2011

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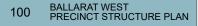
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# 7 Attachments

Attachment 1: Property Specific Land Use Budget

Attachment 2: Property Specific Land Use Budget - Housing Yield



# Attachment 1: Property Specific Land Use Budget

# Table 3 Property Specific Land Use Budget

				TRAN	SPORT		E	NCUMBE	RED LANI	D	COMMUNITY			D LAND	(E	
Property Number		Total Area (Hectares)	Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	Total Net Developable Area (ha)
Property 1	2012292	0.82	0.00	0.00	0.00	0.00	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.00
Property 2 & 7 & 16		72.46	0.00	0.00	0.00	0.00	13.05	4.13	0.00	0.00	0.00	0.00	0.50	1.93	0.00	52.85
Property 3	2012291	8.70	0.00	0.00	0.00	0.45	0.00	0.00	0.00	0.00	1.90	0.00	3.00	0.00	0.00	3.35
Property 4	2035436	9.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.43
Property 5	2035447	8.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.95	0.00	0.00	0.00	5.15
Property 6	2035446	8.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.47	0.00	0.00	0.00	7.62
Properties 8 to 11		30.89	0.00	0.00	0.18	0.00	3.43	0.45	0.00	0.00	0.00	0.00	0.00	1.60	0.00	25.23
Property 12	2002746	3.33	0.00	0.00	0.00	0.00	1.24	1.92	0.00	0.00	0.00	0.00	0.00	0.17	0.00	0.00
Property 13	2002747	2.08	0.00	0.00	0.00	0.00	2.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property 14	2002751	1.17	0.00	0.00	0.00	0.00	1.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property 15	2002749	0.33	0.00	0.00	0.00	0.00	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Property 17 to 19		6.25	0.00	0.08	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.06
Property 20 to 21		8.13	0.00	0.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.92
Property 22	2029914	2.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.06
Property 23	2029915	2.09	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.04
Property 25	2029912	2.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.04
Property 24 & 26		7.17	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18	0.00	7.00
Property 27	2029911	2.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.02
Property 28 & 29 & 30	2029909	15.33	0.00	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89	0.00	12.80
Property 31	2034414	1.74	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.74
Property 32 to 33		2.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.91
Property 34	2034417	1.61	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.61
Property 35	2051664	0.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.91
Property 36	2051665	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93
Property 37	2035439	8.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	7.27
Property 38	2035437	2.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.04
Property 39	2035438	2.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.02
Property 40 Property 41	2034419	1.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.93
Property 41 Property 42	2034420 2034421	1.87 1.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.87 0.94
Property 42 Property 43	2034421	0.68	0.00	0.03	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94
Property 43 Property 44	2028681	0.69	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.67
Property 44 Property 45	2028081	0.09	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.87
1 openty 40	2043103	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77



				TRANS	SPORT		ENCUMBERED LAND				СОММ	UNITY		LAND E	(e	
Property Number		Total Area (Hectares)	Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	Total Net Developable Area (ha)
Property 46	2049704	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64
Property 47	2049705	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.64
Property 48	2049706	0.92	0.00	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88
Property 49	2049702	0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70
Property 50	2049701	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65
Property 51	2049700	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65
Property 52	2049699	0.65	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62
Property 53	2035440	2.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03
Property 54	2035441	2.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03
Property 55	2051432	0.79	0.00	0.03	0.08	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68
Property 56	2051433	1.19	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.14
Property 57	2034430	3.92	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.92
Property 58	2034429	2.53	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.53
Property 59	2034428	2.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.83
Property 60 to 64		10.94	0.00	0.09	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.83
Property 65 to 66		24.58	0.00	0.00	0.00	0.00	1.75	0.40	0.00	0.00	0.00	0.00	0.00	3.50	0.00	18.93
Property 67	2042495	24.42	0.00	0.00	0.00	0.00	0.00	0.64	0.00	0.00	0.00	0.00	0.00	3.21	0.00	20.57
Property 69	2035443	3.25	0.00	0.12	0.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.17	0.00	2.85
Property 70	2039204	2.04	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.90
Property 71	2035444	2.04	0.00	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.90
Property 72	2035448	4.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	3.62
Property 73	2035445	4.03	0.00	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.76
Property 74	2051046	2.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.26	0.00	1.92
Property 75	2051047	1.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.24	0.00	1.67
Property 76	2047568	4.06	0.00	0.26	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.80
Property 77	2028691	4.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.46	0.00	3.59
Property 78 to 81		16.84	0.00	0.00	0.00	0.00	0.34	1.70	0.00	0.00	0.00	0.00	0.00	1.31	0.00	13.49
Property 82	2002742	2.36	0.00	0.00	0.00	0.00	1.43	0.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89
Property 83	2002741	6.17	0.00	0.00	0.00	0.00	1.92	2.25	0.00	0.00	0.00	0.00	0.00	0.40	0.00	1.60
Property 84 & 88		8.35	0.00	0.00	0.03	0.00	0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.35	0.00	7.87
Property 68 & 87		28.27	0.00	0.11	0.01	0.00	2.23	1.43	0.00	1.06	0.00	0.00	0.00	3.96	0.00	19.47
Property 89	2028688	4.02	0.00	0.00	0.00	0.00	0.29	0.00	0.00	0.00	0.00	0.00	0.00	0.41	0.00	3.32
Property 90	2028689	3.95	0.00	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	3.17
Property 85 & 86 & 91		12.78	0.00	0.62	0.07	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.76	0.00	10.20



BALLARAT WEST PRECINCT STRUCTURE PLAN 103

				TRANS	SPORT		ENCUMBERED LAND				COMMUNITY		UNENCUMBERED OPEN SPACE			a)
Property Number		Total Area (Hectares)	Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	Total Net Developable Area (ha)
Property 92	2028690	5.70	0.00	0.00	0.00	0.00	0.09	0.00	0.00	0.00	0.00	0.00	0.00	1.47	0.00	4.14
Property 93	2027855	5.26	0.00	0.00	0.00	0.00	1.44	0.00	0.00	0.00	0.00	0.00	0.00	1.25	0.00	2.57
Property 94	2039846	5.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	5.06
Property 95	2041312	3.91	0.00	0.00	0.00	0.00	2.46	0.00	0.00	0.00	0.00	0.00	0.00	0.28	0.00	1.17
Property 96	2031574	5.36	0.00	0.00	0.02	0.00	0.59	3.56	0.00	0.00	0.00	0.00	0.00	0.43	0.00	0.77
Property 97 & 98 & 100	2027853	15.62	0.00	0.62	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30	0.00	13.65
Property 99	2005747	4.42	0.00	0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.00	4.19
Property 101	2000321	4.21	0.00	0.00	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Property 102	2000321	8.22	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.02
Property 103	2000321	9.92	0.00	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.79
Property 104	2031578	0.50	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
Property 105 & 106 & 107		4.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.43
Property 108	2031571	3.67	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.67
Property 109 & 110		1.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.77
Property 111 & 112	2006617	4.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.14
Property 113	2041363	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	0.00	0.00	0.00
Property 114	2012845	9.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.64	6.32	0.00	0.00
Property 115	2012845	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	0.00
Property 116	2012844	11.41	0.00	0.00	0.00	0.00	0.00	4.43	0.00	0.00	0.00	0.00	0.00	6.98	0.00	0.00
Property 117 & 118		0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
Property 119 & 120		7.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	2.52	0.00	0.00	0.00	4.37
Property 121	2012842	2.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	1.90
Property 122	2012842	1.48	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.48
Property 123	2012842	8.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45	0.00	7.76
Property 124	2005750	8.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.00	0.00	0.00	7.78
Property 125	2023250	5.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.86
Property 126	2001990	5.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.85
Property 127 & 128	2045173	7.66	0.00	0.00	0.00	0.00	0.00	0.59	0.00	0.00	0.00	0.00	0.00	1.96	0.00	5.11
Property 129	2012840	2.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03
Property 130	2000321	1.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.47
Property 131	2000321	1.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.47
Property 132	2000321	2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	2.23
Property 133	2000321	6.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62	0.00	5.84



				TRAN	SPORT		ENCUMBERED LAND				COMMUNITY			E LAND	la)	
Property Number		Total Area (Hectares)	Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	Total Net Developable Area (ha)
Property 134	2000321	8.11	0.00	0.00	0.00	0.00	0.00	1.13	0.00	0.00	0.00	0.00	0.00	0.87	0.00	6.11
Property 135	2000321	2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	1.94
Property 136	2000321	2.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.00	1.93
Property 137	2000321	7.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.10
Property 138	2049676	22.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.19	0.44	0.00	11.83
Property 139 & 140 & 141	2026429	1.98	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.98
Property 142 & 143		0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70
Property 144	2026428	1.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54
Property 145	2000330	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41
Property 146	2000328	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
Property 147	2000328	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
Property 148	2000327	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
Property 149	2000326	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
Property 150 Property 151	2000325 2000324	0.18	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.18
Property 152	2000324	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Property 153	2000323	10.69	0.00	0.79	0.00	0.00	0.00	2.34	0.00	2.28	0.00	0.00	0.00	0.00	0.00	5.28
Property 154	2000321	19.51	0.00	0.08	0.00	0.00	0.00	3.35	0.00	0.00	0.00	0.00	0.00	0.58	0.00	15.50
Property 155	2012306	32.90	1.60	0.14	0.00	0.00	0.00	0.85	0.00	0.00	0.00	0.00	0.00	2.61	0.00	27.69
Properties 156 to 157	2012998	65.44	0.00	2.15	0.22	0.00	0.00	2.00	0.00	0.00	1.30	13.50	10.03	0.00	0.00	36.24
Property 158 & 159 & 160 & 161	2012289	82.32	0.00	1.80	0.15	0.00	6.56	2.31	0.00	0.00	0.00	0.00	0.00	4.44	0.00	67.07
Property 162	2012289	1.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.64
Property 163	2039201	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09
Property 164	2039199	0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.68
Property 165	2039200	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09
Property 166	2013004	0.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73
Property 167	2010410	1.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89
Property 168	2040644	1.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30
Property 169	2040447	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.44
Property 170	2010408	5.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.46
Property 171 Property 172	2040200 2012288	1.26 2.33	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.25 2.33
Property 172	2012288	3.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.46
Property 174	2040444	2.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.47
Property 175	2012287	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Property 176	2012286	0.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.99



BALLARAT WEST PRECINCT STRUCTURE PLAN 105

				TRANS	SPORT		ENCUMBERED LAND				COMMUNITY		UNENCUMBERED OPEN SPAC			a)
Property Number		Total Area (Hectares)	Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Heritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	Total Net Developable Area (ha)
Property 177	2042211	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60
Property 178	2022615	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
Property 179	2022633	1.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.05
Property 180	2012285	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79
Property 181	2022616	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.03
Property 182	2012284	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78
Property 183	2012283	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89
Property 184	2012307	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95
Property 185	2046230	2.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.01
Property 186	2046231	2.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.01
Property 187	2022619	3.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.87
Property 188	2022620	0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88
Property 189	2022621	2.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.07
Property 190	2022622	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90
Property 191	2022623	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
Property 192	2022624	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
Property 193	2022625	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
Property 194	2022626	1.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.60
Property 195	2022627	1.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.72
Property 196	2022628	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.86
Property 197	2022629	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
Property 198	2022630	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Property 199	2022631	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Property 200	2022632	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Property 201	2010409	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Property 202	2022614	0.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94
Property 203	2010407	3.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	3.35
Property 204	2013003	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.24
Property 205	2047864	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27
Property 206	2045820	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Property 207	2045819	1.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93
Property 208 & 209	2012306	43.92	3.07	0.00	0.00	0.00	0.00	3.86	0.00	0.00	0.00	0.00	0.00	2.18	0.00	34.80
Property 210	2036739	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40
Property 211	2036738	21.77	0.00	1.94	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	1.02	0.00	18.31
Property 212 & 213	2036752	65.40	0.00	0.00	0.00	0.00	0.00	2.76	3.27	0.00	0.70	3.46	3.98	0.00	0.00	51.23
Property 214	2001989	32.03	0.00	0.00	0.00	0.00	0.58	1.09	0.00	0.07	0.00	0.00	0.00	0.00	0.00	30.29





		TRANSPORT						NCUMBE	RED LANI	D	COMMUNITY			D LAND E	la)	
Property Number		Total Area (Hectares)	Future Western Link Road Not Included in NDA	Arterial Road / Widening Not Included in NDA	Roundabout Not Included in NDA	Road Reserve Not Included in NDA	Drainage Reserve Not Included in OS%	Drainage Basins Not Included in OS%	Environmental Conservation Area Not Included in OS%	Herritage Conservation Area Not Included in OS%	Community Facilities Not Included in NDA	Schools Not Included in NDA	Active Open Space Included in OS%	Passive Open Space (Local parks & Linear reserves) Included in OS%	Other - Regional Recreation Included in OS%	Total Net Developable Area (ha)
Properties 215 to 216		33.23	0.00	0.93	0.08	0.00	0.00	1.10	0.00	0.00	0.00	0.00	0.00	2.37	0.00	28.75
Property 217	2001991	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
Property 218	2001992	16.39	0.00	1.89	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	13.37
Property 219	2001993	15.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.83
Property 220	2001994	32.73	0.53	0.00	0.00	0.00	0.00	1.84	1.59	0.00	0.00	0.00	0.00	2.33	0.00	26.44
Property 221	2036749	4.05	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.74
Property 222	2036748	2.14	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.83
Property 223	2042384	1.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89
Property 224	2036747	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42
Property 225	2036746	4.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.34
Property 226 & 227	2036744	8.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.30
Property 228 & 229	2036750	20.28	0.00	0.05	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	1.00	0.00	19.16
Property 230	2036751	19.74	0.00	1.81	0.20	0.00	0.00	0.33	0.00	0.00	0.00	0.61	4.00	0.00	0.00	12.79
Sub-Total		1223.01	5.20	16.17	1.57	0.59	42.37	48.67	4.86	3.41	4.40	24.36	35.70	65.11	0.00	970.60
Existing Road R	eserves	63.76	0.00	0.00	0.00	61.38	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.00	0.00	1.44
		1286.77	5.20	16.17	1.57	61.97	42.37	48.67	4.86	3.41	4.40	24.36	36.64	65.11	0.00	972.04



# Attachment 2: Property Specific Land Use Budget - Housing Yield

# Table 4 Property Specific Land Use Budget - Housing Yields

				OTHE	ER LAND	USES			NAL DENSITY ngs/NRHa)		DENSITY ngs/NRHa)	ΤΟΤΑ	LCOMB	INED
Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial	Total Net Residential Area (Hectares)	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 & 7 & 16		72.46	52.85	0.00	0.00	0.00	52.85	52.85	735	0.00	0	52.85	14	735
Property 3	2012291	8.70	3.35	2.99	0.00	0.00	0.37	0.01	0	0.36	54	0.37	148	54
Property 4	2035436	9.43	9.43	9.43	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 5	2035447	8.10	5.15	0.00	0.00	0.29	4.86	4.86	64	0.00	0	4.86	13	64
Property 6	2035446	8.09	7.62	0.00	0.00	0.00	7.62	7.62	133	0.00	0	7.62	17	133
Properties 8 to 11		30.89	25.23	0.00	0.00	0.00	25.23	25.23	439	0.00	0	25.23	17	439
Property 12	2002746	3.33	0.00	0.00	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
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 17 to 19		6.25	6.06	1.20	4.86	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 20 to 21		8.13	7.92	1.00	0.00	0.00	6.92	4.01	59	2.91	145	6.92	29	204
Property 22	2029914	2.06	2.06	0.00	0.00	2.06	0.00	0.00	0	0.00	0	0.00	-	0
Property 23	2029915	2.09	2.04	0.00	0.00	0.00	2.04	0.00	0	2.04	56	2.04	27	56
Property 25	2029912	2.04	2.04	0.00	0.00	0.00	2.04	2.04	33	0.00	0	2.04	16	33
Property 24 & 26		7.17	7.00	0.00	0.00	0.00	7.00	7.00	85	0.00	0	7.00	12	85
Property 27	2029911	2.02	2.02	0.00	0.00	0.00	2.02	2.02	34	0.00	0	2.02	17	34
Property 28 & 29 & 30	2029909	15.33	12.80	0.00	0.00	0.00	12.80	12.80	180	0.00	0	12.80	14	180
Property 31	2034414	1.74	1.74	0.00	0.00	0.20	1.54	1.54	31	0.00	0	1.54	20	31
Property 32 to 33		2.91	2.91	0.00	0.00	0.00	2.91	2.91	50	0.00	0	2.91	17	50
Property 34	2034417	1.61	1.61	0.00	0.00	0.00	1.61	1.61	32	0.00	0	1.61	20	32
Property 35	2051664	0.91	0.91	0.00	0.00	0.00	0.91	0.91	18	0.00	0	0.91	20	18
Property 36	2051665	0.93	0.93	0.00	0.00	0.00	0.93	0.93	19	0.00	0	0.93	20	19
Property 37	2035439	8.27	7.27	0.00	0.00	0.00	7.27	7.27	145	0.00	0	7.27	20	145
Property 38	2035437	2.04	2.04	0.00	0.00	0.00	2.04	2.04	41	0.00	0	2.04	20	41
Property 39 Property 40	2035438	2.02	2.02	0.00	0.00	0.00	2.02	2.02	33	0.00	0	2.02	16	33
Property 40 Property 41	2034419 2034420	1.93 1.87	1.93 1.87	0.00	0.00	0.00	1.93 1.87	1.93 1.87	34 37	0.00	0	1.93 1.87	18	34 37
Property 41 Property 42	2034420	1.07	0.94	0.00	0.00	0.00	0.94	0.94	19	0.00	0	0.94	20 20	37 19
Property 42 Property 43	2028681	0.68	0.66	0.00	0.00	0.00	0.66	0.66	13	0.00	0	0.94	20	13
Property 44	2028681	0.69	0.67	0.00	0.00	0.00	0.67	0.67	13	0.00	0	0.67	20	13
Property 45	2020001	0.03	0.77	0.00	0.00	0.00	0.77	0.77	15	0.00	0	0.77	20	15
	20.0700	v.,,,	0.11	0.00	0.00	0.00	0.77	0.11	10	0.00	0	0.77	20	.0



				OTHE	ER LAND	USES			NAL DENSITY ngs/NRHa)	MEDIUM DENSITY TOTAL COMBIN (25 Dwellings/NRHa)		INED		
Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial	Total Net Residential Area (Hectares)	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 46	2049704	0.64	0.64	0.00	0.00	0.00	0.64	0.64	13	0.00	0	0.64	20	13
Property 47	2049705	0.64	0.64	0.00	0.00	0.00	0.64	0.64	13	0.00	0	0.64	20	13
Property 48	2049706	0.92	0.88	0.00	0.00	0.00	0.88	0.88	18	0.00	0	0.88	20	18
Property 49	2049702	0.70	0.70	0.00	0.00	0.00	0.70	0.70	14	0.00	0	0.70	20	14
Property 50	2049701 2049700	0.65 0.65	0.65 0.65	0.00	0.00	0.00	0.65	0.65	13 13	0.00	0	0.65 0.65	20 20	13
Property 51 Property 52	2049700	0.65	0.65	0.00	0.00	0.00	0.65	0.62	13	0.00	0	0.65	20	13 12
Property 52 Property 53	2035440	2.03	2.03	0.00	0.00	0.00	2.03	2.03	41	0.00	0	2.03	20	41
Property 54	2035440	2.03	2.03	0.00	0.00	0.00	2.03	2.03	41	0.00	0	2.03	20	41
Property 55	2051432	0.79	0.68	0.00	0.00	0.00	0.68	0.68	14	0.00	0	0.68	20	14
Property 56	2051433	1.19	1.14	0.00	0.00	0.00	1.14	1.14	23	0.00	0	1.14	20	23
Property 57	2034430	3.92	3.92	0.00	0.00	0.00	3.92	3.92	60	0.00	0	3.92	15	60
Property 58	2034429	2.53	2.53	0.00	0.00	0.00	2.53	2.53	39	0.00	0	2.53	15	39
Property 59	2034428	2.83	2.83	0.00	0.00	0.00	2.83	2.83	43	0.00	0	2.83	15	43
Property 60 to 64		10.94	10.83	0.00	0.00	0.00	10.83	10.83	189	0.00	0	10.83	17	189
Property 65 to 66		24.58	18.93	0.00	0.00	0.00	18.93	18.93	276	0.00	0	18.93	15	276
Property 67	2042495	24.42	20.57	0.00	0.00	0.00	20.57	20.57	345	0.00	0	20.57	17	345
Property 69	2035443	3.25	2.85	0.00	0.00	0.00	2.85	2.85	57	0.00	0	2.85	20	57
Property 70	2039204	2.04	1.90	0.00	0.00	0.00	1.90	1.90	38	0.00	0	1.90	20	38
Property 71	2035444	2.04	1.90	0.00	0.00	0.00	1.90	1.90	38	0.00	0	1.90	20	38
Property 72	2035448	4.07	3.62	0.00	0.00	0.00	3.62	3.62	72	0.00	0	3.62	20	72
Property 73	2035445	4.03	3.76	0.00	0.00	0.00	3.76	3.76	75	0.00	0	3.76	20	75
Property 74	2051046	2.18	1.92	0.00	0.00	0.00	1.92	1.92	38	0.00	0	1.92	20	38
Property 75	2051047	1.91	1.67	0.00	0.00	0.00	1.67	1.67	33	0.00	0	1.67	20	33
Property 76	2047568	4.06	3.80	0.00	0.00	0.00	3.80	3.80	76	0.00	0	3.80	20	76
Property 77	2028691	4.05	3.59	0.00	0.00	0.00	3.59	3.59	72	0.00	0	3.59	20	72
Property 78 to 81		16.84	13.49	0.00	0.00	0.00	13.49	13.49	235	0.00	0	13.49	17	235
Property 82	2002742	2.36	0.89	0.00	0.00	0.00	0.89	0.89	18	0.00	0	0.89	20	18
Property 83	2002741	6.17	1.60	0.00	0.00	0.00	1.60	1.60	32	0.00	0	1.60	20	32
Property 84 & 88		8.35	7.87	0.00	0.00	0.00	7.87	7.87	157	0.00	0	7.87	20	157
Property 68 & 87		28.27	19.47	0.00	0.00	0.00	19.47	19.47	297	0.00	0	19.47	15	297
Property 89	2028688	4.02	3.32	0.00	0.00	0.00	3.32	3.32	66	0.00	0	3.32	20	66
Property 90	2028689	3.95	3.17	0.00	0.00	0.00	3.17	3.17	63	0.00	0	3.17	20	63
Property 85 & 86 & 91		12.78	10.20	0.00	0.00	0.00	10.20	10.20	184	0.00	0	10.20	18	184



BALLARAT WEST PRECINCT STRUCTURE PLAN 109

				OTHE	ER LAND	USES			NAL DENSITY ings/NRHa)		DENSITY ngs/NRHa)			
Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial	Total Net Residential Area (Hectares)	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 92	2028690	5.70	4.14	0.00	0.00	0.00	4.14	4.14	83	0.00	0	4.14	20	83
Property 93	2027855	5.26	2.57	0.00	0.00	0.00	2.57	2.57	51	0.00	0	2.57	20	51
Property 94	2039846	5.39	5.06	0.00	0.00	0.00	5.06	5.06	101	0.00	0	5.06	20	101
Property 95	2041312	3.91	1.17	0.00	0.00	0.00	1.17	1.17	23	0.00	0	1.17	20	23
Property 96	2031574	5.36	0.77	0.00	0.00	0.00	0.77	0.77	15	0.00	0	0.77	20	15
Property 97 & 98 & 100		15.62	13.65	1.81	0.00	0.00	11.84	9.97	157	1.87	64	11.84	19	221
Property 99	2005747	4.42	4.19	0.00	0.00	0.00	4.19	4.19	84	0.00	0	4.19	20	84
Property 101	2000321	4.21	0.81	0.00	0.00	0.00	0.81	0.81	16	0.00	0	0.81	20	16
Property 102	2000321	8.22	8.02	0.00	0.00	0.00	8.02	8.02	160	0.00	0	8.02	20	160
Property 103	2000321	9.92	9.79	0.00	0.00	0.00	9.79	9.79	196	0.00	0	9.79	20	196
Property 104	2031578	0.50	0.45	0.00	0.00	0.00	0.45	0.45	9	0.00	0	0.45	20	9
Property 105 & 106 & 107		4.43	4.43	0.00	0.00	0.00	4.43	4.43	89	0.00	0	4.43	20	89
Property 108	2031571	3.67	3.67	0.00	0.00	0.00	3.67	3.67	64	0.00	0	3.67	17	64
Property 109 & 110		1.77	1.77	0.00	0.00	0.00	1.77	1.77	34	0.00	0	1.77	19	34
Property 111 & 112	2006617	4.14	4.14	0.00	0.00	0.00	4.14	4.14	84	0.00	0	4.14	20	84
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 & 118		0.80	0.80	0.00	0.00	0.00	0.80	0.00	0	0.80	20	0.80	25	20
Property 119 & 120		7.39	4.37	0.00	0.00	0.00	4.37	3.12	61	1.25	31	4.37	21	92
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	8.63	7.78	0.00	0.00	0.00	7.78	7.05	135	0.73	22	7.78	20	157
Property 125	2023250	5.86	5.86	0.00	0.00	0.00	5.86	5.86	117	0.00	0	5.86	20	117
Property 126	2001990	5.85	5.85	0.00	0.00	0.00	5.85	5.85	117	0.00	0	5.85	20	117
Property 127 & 128	2045173	7.66	5.11	0.00	0.00	0.00	5.11	5.11	82	0.00	0	5.11	16	82
Property 129	2012840	2.03	2.03	0.00	0.00	0.00	2.03	2.03	41	0.00	0	2.03	20	41
Property 130	2000321	1.47	1.47	0.00	0.00	0.00	1.47	1.47	29	0.00	0	1.47	20	29
Property 131	2000321	1.47	1.47	0.00	0.00	0.00	1.47	1.47	29	0.00	0	1.47	20	29
Property 132	2000321	2.25	2.23	0.00	0.00	0.00	2.23	2.23	45	0.00	0	2.23	20	45
Property 133	2000321	6.46	5.84	0.00	0.00	0.00	5.84	5.84	117	0.00	0	5.84	20	117



				OTHE	ER LAND	USES			NAL DENSITY ngs/NRHa)	MEDIUM (25 Dwellin	ENSITY TOTAL COMBINED gs/NRHa)			NED
Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial	Total Net Residential Area (Hectares)	NRHa	Indicative Dwellings	NRHa N	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 134	2000321	8.11	6.11	0.00	0.00	0.00	6.11	6.11	122	0.00	0	6.11	20	122
Property 135	2000321	2.25	1.94	0.00	0.00	0.00	1.94	1.94	39	0.00	0	1.94	20	39
Property 136	2000321	2.20	1.93	0.00	0.00	0.00	1.93	1.93	39	0.00	0	1.93	20	39
Property 137	2000321	7.10	7.10	0.00	0.00	0.00	7.10	7.10	142	0.00	0	7.10	20	142
Property 138	2049676	22.46	11.83	0.00	0.00	0.00	11.83	11.83	237	0.00	0	11.83	20	237
Property 139 & 140 & 141	2026429	1.98	1.98	0.00	0.00	0.00	1.98	1.98	33	0.00	0	1.98	17	33
Property 142 & 143		0.70	0.70	0.00	0.00	0.00	0.70	0.70	14	0.00	0	0.70	20	14
Property 144	2026428	1.54	1.54	0.00	0.00	0.00	1.54	1.54	31	0.00	0	1.54	20	31
Property 145	2000330	0.41	0.41	0.00	0.00	0.00	0.41	0.41	8	0.00	0	0.41	20	8
Property 146	2000328	0.36	0.36	0.00	0.00	0.00	0.36	0.36	7	0.00	0	0.36	20	7
Property 147	2000328	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	20 20	1
Property 148	2000327	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	20	1 1
Property 149 Property 150	2000326 2000325	0.08	0.08	0.00	0.00	0.00	0.06 0.18	0.00	4	0.00	0	0.06	20	4
Property 150 Property 151	2000323	0.18	0.38	0.00	0.00	0.00	0.38	0.18	8	0.00	0	0.38	20	8
Property 152	2000322	0.20	0.20	0.00	0.00	0.00	0.20	0.20	4	0.00	0	0.20	20	4
Property 153	2000323	10.69	5.28	0.00	0.00	0.00	5.28	5.28	105	0.00	0	5.28	20	105
Property 154	2000321	19.51	15.50	0.00	0.00	0.00	15.50	15.50	105	0.00	0	15.50	7	105
Property 155	2012306	32.90	27.69	0.00	0.00	0.00	27.69	27.09	429	0.60	15	27.69	16	444
Properties 156 to 157	2012998	65.44	36.24	3.26	0.00	0.00	32.98	28.67	483	4.31	108	32.98	18	591
Property 158 & 159 & 160 & 161	2012289	82.32	67.07	0.00	0.00	1.37	65.70	64.90	952	0.80	28	65.70	15	980
Property 162	2012289	1.64	1.64	0.00	0.00	0.00	1.64	1.64	33	0.00	0	1.64	20	33
Property 163	2039201	1.09	1.09	0.00	0.00	0.00	1.09	1.09	22	0.00	0	1.09	20	22
Property 164	2039199	0.68	0.68	0.00	0.00	0.00	0.68	0.68	14	0.00	0	0.68	20	14
Property 165	2039200	1.09	1.09	0.00	0.00	0.00	1.09	1.09	22	0.00	0	1.09	20	22
Property 166	2013004	0.73	0.73	0.00	0.00	0.00	0.73	0.73	15	0.00	0	0.73	20	15
Property 167	2010410	1.89	1.89	0.00	0.00	0.00	1.89	1.89	38	0.00	0	1.89	20	38
Property 168	2040644	1.30	1.30	0.00	0.00	0.00	1.30	1.30	26	0.00	0	1.30	20	26
Property 169	2040447	1.44	1.44	0.00	0.00	0.00	1.44	1.44	29	0.00	0	1.44	20	29
Property 170	2010408	5.46	5.46	0.00	0.00	0.00	5.46	5.46	109	0.00	0	5.46	20	109
Property 171	2040200	1.26	1.25	0.00	0.00	0.00	1.25	1.25	25	0.00	0	1.25	20	25
Property 172	2012288	2.33	2.33	0.00	0.00	0.00	2.33	2.33	47	0.00	0	2.33	20	47
Property 173	2010411	3.46	3.46	0.00	0.00	0.00	3.46	3.46	69	0.00	0	3.46	20	69
Property 174	2040444	2.47	2.47	0.00	0.00	0.00	2.47	2.47	49	0.00	0	2.47	20	49
Property 175	2012287	0.81	0.81	0.00	0.00	0.00	0.81	0.81	16	0.00	0	0.81	20	16



BALLARAT WEST PRECINCT STRUCTURE PLAN 111

				OTHE	ER LAND	USES			NAL DENSITY ngs/NRHa)	MEDIUM (25 Dwellir		ΤΟΤΑ	LCOMB	INED
Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial	Total Net Residential Area (Hectares)	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Property 176	2012286	0.99	0.99	0.00	0.00	0.00	0.99	0.99	20	0.00	0	0.99	20	20
Property 177	2042211	0.60	0.60	0.00	0.00	0.00	0.60	0.60	12	0.00	0	0.60	20	12
Property 178	2022615 2022633	0.56	0.56	0.00	0.00	0.00	0.56	0.56	11 21	0.00	0	0.56	20 20	11 21
Property 179 Property 180	2022033	0.79	0.79	0.00	0.00	0.00	0.79	0.79	16	0.00	0	0.79	20	16
Property 181	2022616	1.03	1.03	0.00	0.00	0.00	1.03	1.03	21	0.00	0	1.03	20	21
Property 182	2012284	0.78	0.78	0.00	0.00	0.00	0.78	0.78	16	0.00	0	0.78	20	16
Property 183	2012283	0.89	0.89	0.00	0.00	0.00	0.89	0.89	18	0.00	0	0.89	20	18
Property 184	2012307	0.95	0.95	0.00	0.00	0.00	0.95	0.95	19	0.00	0	0.95	20	19
Property 185	2046230	2.01	2.01	0.00	0.00	0.00	2.01	2.01	40	0.00	0	2.01	20	40
Property 186	2046231	2.01	2.01	0.00	0.00	0.00	2.01	2.01	40	0.00	0	2.01	20	40
Property 187	2022619	3.87	3.87	0.00	0.00	0.00	3.87	3.87	77	0.00	0	3.87	20	77
Property 188	2022620	0.88	0.88	0.00	0.00	0.00	0.88	0.88	18	0.00	0	0.88	20	18
Property 189	2022621	2.07	2.07	0.00	0.00	0.00	2.07	2.07	41	0.00	0	2.07	20	41
Property 190	2022622	0.90	0.90	0.00	0.00	0.00	0.90	0.90	18	0.00	0	0.90	20	18
Property 191	2022623	0.80	0.80	0.00	0.00	0.00	0.80	0.80	16	0.00	0	0.80	20	16
Property 192	2022624	0.80	0.80	0.00	0.00	0.00	0.80	0.80	16	0.00	0	0.80	20	16
Property 193	2022625	0.80	0.80	0.00	0.00	0.00	0.80	0.80	16	0.00	0	0.80	20	16
Property 194	2022626	1.60	1.60	0.00	0.00	0.00	1.60	1.60	32	0.00	0	1.60	20	32
Property 195	2022627	1.72	1.72	0.00	0.00	0.00	1.72	1.72	34	0.00	0	1.72	20	34
Property 196	2022628 2022629	0.86 0.85	0.86	0.00	0.00	0.00	0.86 0.85	0.86	17	0.00	0	0.86	20 20	17 17
Property 197 Property 198	2022630	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 199	2022630	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 200	2022632	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 201	2010409	0.81	0.81	0.00	0.00	0.00	0.81	0.81	16	0.00	0	0.81	20	16
Property 202	2022614	0.94	0.94	0.00	0.00	0.00	0.94	0.94	19	0.00	0	0.94	20	19
Property 203	2010407	3.60	3.35	0.00	0.00	0.00	3.35	3.35	67	0.00	0	3.35	20	67
Property 204	2013003	1.24	1.24	0.00	0.00	0.00	1.24	1.24	25	0.00	0	1.24	20	25
Property 205	2047864	0.27	0.27	0.00	0.00	0.00	0.27	0.27	5	0.00	0	0.27	20	5
Property 206	2045820	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 207	2045819	1.00	0.93	0.00	0.00	0.34	0.59	0.59	12	0.00	0	0.59	20	12
Property 208 & 209	2012306	43.92	34.80	0.00	0.00	0.00	34.80	34.31	550	0.49	12	34.80	16	562
Property 210	2036739	0.40	0.40	0.00	0.00	0.10	0.30	0.30	5	0.00	0	0.30	17	5
Property 211	2036738	21.77	18.31	0.00	0.00	0.00	18.31	18.31	265	0.00	0	18.31	14	265
Property 212 & 213	2036752	65.40	51.23	0.00	0.00	0.00	51.23	51.23	608	0.00	0	51.23	12	608
Property 214	2001989	32.03	30.29	3.12	0.00	3.54	23.63	23.63	345	0.00	0	23.63	15	345



				OTHE	RLAND	USES			NAL DENSITY ings/NRHa)	MEDIUM (25 Dwellin		тоти	AL COMB	INED
Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	Activity Centre (Retail / Office / Mixed Use)	Bulky Goods	Industrial / Commercial	Total Net Residential Area (Hectares)	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings / NRHa	Indicative Dwellings
Properties 215 to 216		33.23	28.75	3.99	0.00	0.00	24.76	23.63	356	1.13	47	24.76	16	403
Property 217	2001991	0.09	0.09	0.00	0.00	0.00	0.09	0.09	1	0.00	0	0.09	16	1
Property 218	2001992	16.39	13.37	0.00	0.00	0.30	13.07	11.82	180	1.25	31	13.07	16	211
Property 219	2001993	15.83	15.83	0.00	0.00	0.00	15.83	15.83	229	0.00	0	15.83	14	229
Property 220	2001994	32.73	26.44	0.00	0.00	0.00	26.44	26.44	350	0.00	0	26.44	13	350
Property 221	2036749	4.05	3.74	0.00	0.00	0.00	3.74	3.74	65	0.00	0	3.74	17	65
Property 222	2036748	2.14	1.83	0.00	0.00	0.58	1.25	1.25	18	0.00	0	1.25	14	18
Property 223	2042384	1.89	1.89	0.00	0.00	0.34	1.55	1.55	31	0.00	0	1.55	20	31
Property 224	2036747	3.42	3.42	0.00	0.00	0.00	3.42	3.42	69	0.00	0	3.42	20	69
Property 225	2036746	4.34	4.34	0.00	0.00	0.00	4.34	4.34	85	0.00	0	4.34	20	85
Property 226 & 227	2036744	8.30	8.30	0.00	0.00	0.00	8.30	8.30	117	0.00	0	8.30	14	117
Property 228 & 229	2036750	20.28	19.16	0.00	0.00	0.00	19.16	19.16	277	0.00	0	19.16	14	277
Property 230	2036751	19.74	12.79	0.00	0.00	0.00	12.79	12.79	194	0.00	0	12.79	15	194
Sub-Total		1223.01	970.60	26.80	4.86	9.12	929.82	911.27	14853	18.55	634	929.82	17	15486
Existing Road	Reserves	63.76	1.44	0.00	0.00	0.00	1.44	0.86	17	0.58	15	1.44	22	32
Total		1286.77	972.04	26.80	4.86	9.12	931.26	912.13	14870	19.13	648	931.26	16.66	15518





## **BALLARAT WEST**

### **DEVELOPMENT CONTRIBUTIONS PLAN**

CITY OF BALLARAT | FEBRUARY 2025



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#### ACRONYMS

DCP	Development Contributions Plan
PSP	Precinct Structure Plan or Ballarat West Precinct Structure Plan
DIL	Development Infrastructure Levy
CIL	Community Infrastructure Levy
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

## **1. INTRODUCTION**

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

The DCP was then revised 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 document is an updated DCP prepared in 2025 in order to implement changes arising from the findings of a full DCP review undertaken by Council, which sought to revise the infrastructure needs, standards and costs to reflect the latest available information. This review included:

- Revised technical reports to review the need and scope of transport, drainage and community infrastructure;
- Consultation with the stakeholders involved with the delivery of the DCP; and
- Review and update the full infrastructure list, including scope and cost of items.

#### **1.1. BALLARAT WEST DEVELOPMENT CONTRIBUTIONS PLAN**

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.. 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 most of 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.

BALLARAT WEST DCP

## **2. STRATEGIC BASIS**

#### 2.1. 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 original DCP included:

- 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); and
- Cost estimates provided by Prowse Quantity Surveyors (2012).

Additional supporting documents used to prepare this revised DCP include:

- Community and Recreation Infrastructure (ASR Research, 2024);
- Transport Projects Review (Milward, 2024);
- Drainage Strategy Update (Engeny, 2024); and
- Land Valuations for the Ballarat West Development Contributions Plan Review (Opteon 2024).

#### 2.2. STATE PLANNING POLICY CONTEXT

The Ministerial Direction on the Preparation and Content of Development Contributions Plans (11 October 2016, amended 15 January 2024) 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 Transport and Planning (DTP) website. These documents provide guidance as to how DCPs are to be prepared and administered including the matters that DCPs are to consider.

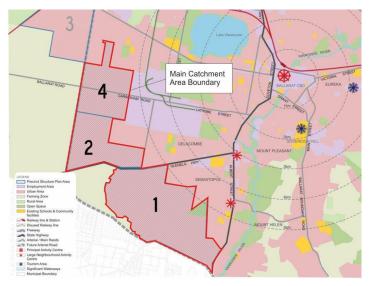
#### 2.2.1. PLANNING AND ENVIRONMENT ACT 1987

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 461);
- 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)).

#### **2.3. AREA TO WHICH THE DCP APPLIES**

F1. DCP AREA MAP



Source: City of Ballarat

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

The Precinct Structure Plan originally applied to approximately 1,290 hectares of land including:

- 707 hectares in sub-precinct 1;
- 296 hectares in sub-precinct 2; and
- 287 hectares in sub-precinct 4.

An audit of the development and the land budget showed the area to now be 1,287 hectares.

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.

#### 2.4. TIMEFRAME TO WHICH THE DCP APPLIES

The DCP has a life of 30 years from the date that the DCP is incorporated into the Ballarat Planning Scheme (Amendment C167, gazetted 30 October 2014).

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 5.

## **3. 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.

#### 3.1. 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 'perdwelling' rate. The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a Community Infrastructure Levy is no more than \$1,150 for each dwelling for the 2018/19 financial year. This cap is \$1,450 per dwelling for the 2024-25 financial year.

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 14 of this document.

#### 3.2. 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.



#### **3.3. 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.

#### **3.4. COMMUNITY INFRASTRUCTURE ITEMS**

City of Ballarat has identified a requirement for 11 Community Infrastructure items. Community Infrastructure items are identified in Table 1.

T1. COMMUNITY INFRASTRUCTURE ITEMS

Project Number	Project Name
	MAC Library (sub-precinct 1) co-located with Community Centre in MAC
CI_CF_1	Construction of one branch library of 1,800 sqm (excluding canopies, verandas, etc) to be co-located with the community
	centre in MAC.
	Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1)
CI_CF_2	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 within a building area of approx. 4,400 sqm.
	Level 1 MAC Early Years Hub (sub-precinct 1) (CI component)
CI_CF_3	Construction of community infrastructure component of early years hub, including community meeting rooms and
	associated facilities, outdoor areas and parking.
	Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)
CI_CF_4	Construction of community infrastructure component of early years hub, including community meeting rooms and
	associated facilities, outdoor areas and parking.
	Level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub-precinct 2) (CI component)
CI_CF_5	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.
	Level 1 NAC Multi-purpose Community Centre (sub-precinct 2) (CI component)
CI_CF_6	Construction of community infrastructure component of NAC early years hub, including community meeting rooms and
	associated facilities, outdoor areas and parking.
CLOS_1	MR Power Park - Pavilion
01_00_1	Construction of a medium community pavilion to serve regional AOS Reserve.
CLOS 2	Mining Park - Pavilion
01_00_2	Construction of small pavilion to serve the AOS Reserve - Gold Mining Area.
CLOS 3	Glenelg Highway reserve (MAC) - Pavilion
01_00_0	Construction of medium pavilion to serve the AOS Reserve – MAC.
CI_OS_4	Greenhalghs reserve (LAC) - Pavilion
01_00_4	Construction of medium pavilion to serve AOS Reserve – LAC.
CLOS_5	Carngham reserve (NAC) - Pavilion
01_03_0	Construction of a medium pavilion to serve AOS Reserve – NAC.

Source: City of Ballarat based on ASR, 2024

#### **3.5. 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 (including DCP preparation).

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

#### 3.5.1. COMMUNITY FACILITIES

City of Ballarat has identified a requirement for 9 Community Facilities items.

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

T2. COMMUNITY FACILITY ITEMS

Project Number	Project Name
	Level 1 MAC Early Years Hub (sub-precinct 1) (DI component)
DL_CF_1	Construction of development component of early years hub, including kindergarten, maternal and child health centre and
	associated facilities, outdoor areas and parking.
	Level 1 Tait Street Early Years Hub (sub-precinct 1) (DI component)
DI_CF_2	Construction of development component of Early Years Hub, including kindergarten, associated facilities, outdoor areas
	and parking.
	Level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub-precinct 2) (DI component)
DI_CF_3	Construction of development component of LAC Multi-purpose Community Centre and Early Years Hub, including
	kindergarten and associated facilities, outdoor areas and parking.
	NAC Early Years Hub (sub-precinct 4)
DI_CF_4	Construction of development component of NAC Early Years Hub, including kindergarten and associated facilities, outdoor
	areas and parking.
DI_LA_1	MAC Library (sub-precinct 1) - Land
DLLA	Land acquisition of 0.9 ha for the branch library.
	Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1) - Land
DL_LA_3	Land acquisition of 1ha for integrated community facilities comprising multi-purpose community centre, with Early Years
	Hub comprising Kindergarten, Maternal and Child Health and flexible community space.
DI_LA_4	Level 1 Tait Street Early Years Hub (sub-precinct 1) - Land
DI_LA_4	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten and flexible community space.
DI_LA_5	LAC Early Years Hub - LAC (sub-precinct 2) - Land
DI_LA_5	Land acquisition of 1.3 ha of LAC Early Years Hub site co-located with Level 1 Multi-purpose Community Centre.
	Level 1 MAC Multi-purpose Community Centre (sub-precinct 4) - Land
DLLA_7	Land acquisition of 0.7ha for level 1 Multi-purpose Community Centre collocated with the NAC in sub-precinct 4. Collocated
	with Primary School and Early Years Hub.

Source: City of Ballarat based on ASR, 2024

#### 3.5.2. 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.

T3. DRAINAGE ITEMS

Project Number	Project Name
DLDR_A	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
DI_DR_A	areas.
	Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)
DI_DR_AA/AB	Construction of a drainage scheme for sub-catchment AA/AB, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)
DI_DR_AC/AT	Construction of a drainage scheme for sub-catchment AC/AT, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)
DI_DR_AK/AM	Construction of a drainage scheme for sub-catchment AK/AM, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)
DI_DR_AU/AY	Construction of a drainage scheme for sub-catchment AU/AY, including drainage pipes, retarding basins and
	bioretention areas.
	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
DI_DR_AZ/CA	Construction of a drainage scheme for sub-catchment AZ/CA, including drainage pipes, retarding basins and bioretention areas.
	Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)
DI_DR_BA/BQ	Construction of a drainage scheme for sub-catchment BA/BQ, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)
DI_DR_BK/BL	Construction of a drainage scheme for sub-catchment BK/BL, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)
DI_DR_BU/CP	Construction of a drainage scheme for sub-catchment BU/CP, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)
DI_DR_BY/BZ	Construction of a drainage scheme for sub-catchment BY/BZ, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment C/O (sub-precinct 4)
DI_DR_C/O	Construction of a drainage scheme for sub-catchment C/O, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)
DI_DR_CB/CF	Construction of a drainage scheme for sub-catchment CB/CF, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)
DI_DR_CD/CR	Construction of a drainage scheme for sub-catchment CD/CR, including drainage pipes, retarding basins and bioretention areas.
	Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)
DI_DR_CQ/CW	Construction of a drainage scheme for sub-catchment CQ/CW, including drainage pipes, retarding basins and
DEDICOQ/OW	bioretention areas.
	Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)
DL_DR_CX/DC	Construction of a drainage scheme for sub-catchment CX/DC, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment D/J (sub-precinct 4)
DI_DR_D/J	Construction of a drainage scheme for sub-catchment D/J, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment KL (sub-precinct 4)
DI_DR_KL	Construction of a drainage scheme for sub-catchment KL, including drainage pipes, retarding basins and
	bioretention areas.

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Project Number	Project Name
	Drainage Scheme in sub-catchment M/Q (sub-precinct 2)
DI_DR_M/Q	Construction of a drainage scheme for sub-catchment M/Q, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment P/T (sub-precinct 2)
DLDR_P/T	Construction of a drainage scheme for sub-catchment P/T, including drainage pipes, retarding basins and
	bioretention areas.
	Drainage Scheme in sub-catchment U/Z (sub-precinct 2)
DI_DR_U/Z	Construction of a drainage scheme for sub-catchment U/Z, including drainage pipes, retarding basins and
	bioretention areas.
DI_LA_RB1	Retarding Basin 1 – Land
	Acquisition of land for Retarding Basin 1, total area: 0.9ha (developable).
DI_LA_RB2	Retarding Basin 2 – Land
0.02	Acquisition of land for Retarding Basin 2, total area: 3.86ha (developable - non-residential).
DI_LA_RB3	Retarding Basin 3 – Land
	Acquisition of land for Retarding Basin 3, total area: 1.5ha (developable).
DI_LA_RB4	Retarding Basin 4 - Land
	Acquisition of land for Retarding Basin 4, total area: 1.15ha (developable).
DI_LA_RB5	Retarding Basin 5 - Land
	Acquisition of land for Retarding Basin 5, total area: 1.09ha (developable - non-residential).
DI_LA_RB6	Retarding Basin 6 - Land
	Acquisition of land for Retarding Basin 6, total area: 2.61ha (developable).
DI_LA_RB6a	Retarding Basin 6 (part a) - Land
DILLALNDUA	Acquisition of land for Retarding Basin 6A, total area: 1.6ha (developable).
	Retarding Basin 6 (part b) - Land
DI_LA_RB6b	Acquisition of land for Retarding Basin 6B, total area: 0.57ha (developable).
	Retarding Basin 6 (part c) - Land
DI_LA_RB6c	Acquisition of land for Retarding Basin 6C, total area: .14ha (developable).
	Retarding Basin 7 – Land
DI_LA_RB7	Acquisition of land for Retarding Basin 7, total area: 3.86ha (developable).
	Retarding Basin 11 - Land
DI_LA_RB11	Acquisition of land for Retarding Basin 11, total area: 1.9ha (both developable and encumbered).
	Retarding Basin 12 - Land
DI_LA_RB12	Acquisition of land for Retarding Basin 12, total area: 2.23ha (both developable and encumbered).
	Retarding Basin 13 – Land
DI_LA_RB13	Acquisition of land for Retarding Basin 13, total area: 2.37ha (both developable and encumbered).
	Retarding Basin 14 – Land
DI_LA_RB14	Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).
	Retarding Basin 15 - Land
DI_LA_RB15	Acquisition of land for Retarding Basin 15, total area: 2.25ha (encumbered)
	Retarding Basin 17 – Land
DI_LA_RB17	Acquisition of land for Retarding Basin 17, total area: 3.56ha (both developable and encumbered)
	Retarding Basin 18 – Land
DI_LA_RB18	Acquisition of land for Retarding Basin 18, total area: 1.04ha (developable)
	Retarding Basin 24 – Land
DI_LA_RB24	Acquisition of land for Retarding Basin 24, total area: 3.6ha (both developable and encumbered)
DI_LA_RB26	Retarding Basin 26 - Land
	Acquisition of land for Retarding Basin 26, total area: 1.43ha (developable)
	Retarding Basin 27 - Land
DI_LA_RB27	Acquisition of land for Retarding Basin 27 (RB27, SB27B, WL27), total area: 4.48ha (both developable and
	encumbered)
DI_LA_RB29	Retarding Basin 29 - Land
	Acquisition of land for Retarding Basin 29, total area: 3.43ha (developable)
DI_LA_SB30	Sediment Basin 30 - Land
	Acquisition of land for Sediment Basin 30, total area: 0.59ha (both developable and encumbered).

Source: City of Ballarat based on Engeny, 2024

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#### 3.5.3. OPEN SPACE

Passive open space land and improvements are provided by developers under Clause 53.01 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 3.4.

Active Open Space items are included in Table 4.

T4. OPEN SPACE ITEMS

Project Number	Project Name							
DI_LA_10	Active Open Space - (Crown Land) - Mining Park (sub-precinct 1) - Land							
DILLALIO	Acquisition of Crown Land for the Mining Park Active Open Space Reserve: area 10.19ha.							
DLLA_11	Active Open Space - MAC (sub-precinct 1) - Land							
DEDATI	Land acquisition (3.5ha) for the Glenelg Highway (MAC) Active Open Space Reserve.							
DI_LA_12	Active Open Space - LAC (sub-precinct 2) - Land							
	Land acquisition (9.03ha) for the Greenhalghs LAC Active Open Space Reserve.							
DLLA_12a	Active Open Space - LAC (part a) (sub-precinct 2) - Land							
	Land acquisition of 1ha for Indoor Recreation Centre adjacent to LAC (sub-precinct 2).							
DI_LA_13	Active Open Space - NAC (sub-precinct 4) - Land							
	Land acquisition (8ha) for the Carngham Road Active Open Space Reserve co-located with the NAC.							
	AOS Reserve at MR Power Park (sub-precinct 1)							
DI_0S_1	Construction of 4ha AOS Reserve at MR Power Park, including 1 football/cricket oval, regional play space, site							
	establishment, water supply and car parking.							
	AOS Reserve - Mining Park (sub-precinct 1)							
DI_0S_2	Construction of the Mining Park Active Open Space reserve (10.19ha), including 3 soccer fields, local play space, water							
	retention and car parking.							
	AOS Reserve - MAC (sub-precinct 1)							
DI_OS_3	Construction of Glenelg Highway AOS Reserve (3.5ha) adjacent to the MAC, including 2 soccer fields, 1 cricket pitch and							
	car parking.							
	AOS Reserve - LAC (sub-precinct 2)							
DI_0S_4	Construction of 9.03ha Greenhalghs AOS reserve adjacent to the LAC, including 2 cricket/football ovals, 2 netball courts,							
	local play space, water retention and car parking.							
	AOS Reserve - NAC (sub-precinct 4) (part a)							
DI_OS_5a	Construction of 4ha Carngham Road AOS Reserve adjacent to the NAC, including 1 oval, rectangular courts, local play							
	space, shelter, toilets and car parking.							
	AOS Reserve - NAC (sub-precinct 4) (part b)							
DI_OS_5b	Construction of 4ha AOS Reserve - West, including 1 football/cricket oval, rectangular hard courts, local play space and car							
	parking.							
DL_OS_6	Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)							
51_00_0	Construction of Indoor Recreation Centre adjacent to the Greenhalghs AOS Reserve (8 courts).							

Source: City of Ballarat based on ASR, 2024

#### 3.5.4. 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.

T5. ROAD ITEMS

Project Number	Project Name
	Western Link Road (Stage 2b) - Land
DI_LA_14	Acquisition of land for the Western Link Road reserve (20m) between Carngham Road and Glenelg Highway: length 2650m
	width 20m, area: 5.3ha.
	Ascot Gardens Drive Extension - Land
DI_LA_15	Land acquisition for Ascot Gardens Drive extension between existing road reserve and PSP area boundary: length 266m,
	width 24m, area: 0.64ha
DI_LA_16	Webb Rd Widening - Land
DILLALIO	Land acquisition to widen the existing 20m Webb Road reservation to 24m (total area to be acquired 0.26ha).
	Schreenans Road widening - Land
DI_LA_17	Land acquisition for Schreenans Road widening and roundabout with Cherry Flat Road: length 1050m, width 4m, area:
	0.42ha
	Schreenans Road extension (re-routed) - Land
DI_LA_18	Land acquisition for re-routed Schreenans Road between existing reserve and Ross Creek Road: 287.5m x 24m, area
	0.69ha.
DLLA_19	Cobden Street extension (re-routed) - Land
DILLALIS	Land acquisition for re-routed Cobden Street between existing reserve and Ross Creek Road: 258m x 24m, area 0.62ha.
	Cobden Street widening - Land
DI_LA_20	Land acquisition for widening of existing Cobden Street reservation between Bonshaw Street and beginning of re-routed
	alignment. 4m x 1000m, area 0.40ha.
	Cobden Street link to Bells Road - Land
DI_LA_21	Land acquisition for new Cobden Street reservation to link southern limit of existing reservation with Bells Road. 24m x
	35m, area 0.08ha.
DI LA 22	New north south road in sub-precinct 2 - Land
	Acquisition of road reserve for new north south road in sub-precinct 2. Reserve width: 24m, length 1483m, area: 3.56ha.
	Greenhalghs Road widening- Land
DI_LA_23	Land acquisition for the widening of Greenhalghs Road between Wiltshire Lane and the future Western Link Road. Width:
	4m, length: 2275m, area: 0.91ha.
DI_LA_24	New north south road in sub-precinct 4 - Land
	Land acquisition for new north south road reserve in sub-precinct 4: length: 2,458m, width 24m, area: 5.89ha.
DI_RD_03a	New N-S Road (North) between Cuthberts Road and Cuzens Road
DI_RD_03a	Construction of new north-south road between Cuthberts Road and Cuzens Road to Link standard (747.5m).
DL_RD_03b	New N-S Road (North) between Cuzens Road and Carngham Road
DI_ND_03D	Construction of new north-south road between Cuzens Road and Carngham Road to Link standard (747.5m).
	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary
DI_RD_04	Construction of new north-south road between Carngham Road and sub-precinct 4 Southern boundary to Link standard
	(675m)
DLRD_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 (758m).
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 (462m).
	Greenhalghs Road upgrade - western section
DI_RD_14	Upgrade of existing road to Link Road 1 standard between the north-south road (northern section) and future Western Link
	Road (632m).
	Greenhalghs Road upgrade - central section
DI_RD_15	Upgrade of existing road to Link Road 1 standard between the north-south road (northern section) and the new north sout
	road (southern section) (344m).
	Greenhalghs Road upgrade - eastern section
DI_RD_16	Upgrade of existing road to Link Road 1 standard between the north-south road (southern section) and Wiltshire Lane
	(1035m).
	Cherry Flat Road Upgrade - Wiltshire Road to Webb Road
DI_RD_19	Upgrade of existing road to Link Road between Wiltshire Lane and Webb Road (Length 320m).

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Project Number	Project Name
DI RD 20	Cherry Flat Road Upgrade - Webb Road to Schreenans Road
DI_RD_20	Upgrade of existing road to Link Road between Webb Road and Schreenans Road (Length 790m).
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 750m).
DLRD_22	Tait Street upgrade
DI_RD_22	Upgrade of Tait Street between Ross Creek Road and sub-precinct 1 northern boundary to link road standard (780m).
	Cobden Street construction north
DI_RD_23	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 (400m).
DI RD 24	Cobden Street construction south
ULNU_24	Construction of new Cobden Street extension between Miles Street and Bells Road to Link standard (480m).
	Ascot Gardens Drive and Webb Rd
DI_RD_29	Construction of Ascot Gardens Drive and upgrading of Webb Road between PSP area boundary and Cherry Flat Road to
	Link standard (754m).
DI RD 31a	Schreenans Lane upgrade
DI_ND_31a	Upgrade of Schreenans Lane between Cherry Flat Road and Webb Road to Link standard (440m).
DI RD 31b	Schreenans Lane extension west
DI_ND_310	Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m).
DLRD_31c	Schreenans Lane Creek Crossing
DL_ND_310	Construction of a creek crossing (bridge) for Schreenans Road.
DL RD_31d	Schreenans Lane extension east
DI_ND_310	Construction of Schreenans Lane between Ross Creek Road and creek crossing to Link standard (2317m).
DL RD 38	Ross Creek Road Upgrade
DI_ND_38	Upgrade of Ross Creek Road between Bells Road and Tait Street to link road standard (1080m).

Source: City of Ballarat based on Milward, 2024

#### 3.5.5. TRAFFIC MANAGEMENT

The DCP includes construction of intersections of link roads and of link and arterial roads within the Ballarat West PSP area. Traffic management items are shown in Table 6.

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

T6. TRAFFIC MANAGEMENT ITEMS

Project Number	Project Name
DLLA_25	Western Link Intersections – Land Land acquisition to widen road reserves to accommodate intersection treatments and
DI_LA_20	turning movements on the future Western Link Road, totalling 0.23ha.
DLJNC_01	Carngham Rd / Dyson Rd Roundabout
	Construction of a 4 Arm 2 Lane Roundabout.
DI_JNC_02	Carngham Rd / New N-S Rd (North) Signalised Intersection
DI_JINC_UZ	Construction of a Signalised Intersection.
DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout
DI_JINC_04	Construction of a 3 Arm 1 Lane Roundabout.
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Signalised Intersection
	Construction of a Signalised Intersection.
DI_JNC_08	Glenelg Hwy / New N-S Rd (South) Roundabout
	Construction of a 3 Arm 2 Lane Roundabout.
DLJNC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection
DI_0INC_09	Construction of a 4 Arm Signalised Intersection.
DLJNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection
DI_JINC_TU	Construction of a 4 Arm Signalised Intersection.
DLJNC_11	Cherry Flat Rd / Schreenans Rd Roundabout
DI_JINC_TT	Construction of a 3 Arm 2 Lane Roundabout.
	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout
DI_JNC_12	Construction of a 4 Arm 1 Lane Roundabout.

Source: City of Ballarat based on Milward, 2024

#### 3.5.6. OTHER

Table 7 shows other items included in the DCP.

T7. OTHER ITEMS

Project Number	Project Name
DL_0_1	Development Contributions Accounting Program
01_0_1	Purchase of Development Contributions Accounting Program
	Heritage, Geotechnical and Contamination Studies - MR Power Park
DI_0_2	Preparation of studies for MR Power Park on heritage, geotechnical and contamination to ascertain potential remediation
	works, encumbered areas and siting options for active open space reserves.
	Heritage, Geotechnical and Contamination Studies - Mining Park
DI_0_3	Preparation of studies for Mining Park on heritage, geotechnical and contamination to ascertain potential remediation
	works, encumbered areas and siting options for active open space reserves.
DLO_4	Strategic Planning Costs
DI_0_4	Precinct Structure Plan and Development Contributions Plan Review.

Source: City of Ballarat, 2024

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## **4. CALCULATION OF LEVIES**

#### 4.1. NET DEVELOPABLE AREA AND DEMAND UNITS

#### 4.1.1. 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, 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.

**T8. SUMMARY LAND BUDGET** 

Description	Area (ha)
Total Area	1,286.77
Land for Roads (existing reserves and DCP roads)	84.91
Drainage and Conservation	99.31
Sub-total	184.22
Gross Developable Area	1,102.55
Active Open Space	36.64
Passive Open Space	65.11
Community Facilities	4.40
Government Education	20.86
Non-Government Education	3.5
Sub-total Open Space, Community and Education	130.51
Net Developable Area	972.04

Source: City of Ballarat 2024

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.

#### 4.1.2. 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.

#### T9. BREAKDOWN OF NDA BY RATE TYPE

Description	Area (ha)
Net Developable Area	972.04
Residential	931.26
Commercial and Industrial	40.78

Source: City of Ballarat, 2024

#### 4.1.3. 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 15,524 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.

#### 4.1.4. 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.

T10.	DEMAND	UNITS	ΒY	LAND	USE	AND	TYPE

Levy Туре	Community Infrastructure Levy	Development Infrastructure Levy		
DCP Rate Type	Residential Rate	Residential Rate		
Demand Units	Dwellings	Hectares		
Total Demand Units	15,524	931.26		

Source: City of Ballarat, 2024; Urban Enterprise

#### 4.1.5. 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.

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#### 4.1.6. 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.

#### 4.2. METHOD OF CALCULATING LEVIES

#### 4.2.1. 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 July 2024 dollars. Land costs are expressed in July 2024 dollars.

#### 4.2.2. 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.

#### 4.2.3. EXTERNAL DEMAND

For some infrastructure projects a proportion of usage is expected to be 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.

#### 4.2.4. 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).

#### 4.2.5. 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.



T11. DEVELOPMENT TYPES INFRASTRUCTURE USAGE NEXUS MATRIC

Levy Type	Community Infrastructure Levy	Development Infrastructure Levy		
DCP Rate Type	Residential Rate	Residential Rate Commercial Ra		
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	

#### 4.2.6. 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.

#### 4.3. CALCULATION OF DEVELOPMENT CONTRIBUTION RATES

#### T12. CALCULATION OF DCP LEVY AMOUNTS

Infrastructure Code	Levy Category	Project Name	Estimated Works Cost	Estimated Land Cost	Total Project Cost	% to MCA	Cost to MCA	Development Types Contributing	MCA Demand Units	Residential Levy (July 2024 dollars)	Commercial Levy (July 2024 dollars)
Community Infr	rastructure Levy	1									
CI_CF_1	Community	MAC Library (sub-precinct 1) co- located with Community Centre in MAC	\$16,197,281.87	\$0.00	\$16,197,281.87	100%	\$16,197,281.87	Residential	15,524	\$1,043.37	\$0.00
CI_CF_2	Community	Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1)	\$4,836,907.48	\$0.00	\$4,836,907.48	100%	\$4,836,907.48	Residential	15,524	\$311.58	\$0.00
CI_CF_3	Community	Level 1 MAC Early Years Hub (sub- precinct 1) (CI component)	\$5,027,177.38	\$0.00	\$5,027,177.38	100%	\$5,027,177.38	Residential	15,524	\$323.83	\$0.00
CI_CF_4	Community	Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)	\$5,266,475.10	\$0.00	\$5,266,475.10	100%	\$5,266,475.10	Residential	15,524	\$339.25	\$0.00
CI_CF_5	Community	level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub- precinct 2) (Cl component)	\$9,027,592.16	\$0.00	\$9,027,592.16	100%	\$9,027,592.16	Residential	15,524	\$581.52	\$0.00
CI_CF_6	Community	Level 1 NAC Multi-purpose Community Centre (sub-precinct 2) (Cl component)	\$6,610,409.90	\$0.00	\$6,610,409.90	100%	\$6,610,409.90	Residential	15,524	\$425.82	\$0.00
CI_OS_1	Community	MR Power Park - Pavilion	\$2,066,580.48	\$0.00	\$2,066,580.48	100%	\$2,066,580.48	Residential	15,524	\$133.12	\$0.00
CI_OS_2	Community	Mining Park - Pavilion	\$3,435,868.41	\$0.00	\$3,435,868.41	100%	\$3,435,868.41	Residential	15,524	\$221.33	\$0.00
CI_OS_3	Community	Glenelg Highway reserve (MAC) - Pavilion	\$3,435,868.41	\$0.00	\$3,435,868.41	100%	\$3,435,868.41	Residential	15,524	\$221.33	\$0.00
CI_OS_4	Community	Greenhalghs reserve (LAC) - Pavilion	\$4,803,100.81	\$0.00	\$4,803,100.81	100%	\$4,803,100.81	Residential	15,524	\$309.40	\$0.00
CI_OS_5	Community	Carngham reserve (NAC) - Pavilion	\$3,435,868.43	\$0.00	\$3,435,868.43	100%	\$3,435,868.43	Residential	15,524	\$221.33	\$0.00
Sub-Total			\$64,143,130.43	\$0.00	\$64,143,130.43		\$64,143,130.43			\$4,131.87	\$0.00
Community Fac	cilities										
DI_CF_1	Development	Level 1 MAC Early Years Hub (sub- precinct 1) (DI component)	\$3,057,865.07	\$0.00	\$3,057,865.07	100%	\$3,057,865.07	Residential	931.26	\$3,283.59	\$0.00
DI_CF_2	Development	Level 1 Tait Street Early Years Hub (sub-precinct 1) (DI component)	\$4,704,419.67	\$0.00	\$4,704,419.67	67%	\$3,151,961.18	Residential	931.26	\$3,384.63	\$0.00
DI_CF_3	Development	Level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub- precinct 2) (DI component)	\$3,894,357.78	\$0.00	\$3,894,357.78	100%	\$3,894,357.78	Residential	931.26	\$4,181.83	\$0.00
DI_CF_4	Development	NAC Early Years Hub (sub-precinct 4)	\$2,851,624.31	\$0.00	\$2,851,624.31	100%	\$2,851,624.31	Residential	931.26	\$3,062.12	\$0.00
DI_LA_1	Development	MAC Library (sub-precinct 1) - Land	\$0.00	\$3,375,000.00	\$3,375,000.00	100%	\$3,375,000.00	Residential	931.26	\$3,624.13	\$0.00
DI_LA_3	Development	Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1) - Land	\$0.00	\$3,750,000.00	\$3,750,000.00	100%	\$3,750,000.00	Residential	931.26	\$4,026.82	\$0.00

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Infrastructure Code	Levy Category	Project Name	Estimated Works Cost	Estimated Land Cost	Total Project Cost	% to MCA	Cost to MCA	Development Types Contributing	MCA Demand Units	Residential Levy (July 2024 dollars)	Commercial Levy (July 2024 dollars)
DI_LA_4	Development	Level 1 Tait Street Early Years Hub (sub-precinct 1) - Land	\$0.00	\$550,000.00	\$550,000.00	100%	\$550,000.00	Residential	931.26	\$590.60	\$0.00
DI_LA_5	Development	LAC Early Years Hub - LAC (sub- precinct 2) - Land	\$0.00	\$1,105,000.00	\$1,105,000.00	100%	\$1,105,000.00	Residential	931.26	\$1,186.57	\$0.00
DI_LA_7	Development	Level 1 MAC Multi-purpose Community Centre (sub-precinct 4) - Land	\$0.00	\$630,000	\$630,000	100%	\$630,000	Residential	931.26	\$676.51	\$0.00
Sub-Total			\$14,508,266.83	\$9,410,000.00	\$23,918,266.83		\$22,365,808.34			\$24,016.80	\$0.00
Drainage											
DI_DR_A	Development	Drainage Scheme in sub-catchment A (sub-precinct 4)	\$1,436,159.20	\$0.00	\$1,436,159.20	100%	\$1,436,159.20	Residential & Commercial	972.04	\$1,477.47	\$1,477.47
DI_DR_AA/AB	Development	Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)	\$6,009,936.13	\$0.00	\$6,009,936.13	100%	\$6,009,936.13	Residential & Commercial	972.04	\$6,182.83	\$6,182.83
DI_DR_AC/AT	Development	Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)	\$10,646,060.70	\$0.00	\$10,646,060.70	100%	\$10,646,060.70	Residential & Commercial	972.04	\$10,952.33	\$10,952.33
DI_DR_AK/AM	Development	Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)	\$4,446,269.67	\$0.00	\$4,446,269.67	100%	\$4,446,269.67	Residential & Commercial	972.04	\$4,574.18	\$4,574.18
DI_DR_AU/AY	Development	Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)	\$4,163,369.06	\$0.00	\$4,163,369.06	100%	\$4,163,369.06	Residential & Commercial	972.04	\$4,283.14	\$4,283.14
DI_DR_AZ/CA	Development	Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)	\$3,951,612.72	\$0.00	\$3,951,612.72	100%	\$3,951,612.72	Residential & Commercial	972.04	\$4,065.29	\$4,065.29
DI_DR_BA/BQ	Development	Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)	\$13,915,348.18	\$0.00	\$13,915,348.18	100%	\$13,915,348.18	Residential & Commercial	972.04	\$14,315.66	\$14,315.66
DI_DR_BK/BL	Development	Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)	\$482,585.14	\$0.00	\$482,585.14	100%	\$482,585.14	Residential & Commercial	972.04	\$496.47	\$496.47
DI_DR_BU/CP	Development	Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)	\$11,549,185.53	\$0.00	\$11,549,185.53	93%	\$10,715,216.15	Residential & Commercial	972.04	\$11,023.47	\$11,023.47
DI_DR_BY/BZ	Development	Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)	\$2,773,808.39	\$0.00	\$2,773,808.39	100%	\$2,773,808.39	Residential & Commercial	972.04	\$2,853.61	\$2,853.61
DI_DR_C/O	Development	Drainage Scheme in sub-catchment C/O (sub-precinct 4)	\$10,178,019.66	\$0.00	\$10,178,019.66	100%	\$10,178,019.66	Residential & Commercial	972.04	\$10,470.82	\$10,470.82
DI_DR_CB/CF	Development	Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)	\$2,007,755.60	\$0.00	\$2,007,755.60	100%	\$2,007,755.60	Residential & Commercial	972.04	\$2,065.51	\$2,065.51
DI_DR_CD/CR	Development	Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)	\$8,035,539.69	\$0.00	\$8,035,539.69	100%	\$8,035,539.69	Residential & Commercial	972.04	\$8,266.71	\$8,266.71
DI_DR_CQ/CW	Development	Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)	\$11,242,998.54	\$0.00	\$11,242,998.54	100%	\$11,242,998.54	Residential & Commercial	972.04	\$11,566.44	\$11,566.44
DI_DR_CX/DC	Development	Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)	\$8,342,828.15	\$0.00	\$8,342,828.15	100%	\$8,342,828.15	Residential & Commercial	972.04	\$8,582.83	\$8,582.83
DI_DR_D/J	Development	Drainage Scheme in sub-catchment D/J (sub-precinct 4)	\$12,454,841.66	\$0.00	\$12,454,841.66	100%	\$12,454,841.66	Residential & Commercial	972.04	\$12,813.14	\$12,813.14
DI_DR_KL	Development	Drainage Scheme in sub-catchment KL (sub-precinct 4)	\$4,195,090.40	\$0.00	\$4,195,090.40	100%	\$4,195,090.40	Residential & Commercial	972.04	\$4,315.77	\$4,315.77
DI_DR_M/Q	Development	Drainage Scheme in sub-catchment M/Q (sub-precinct 2)	\$7,213,611.89	\$0.00	\$7,213,611.89	100%	\$7,213,611.89	Residential & Commercial	972.04	\$7,421.13	\$7,421.13

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Infrastructure Code	Levy Category	Project Name	Estimated Works Cost	Estimated Land Cost	Total Project Cost	% to MCA	Cost to MCA	Development Types Contributing	MCA Demand Units	Residential Levy (July 2024 dollars)	Commercial Levy (July 2024 dollars)
DI_DR_P/T	Development	Drainage Scheme in sub-catchment P/T (sub-precinct 2)	\$10,494,469.86	\$0.00	\$10,494,469.86	100%	\$10,494,469.86	Residential & Commercial	972.04	\$10,796.37	\$10,796.37
DI_DR_U/Z	Development	Drainage Scheme in sub-catchment U/Z (sub-precinct 2)	\$9,293,039.55	\$0.00	\$9,293,039.55	100%	\$9,293,039.55	Residential & Commercial	972.04	\$9,560.38	\$9,560.38
DI_LA_RB1	Development	Retarding Basin 1 - Land	\$0.00	\$838,500.00	\$838,500.00	100%	\$838,500.00	Residential & Commercial	972.04	\$862.62	\$862.62
DI_LA_RB2	Development	Retarding Basin 2 - Land	\$0.00	\$3,474,000.00	\$3,474,000.00	100%	\$3,474,000.00	Residential & Commercial	972.04	\$3,573.94	\$3,573.94
DI_LA_RB3	Development	Retarding Basin 3 - Land	\$0.00	\$1,312,500.00	\$1,312,500.00	100%	\$1,312,500.00	Residential & Commercial	972.04	\$1,350.26	\$1,350.26
DI_LA_RB4	Development	Retarding Basin 4 - Land	\$0.00	\$965,750.00	\$965,750.00	100%	\$965,750.00	Residential & Commercial	972.04	\$993.53	\$993.53
DI_LA_RB5	Development	Retarding Basin 5 - Land	\$0.00	\$599,500.00	\$599,500.00	100%	\$599,500.00	Residential & Commercial	972.04	\$616.75	\$616.75
DI_LA_RB6	Development	Retarding Basin 6 - Land	\$0.00	\$1,700,000.00	\$1,700,000.00	100%	\$1,700,000.00	Residential & Commercial	972.04	\$1,748.91	\$1,748.91
DI_LA_RB6a	Development	Retarding Basin 6 (part a) - Land	\$0.00	\$1,400,000.00	\$1,400,000.00	100%	\$1,400,000.00	Residential & Commercial	972.04	\$1,440.28	\$1,440.28
DI_LA_RB6b	Development	Retarding Basin 6 (part b) - Land	\$0.00	\$627,000.00	\$627,000.00	100%	\$627,000.00	Residential & Commercial	972.04	\$645.04	\$645.04
DI_LA_RB6c	Development	Retarding Basin 6 (part c) - Land	\$0.00	\$122,500.00	\$122,500.00	100%	\$122,500.00	Residential & Commercial	972.04	\$126.02	\$126.02
DI_LA_RB7	Development	Retarding Basin 7 - Land	\$0.00	\$3,088,000.00	\$3,088,000.00	100%	\$3,088,000.00	Residential & Commercial	972.04	\$3,176.84	\$3,176.84
DI_LA_RB11	Development	Retarding Basin 11 - Land	\$0.00	\$1,615,000.00	\$1,615,000.00	100%	\$1,615,000.00	Residential & Commercial	972.04	\$1,661.46	\$1,661.46
DI_LA_RB12	Development	Retarding Basin 12 - Land	\$0.00	\$1,895,500.00	\$1,895,500.00	100%	\$1,895,500.00	Residential & Commercial	972.04	\$1,950.03	\$1,950.03
DI_LA_RB13	Development	Retarding Basin 13 - Land	\$0.00	\$1,986,000.00	\$1,986,000.00	100%	\$1,986,000.00	Residential & Commercial	972.04	\$2,043.13	\$2,043.13
DI_LA_RB14	Development	Retarding Basin 14 - Land	\$0.00	\$1,391,000.00	\$1,391,000.00	100%	\$1,391,000.00	Residential & Commercial	972.04	\$1,431.02	\$1,431.02
DI_LA_RB15	Development	Retarding Basin 15 - Land	\$0.00	\$1,687,500.00	\$1,687,500.00	100%	\$1,687,500.00	Residential & Commercial	972.04	\$1,736.05	\$1,736.05
DI_LA_RB17	Development	Retarding Basin 17 - Land	\$0.00	\$2,581,000.00	\$2,581,000.00	100%	\$2,581,000.00	Residential & Commercial	972.04	\$2,655.25	\$2,655.25
DI_LA_RB18	Development	Retarding Basin 18 - Land	\$0.00	\$910,000.00	\$910,000.00	100%	\$910,000.00	Residential & Commercial	972.04	\$936.18	\$936.18
DI_LA_RB24	Development	Retarding Basin 24 - Land	\$0.00	\$2,430,000.00	\$2,430,000.00	100%	\$2,430,000.00	Residential & Commercial	972.04	\$2,499.91	\$2,499.91
DI_LA_RB26	Development	Retarding Basin 26 - Land	\$0.00	\$1,339,000.00	\$1,339,000.00	100%	\$1,339,000.00	Residential & Commercial	972.04	\$1,377.52	\$1,377.52
DI_LA_RB27	Development	Retarding Basin 27 - Land	\$0.00	\$2,689,000.00	\$2,689,000.00	100%	\$2,689,000.00	Residential & Commercial	972.04	\$2,766.36	\$2,766.36
DI_LA_RB29	Development	Retarding Basin 29 - Land	\$0.00	\$2,089,250.00	\$2,089,250.00	100%	\$2,089,250.00	Residential & Commercial	972.04	\$2,149.35	\$2,149.35
DI_LA_SB30	Development	Sediment Basin 30 - Land	\$0.00	\$649,000.00	\$649,000.00	100%	\$649,000.00	Residential & Commercial	972.04	\$667.67	\$667.67
Sub-Total			\$142,832,529.73	\$35,390,000.00	\$178,222,529.73		\$177,388,560.34			\$182,491.67	\$182,491.67

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Infrastructure Code	Levy Category	Project Name	Estimated Works Cost	Estimated Land Cost	Total Project Cost	% to MCA	Cost to MCA	Development Types Contributing	MCA Demand Units	Residential Levy (July 2024 dollars)	Commercial Levy (July 2024 dollars)
Open Space											
DI_LA_10	Development	Active Open Space - (Crown Land) - Mining Park (sub-precinct 1) - Land	\$0.00	\$6,623,500.00	\$6,623,500.00	100%	\$6,623,500.00	Residential	931.26	\$7,112.43	\$0.00
DI_LA_11	Development	Active Open Space - MAC (sub-precinct 1) - Land	\$0.00	\$4,625,000.00	\$4,625,000.00	100%	\$4,625,000.00	Residential	931.26	\$4,966.41	\$0.00
DI_LA_12	Development	Active Open Space - LAC (sub-precinct 2) - Land	\$0.00	\$7,675,500.00	\$7,675,500.00	100%	\$7,675,500.00	Residential	931.26	\$8,242.09	\$0.00
DI_LA_12a	Development	Active Open Space - LAC (sub-precinct 2) (part a) - Land	\$0.00	\$850,000.00	\$850,000.00	100%	\$850,000.00	Residential	931.26	\$912.75	\$0.00
DI_LA_13	Development	Active Open Space - NAC (sub-precinct 4) - Land	\$0.00	\$7,200,000.00	\$7,200,000.00	100%	\$7,200,000.00	Residential	931.26	\$7,731.49	\$0.00
DI_OS_1	Development	AOS Reserve at MR Power Park (sub- precinct 1)	\$8,434,635.35	\$0.00	\$8,434,635.35	100%	\$8,434,635.35	Residential	931.26	\$9,057.26	\$0.00
DI_OS_2	Development	AOS Reserve - Mining Park (sub- precinct 1)	\$15,524,363.83	\$0.00	\$15,524,363.83	100%	\$15,524,363.83	Residential	931.26	\$16,670.34	\$0.00
DI_OS_3	Development	AOS Reserve - MAC (sub-precinct 1)	\$8,611,293.60	\$0.00	\$8,611,293.60	100%	\$8,611,293.60	Residential	931.26	\$9,246.96	\$0.00
DI_OS_4	Development	AOS Reserve - LAC (sub-precinct 2)	\$12,343,805.87	\$0.00	\$12,343,805.87	100%	\$12,343,805.87	Residential	931.26	\$13,255.00	\$0.00
DI_OS_5a	Development	AOS Reserve - NAC (sub-precinct 4) (part a)	\$2,782,272.89	\$0.00	\$2,782,272.89	100%	\$2,782,272.89	Residential	931.26	\$2,987.65	\$0.00
DI_OS_5b	Development	AOS Reserve - NAC (sub-precinct 4) (part b)	\$8,434,635.35	\$0.00	\$8,434,635.35	100%	\$8,434,635.35	Residential	931.26	\$9,057.26	\$0.00
DI_OS_6	Development	Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)	\$58,004,362.39	\$0.00	\$58,004,362.39	50%	\$29,002,181.20	Residential	931.26	\$31,143.06	\$0.00
Sub-Total			\$114,135,369.27	\$26,974,000.00	\$141,109,369.27		\$112,107,188.08			\$120,382.69	\$0.00
Roads		·			·						
DI_LA_14	Development	Western Link Road (Stage 2b) - Land	\$0.00	\$4,323,750.00	\$4,323,750.00	100%	\$4,323,750.00	Residential & Commercial	972.04	\$4,448.14	\$4,448.14
DI_LA_15	Development	Ascot Gardens Drive Extension - Land	\$0.00	\$738,500.00	\$738,500.00	100%	\$738,500.00	Residential & Commercial	972.04	\$759.75	\$759.75
DI_LA_16	Development	Webb Rd Widening - Land	\$0.00	\$451,500.00	\$451,500.00	100%	\$451,500.00	Residential & Commercial	972.04	\$464.49	\$464.49
DI_LA_17	Development	Schreenans Road widening - Land	\$0.00	\$578,500.00	\$578,500.00	100%	\$578,500.00	Residential & Commercial	972.04	\$595.14	\$595.14
DI_LA_18	Development	Schreenans Road extension (re-routed) - Land	\$0.00	\$690,000.00	\$690,000.00	100%	\$690,000.00	Residential & Commercial	972.04	\$709.85	\$709.85
DI_LA_19	Development	Cobden Street extension (re-routed) - Land	\$0.00	\$620,000.00	\$620,000.00	100%	\$620,000.00	Residential & Commercial	972.04	\$637.84	\$637.84
DI_LA_20	Development	Cobden Street widening - Land	\$0.00	\$350,750.00	\$350,750.00	100%	\$350,750.00	Residential & Commercial	972.04	\$360.84	\$360.84
DI_LA_21	Development	Cobden Street link to Bells Road - Land	\$0.00	\$46,000.00	\$46,000.00	100%	\$46,000.00	Residential & Commercial	972.04	\$47.32	\$47.32
DI_LA_22	Development	New north south road in sub-precinct 2 - Land	\$0.00	\$3,065,750.00	\$3,065,750.00	100%	\$3,065,750.00	Residential & Commercial	972.04	\$3,153.95	\$3,153.95

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Infrastructure Code	Levy Category	Project Name	Estimated Works Cost	Estimated Land Cost	Total Project Cost	% to MCA	Cost to MCA	Development Types Contributing	MCA Demand Units	Residential Levy (July 2024 dollars)	Commercial Levy (July 2024 dollars)
DI_LA_23	Development	Widening of Greenhalghs Road - Land	\$0.00	\$819,250.00	\$819,250.00	100%	\$819,250.00	Residential & Commercial	972.04	\$842.82	\$842.82
DI_LA_24	Development	New north south road in sub-precinct 4 - Land	\$0.00	\$5,398,000.00	\$5,398,000.00	100%	\$5,398,000.00	Residential & Commercial	972.04	\$5,553.29	\$5,553.29
DI_RD_03a	Development	New N-S Road (North) between Cuthberts Road and Cuzens Road	\$3,103,436.44	\$0.00	\$3,103,436.44	100%	\$3,103,436.44	Residential & Commercial	972.04	\$3,192.72	\$3,192.72
DI_RD_03b	Development	New N-S Road (North) between Cuzens Road and Carngham Road	\$3,103,436.44	\$0.00	\$3,103,436.44	100%	\$3,103,436.44	Residential & Commercial	972.04	\$3,192.72	\$3,192.72
DI_RD_04	Development	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary	\$2,817,230.08	\$0.00	\$2,817,230.08	100%	\$2,817,230.08	Residential & Commercial	972.04	\$2,898.28	\$2,898.28
DI_RD_11	Development	New N-S Road construction - sub- precinct 2 northern section	\$3,165,532.15	\$0.00	\$3,165,532.15	100%	\$3,165,532.15	Residential & Commercial	972.04	\$3,256.60	\$3,256.60
DI_RD_12	Development	New N-S Road construction - sub- precinct 2 southern section	\$1,936,964.81	\$0.00	\$1,936,964.81	100%	\$1,936,964.81	Residential & Commercial	972.04	\$1,992.69	\$1,992.69
DI_RD_14	Development	Greenhalghs Road upgrade - western section	\$2,371,791.31	\$0.00	\$2,371,791.31	100%	\$2,371,791.31	Residential & Commercial	972.04	\$2,440.02	\$2,440.02
DI_RD_15	Development	Greenhalghs Road upgrade - central section	\$708,170.35	\$0.00	\$708,170.35	100%	\$708,170.35	Residential & Commercial	972.04	\$728.54	\$728.54
DI_RD_16	Development	Greenhalghs Road upgrade - eastern section	\$2,363,184.86	\$0.00	\$2,363,184.86	100%	\$2,363,184.86	Residential & Commercial	972.04	\$2,431.17	\$2,431.17
DI_RD_19	Development	Cherry Flat Road Upgrade - Wiltshire Road to Webb Road	\$1,434,116.02	\$0.00	\$1,434,116.02	100%	\$1,434,116.02	Residential & Commercial	972.04	\$1,475.37	\$1,475.37
DI_RD_20	Development	Cherry Flat Road Upgrade - Webb Road to Schreenans Road	\$3,499,851.28	\$0.00	\$3,499,851.28	100%	\$3,499,851.28	Residential & Commercial	972.04	\$3,600.53	\$3,600.53
DI_RD_21	Development	Cherry Flat Road Upgrade - Schreenans Road to Bells Road	\$4,307,291.86	\$0.00	\$4,307,291.86	100%	\$4,307,291.86	Residential & Commercial	972.04	\$4,431.20	\$4,431.20
DI_RD_22	Development	Tait Street upgrade	\$3,773,598.58	\$0.00	\$3,773,598.58	100%	\$3,773,598.58	Residential & Commercial	972.04	\$3,882.16	\$3,882.16
DI_RD_23	Development	Cobden Street construction north	\$1,783,582.94	\$0.00	\$1,783,582.94	100%	\$1,783,582.94	Residential & Commercial	972.04	\$1,834.89	\$1,834.89
DI_RD_24	Development	Cobden Street construction south	\$2,012,722.36	\$0.00	\$2,012,722.36	100%	\$2,012,722.36	Residential & Commercial	972.04	\$2,070.62	\$2,070.62
DI_RD_29	Development	Ascot Gardens Drive and Webb Rd	\$3,077,675.16	\$0.00	\$3,077,675.16	100%	\$3,077,675.16	Residential & Commercial	972.04	\$3,166.21	\$3,166.21
DI_RD_31a	Development	Schreenans Lane upgrade	\$1,594,414.01	\$0.00	\$1,594,414.01	89%	\$1,419,028.47	Residential & Commercial	972.04	\$1,459.85	\$1,459.85
DI_RD_31b	Development	Schreenans Lane extension west	\$1,232,047.19	\$0.00	\$1,232,047.19	89%	\$1,096,522.00	Residential & Commercial	972.04	\$1,128.07	\$1,128.07
DI_RD_31c	Development	Schreenans Lane Creek Crossing	\$13,031,298.76	\$0.00	\$13,031,298.76	89%	\$11,597,855.89	Residential & Commercial	972.04	\$11,931.50	\$11,931.50
DI_RD_31d	Development	Schreenans Lane extension east	\$1,148,702.82	\$0.00	\$1,148,702.82	89%	\$1,022,345.51	Residential & Commercial	972.04	\$1,051.76	\$1,051.76
DI_RD_38	Development	Ross Creek Road Upgrade	\$4,940,516.34	\$0.00	\$4,940,516.34	89%	\$4,397,059.54	Residential & Commercial	972.04	\$4,523.55	\$4,523.55
Sub-Total			\$61,405,563.76	\$17,082,000.00	\$78,487,563.76		\$76,073,396.06			\$78,261.87	\$78,261.87

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Infrastructure Code	Levy Category	Project Name	Estimated Works Cost	Estimated Land Cost	Total Project Cost	% to MCA	Cost to MCA	Development Types Contributing	MCA Demand Units	Residential Levy (July 2024 dollars)	Commercial Levy (July 2024 dollars)
Intersections		·								·	
DI_LA_25	Development	Land acquisition for intersections	\$0.00	\$205,250.00	\$205,250.00	100%	\$205,250.00	Residential & Commercial	972.04	\$211.15	\$211.15
DI_JNC_01	Development	Carngham Rd / Dyson Rd Roundabout	\$2,697,168.10	\$0.00	\$2,697,168.10	59%	\$1,591,329.18	Residential & Commercial	972.04	\$1,637.11	\$1,637.11
DI_JNC_02	Development	Carngham Rd / New N-S Rd (North) Roundabout	\$3,310,533.06	\$0.00	\$3,310,533.06	70%	\$2,317,373.14	Residential & Commercial	972.04	\$2,384.04	\$2,384.04
DI_JNC_04	Development	Greenhalghs Rd / New N-S Rd (North) Roundabout	\$1,430,233.41	\$0.00	\$1,430,233.41	61%	\$872,442.38	Residential & Commercial	972.04	\$897.54	\$897.54
DI_JNC_05	Development	Greenhalghs Rd / New N-S Rd (South) Roundabout	\$1,901,261.17	\$0.00	\$1,901,261.17	58%	\$1,102,731.48	Residential & Commercial	972.04	\$1,134.45	\$1,134.45
DI_JNC_08	Development	Glenelg Hwy / New N-S Rd (South) Roundabout	\$1,813,170.75	\$0.00	\$1,813,170.75	45%	\$815,926.84	Residential & Commercial	972.04	\$839.40	\$839.40
DI_JNC_09	Development	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	\$7,137,372.57	\$0.00	\$7,137,372.57	45%	\$3,211,817.66	Residential & Commercial	972.04	\$3,304.22	\$3,304.22
DI_JNC_10	Development	Cherry Flat Rd / Webb Rd Signalised Intersection	\$2,941,739.23	\$0.00	\$2,941,739.23	83%	\$2,441,643.56	Residential & Commercial	972.04	\$2,511.88	\$2,511.88
DI_JNC_11	Development	Cherry Flat Rd / Schreenans Rd Roundabout	\$1,579,816.63	\$0.00	\$1,579,816.63	67%	\$1,058,477.14	Residential & Commercial	972.04	\$1,088.93	\$1,088.93
DI_JNC_12	Development	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout	\$1,206,421.94	\$0.00	\$1,206,421.94	84%	\$1,013,394.43	Residential & Commercial	972.04	\$1,042.55	\$1,042.55
Sub-Total			\$24,017,716.85	\$205,250.00	\$24,222,966.85		\$14,630,385.80			\$15,051.27	\$15,051.27
Other											
DI_0_1	Development	Development Contributions Accounting Program	\$68,818.81	\$0.00	\$68,818.81	100%	\$68,818.81	Residential & Commercial	972.04	\$70.80	\$70.80
DI_0_2	Development	Heritage, Geotechnical and Contamination Studies - MR Power Park	\$348,223.23	\$0.00	\$348,223.23	100%	\$348,223.23	Residential & Commercial	972.04	\$358.24	\$358.24
DI_0_3	Development	Heritage, Geotechnical and Contamination Studies - Mining Park	\$605,605.60	\$0.00	\$605,605.60	100%	\$605,605.60	Residential & Commercial	972.04	\$623.03	\$623.03
DI_0_4	Development	Strategic Planning Costs	\$432,465.99	\$0.00	\$432,465.99	100%	\$432,465.99	Residential & Commercial	972.04	\$444.91	\$444.91
Sub-Total			\$1,455,113.63	\$0.00	\$1,455,113.63		\$1,455,113.63			\$1,496.97	\$1,496.97
TOTAL			\$422,497,690.51	\$89,061,250.00	\$447,415,810.07		\$404,020,452.25				
				\$89,061,250.00			\$404,643,591.82				
					\$64,143,130.43					\$4,131.87	

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Source: Urban Enterprise

#### 4.3.1. SUMMARY OF COSTS AND CONTRIBUTIONS

Table 13 shows a summary of costs payable for each infrastructure category.

T13. SUMMARY OF COSTS

Summary - Total Costs Land and Construction						
Project Type	Total Costs of Projects Apportioned to the DCP					
Estimated Project Cost: Land	\$89,061,250.00					
Estimated Project Cost: Construction	\$379,102,332.68					
Total	\$468,163,582.68					
Summary - Total Costs Land and Construction						
Project Type	Total Costs of Projects Apportioned to the DCP					
Community Facilities	\$69,331,652.23					
Open Space	\$129,284,474.61					
Roads	\$76,073,396.06					
Traffic Management	\$14,630,385.80					
Other	\$1,455,113.63					
Total (excl. Drainage)	\$290,775,022.34					
Drainage	\$177,388,560.34					
Total	\$468,163,582.68					

Source: Urban Enterprise

A summary of the development and community infrastructure contributions that are required to be made for development in the MCA are outlined in Table 14:

- These contributions are in July 2024 dollars. Table 14 will be indexed annually in accordance with the method specified in this DCP.
- The required Community Infrastructure Levy is outlined in Table 14. As at July 2024, the Community Infrastructure Levy is subject to a cap of \$1,450 per dwelling.
- The required Development Infrastructure Levy payable by infrastructure type per hectare of Net Developable Area is outlined in Table 14.
- 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 generally do not include a contribution towards drainage authority infrastructure.

#### T14. SUMMARY OF CONTRIBUTIONS

Summary - Development Infrastructure Levy (DIL) by Charge Area							
Charge Area     Rate (excl. Drainage)     Rate       (July 2024)     (July 2024)							
Residential (per hectare NDA)	\$239,209.61	\$421,701.28					
Commercial (per hectare NDA) \$94,810.12 \$277,301.78							

Summary - Community Infrastructure Levy (CIL) by Charge Area						
Charge Area	Rate before cap (July 2024)	Rate after cap (July 2024)				
Residential (per dwelling)	\$4,131.87	\$1,450.00				

Source: Urban Enterprise

\* Community Infrastructure Levy capped at \$1,450 per dwelling.

#### **4.4. 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 15.

T15. CITY OF BALLARAT FUNDING LIABILITY, ORIGINAL DCP

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

Source: Urban Enterprise

Based on the revised DCP costs, apportionment and revised CIL levy cap, City of Ballarat's funding liability is shown in Table 16. Note that due to approximately 39% of the land having received Statement of Compliance, the funding gap will not be equivalent to either of the results shown in Table 15 or 16. This means that development that has already occurred has made contributions under the original DCP levy and apportionment scenarios, while future development will contribute under the revised condition of this DCP.

T16. CITY OF BALLARAT FUNDING LIABILITY, REVISED DCP

	Community Infrastructure	Development Infrastructure	Total
Total Infrastructure Cost	\$64,143,130	\$447,415,810	\$511,558,941
Costs Collected by DCP	\$22,509,800	\$404,020,452	\$426,530,252
Funding Gap (cost to City of Ballarat)	\$41,633,330	\$43,395,358	\$85,028,688

Source: Urban Enterprise

# **5. DCP ADMINISTRATION**

# 5.1. 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), Building Construction Victoria (for buildings) published by the ABS (Series 6427.0 or similar index) and the Consumer Price Index, Australia Tables 1 and 2. CPI: All Groups Melbourne (for other items) published by the ABS (series 6401.0 or similar). 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 5.2. 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.

If the Community Infrastructure Levy cap is increased in the future, Council reserves the right to collect the CIL as shown in this DCP and indexed in accordance with the DCP, up to a maximum of the new cap amount.

# **5.2. VALUATION OF LAND**

The valuation assessments (Opteon, July 2024) for land required for infrastructure items in this DCP were carried out in accordance with the following principles, consistent with the original valuation methodology for the DCP:

**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.
- 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.

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#### 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.

# **5.3. 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.

## **5.4. 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.

# 5.5. PAYMENT OF CONTRIBUTION LEVIES AND TIMING

The DIL will be payable to and collected by the collecting agency, for the:

- Subdivision of land; or
- Development of land which requires a planning permit; or
- Development of land which does not require a planning permit, as set out in this DCP.

#### SUBDIVISION

A development infrastructure levy must be paid to the collecting agency for the land, after certification of the relevant plan of subdivision but not more than 21 days prior to the issue of Statement of Compliance in respect to the relevant plan or, otherwise included in an implementation agreement under Section 173 of the Act.

Where the subdivision is to be developed in stages, the infrastructure levy for the stage to be developed may only be paid to the collecting agency within 21 days prior to the issue of a Statement of Compliance.

Additionally, a Schedule of Development Contributions must be submitted with each stage of the plan of subdivision. This schedule must show the amount of the development contributions payable for each stage and the value of the contributions made in respect of prior stages to the satisfaction of the collecting agency or, otherwise included in an implementation agreement under Section 173 of the Act.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the landowner must enter into an agreement under Section 173 of the Act in respect of the proposed works and/or provision of land in kind to specific requirements.

#### DEVELOPMENT OF LAND WHERE NO SUBDIVISION IS PROPOSED

Provided an infrastructure levy has not already been paid on the subject land, an infrastructure levy must be paid to the collecting agency. Payments must be in accordance with the provisions of the approved DCP for each demand unit proposed to be developed prior to the commencement of any development (i.e. development includes buildings, car park, access ways, landscaping and ancillary components).

The collecting agency may require that development infrastructure levy contributions be made at either the planning permit or building permit stage.

If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act or propose another arrangement acceptable to the collecting agency in respect of the proposed works and/or land to be provided in kind.

### DEVELOPMENT NOT REQUIREMENT A PLANNING PERMIT (NO SUBDIVISION)

The following requirement applies where no planning permit is required. The land may only be used and developed subject to the following requirements being met:

- Prior to the commencement of any development, a development infrastructure levy must be paid to the
  collecting agency in accordance with the provisions of the development contribution plan for the land unless
  some other arrangement has been agreed to by collecting agency in a Section 173 agreement; or
- If the collecting agency agrees to works and/or provision of land in lieu of the payment of the infrastructure levy, the land owner must enter into an agreement under Section 173 of the Act in respect of the proposed works or provision of land which are proposed to be provided in kind.

## COMMUNITY INFRASTRUCTURE LEVY

The Community Infrastructure Levy must be paid to the Collecting Agency prior to the issue of a Building Approval for any dwelling in accordance with section 46(0) of the Planning & Environment Act (1987). Developers / landowners are encouraged to pay the CIL before the issue of a Statement of Compliance to simplify collection of development contributions, reduce the administrative burden on Council and facilitate the early provision of community infrastructure.

The Community Infrastructure Levy is payable on a per dwelling basis and for the purposes of the CIL a dwelling also includes each occupancy or independent living unit within a retirement / residential village, retirement living developments or the like. (e.g. a Retirement village with 20 independent living units must pay 20 CIL amounts).

## **5.6. 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).

# **5.7. 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 6 - Implementation Strategy).



# **6. IMPLEMENTATION STRATEGY**

# 6.1. PROVISION OF LAND AND WORKS IN-KIND

Payment of development contributions is generally to be made in cash in accordance with Section 5.

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 5.1. Where the required scope of the item results in a DCP item delivery scope and cost that is materially less than what is in the DCP, credits will be limited to the value of works or land actually provided;
- 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, so long as there are sufficient DCP funds available to do so;
- 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.

To coordinate the provision of infrastructure, Schedule 2 to the Urban Growth Zone (UGZ2) requires an application for a residential subdivision of 10 or more lots to be accompanied by a Public Infrastructure Plan (PIP), which addresses the following, as applicable:

the provision, staging and timing of stormwater drainage works;



- what land may be affected or required for the provision of infrastructure works;
- the provision, staging and timing of roadworks internal and external to the land consistent with any relevant traffic report or assessment;
- the landscaping of any land;
- the provision of public open space and land for any community facilities;
- what, if any, infrastructure set out in the Ballarat West Development Contributions Plan is sought to be provided as "works in lieu" subject to the consent of the Collecting Agency; and
- any other matter required by the Responsible Authority.

Through the approval of these agreements, City of Ballarat (acting as the Collecting Agency) will consider if and what infrastructure should be provided as works-in-kind under this DCP in accordance with Section 46P of the Act. The agreement must include a list of the DCP infrastructure projects which the Collecting Agency has agreed to in writing, and detailing if the projects are to be provided as works and/or land in lieu.

## 6.2. 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 5.1, except where the extent of the land required is materially different to what is in the DCP, in which case the off-set will be limited to the value of the land actually provided.

# **6.3. 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.

## 6.4. 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.

### 6.5. 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 in the Ballarat West PSP and updated Engeny Drainage Report (2024).

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:

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- 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 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.

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## 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, and have no adverse effects on downstream
  or neighbouring properties;
- The local drainage system will have capacity to process a 1 in 10 year storm event for trunk drainage systems;
- 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);
- 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.

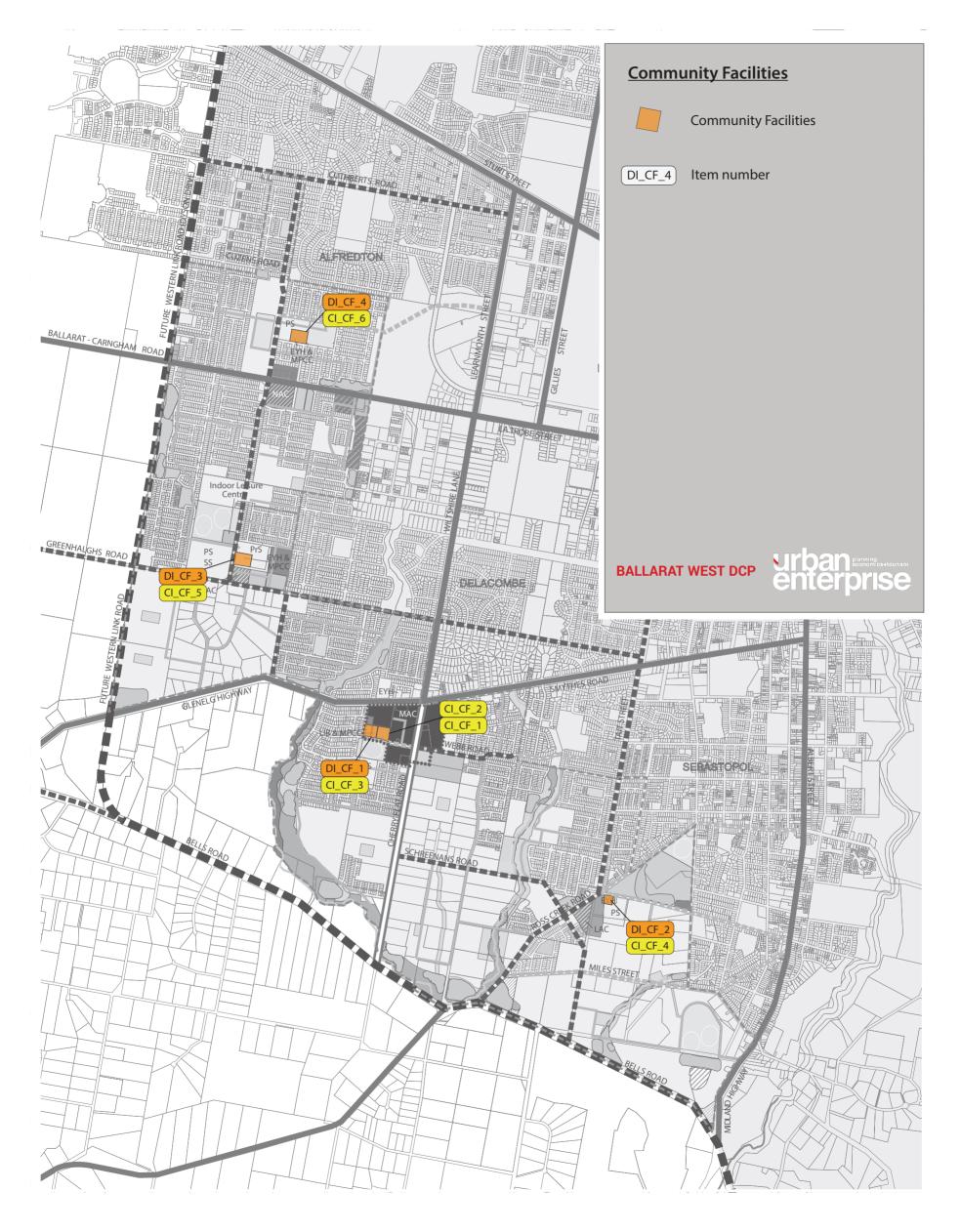
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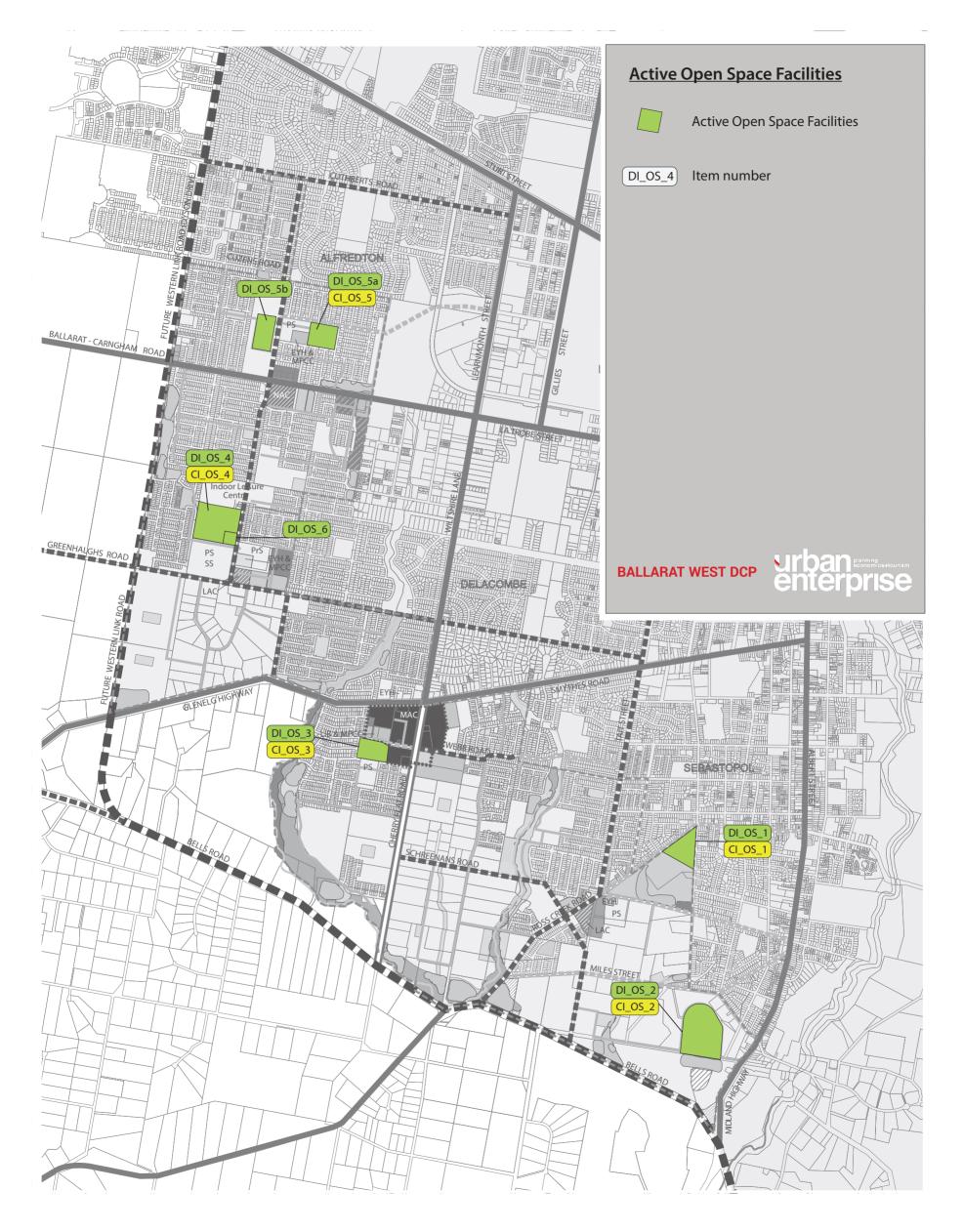


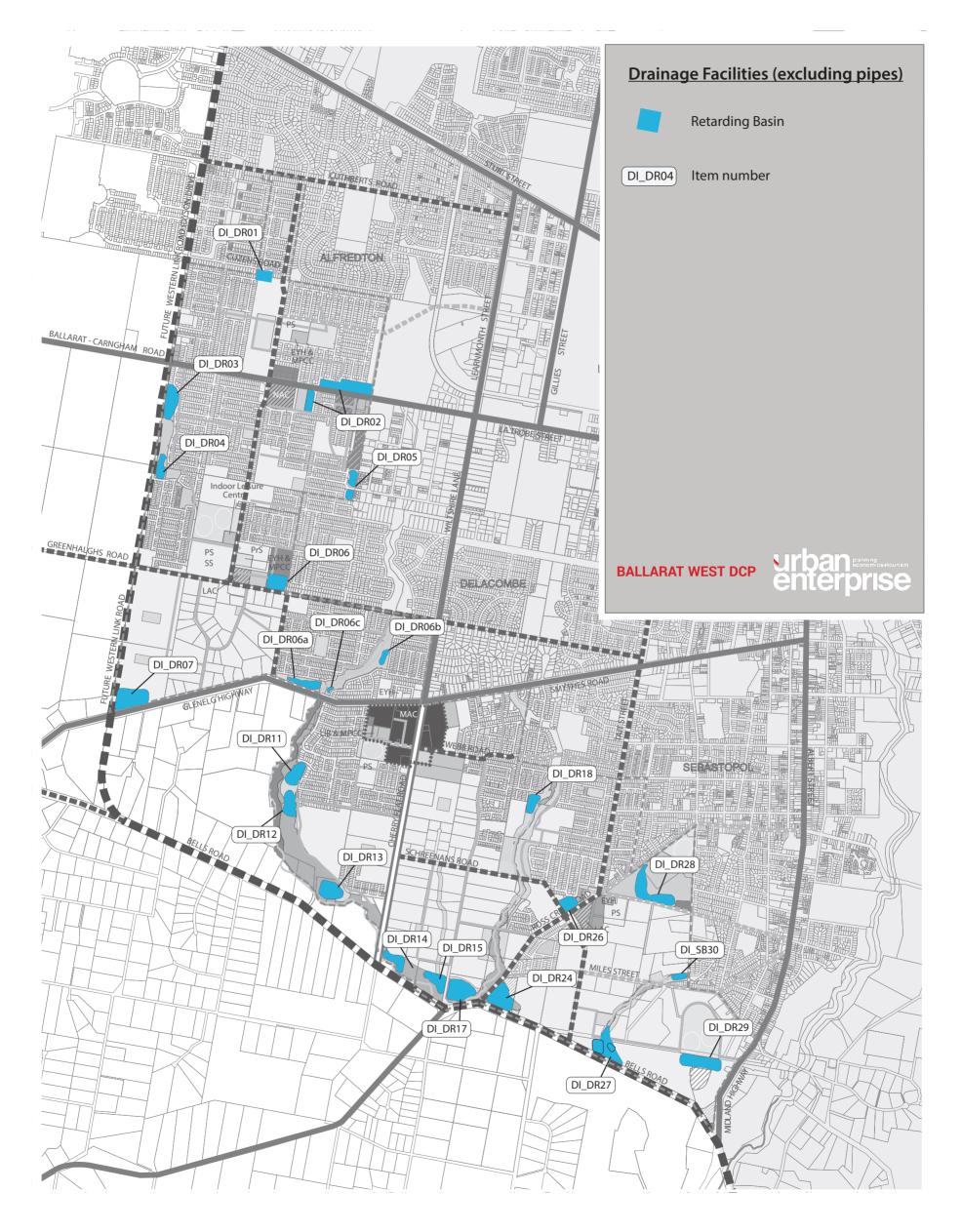
APPENDIX A INFRASTRUCTURE LOCATION MAPS

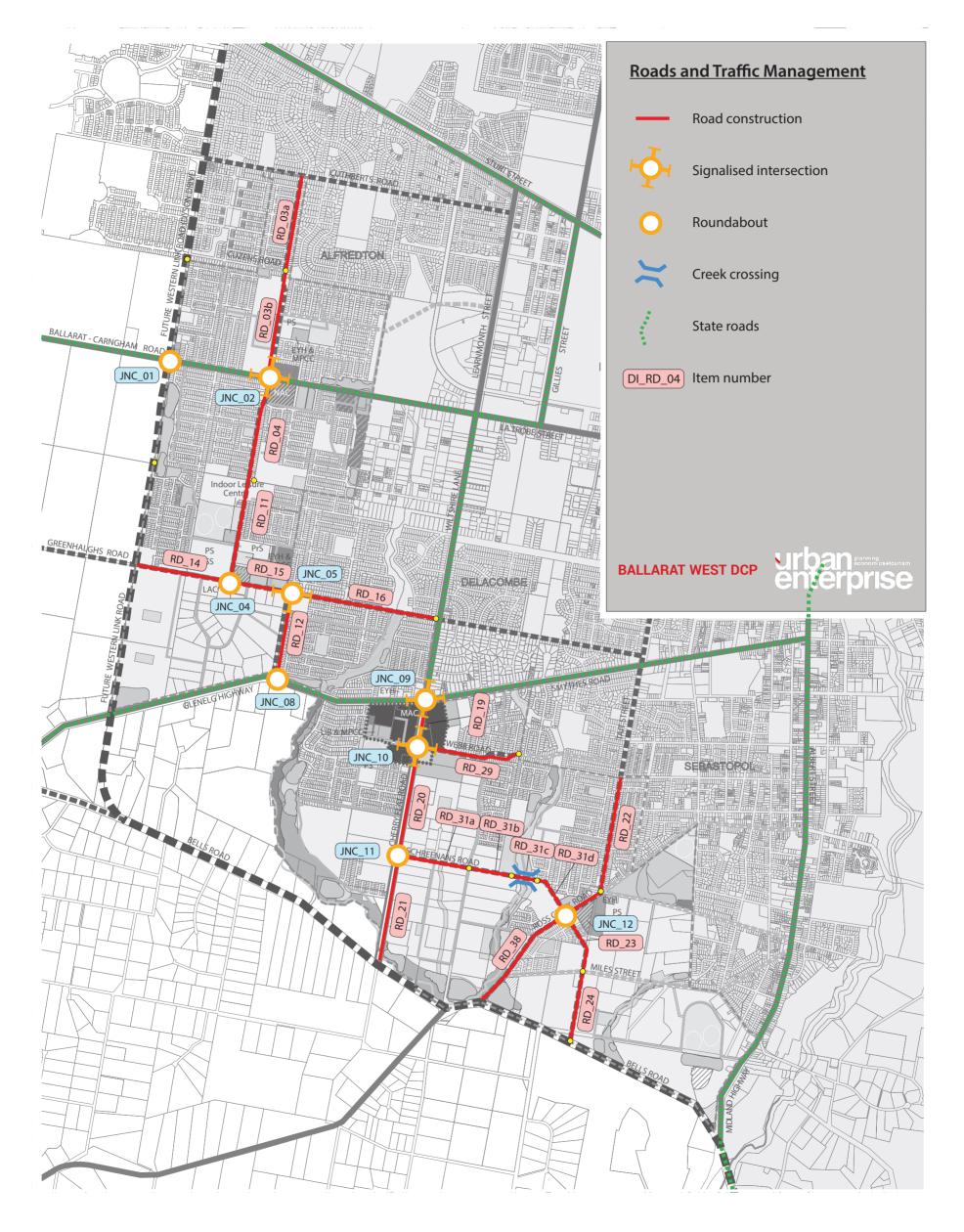
BALLARAT WEST DCP

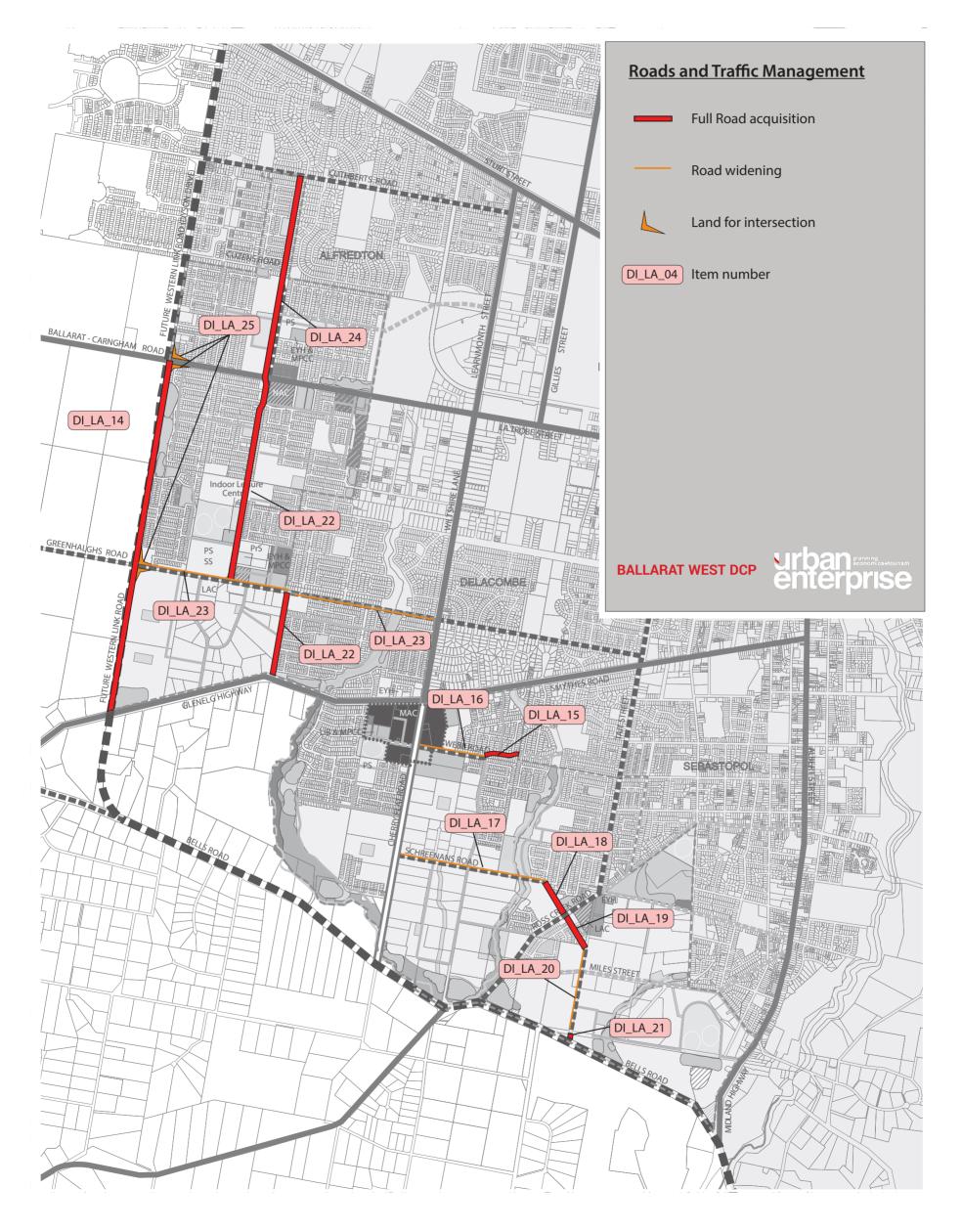
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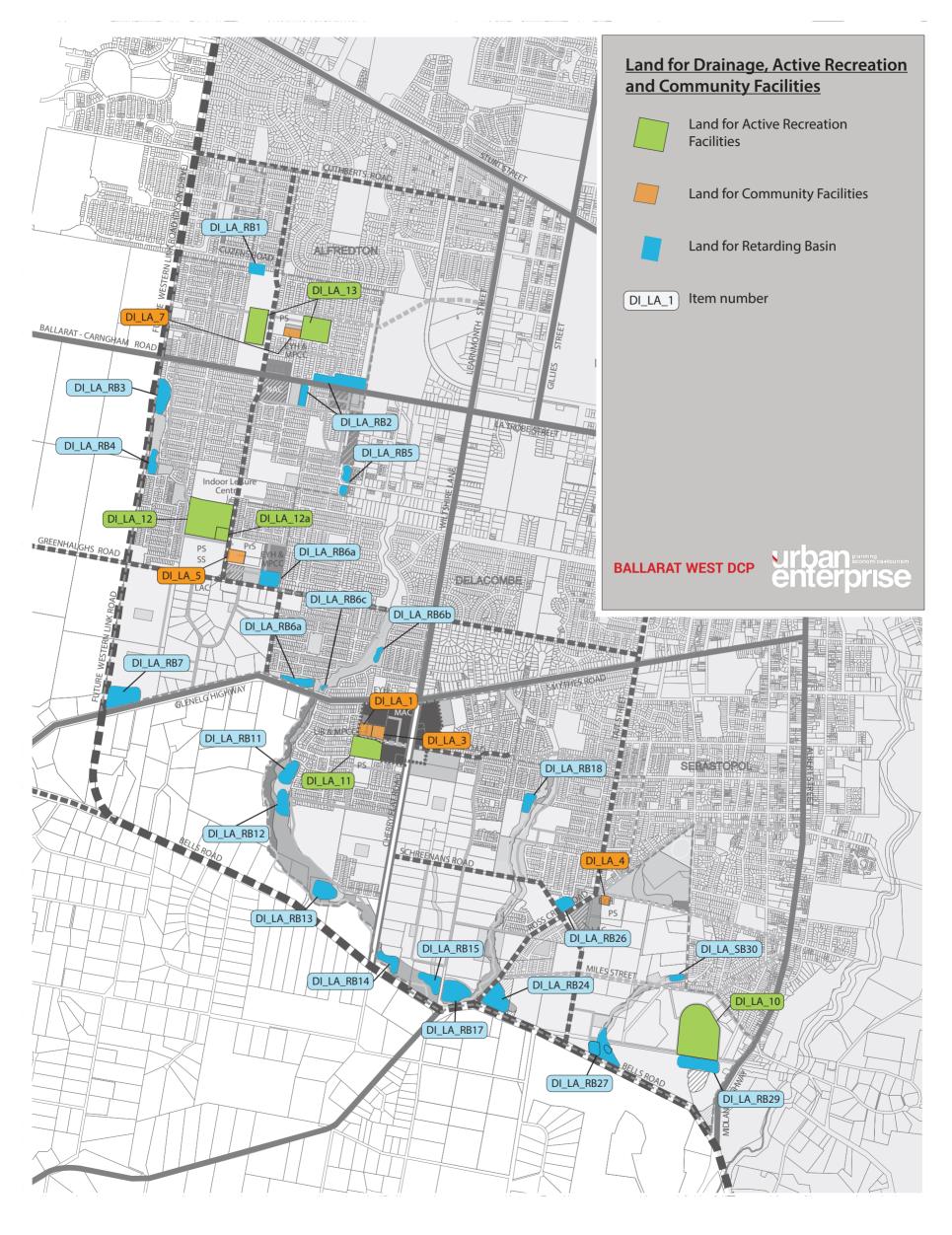


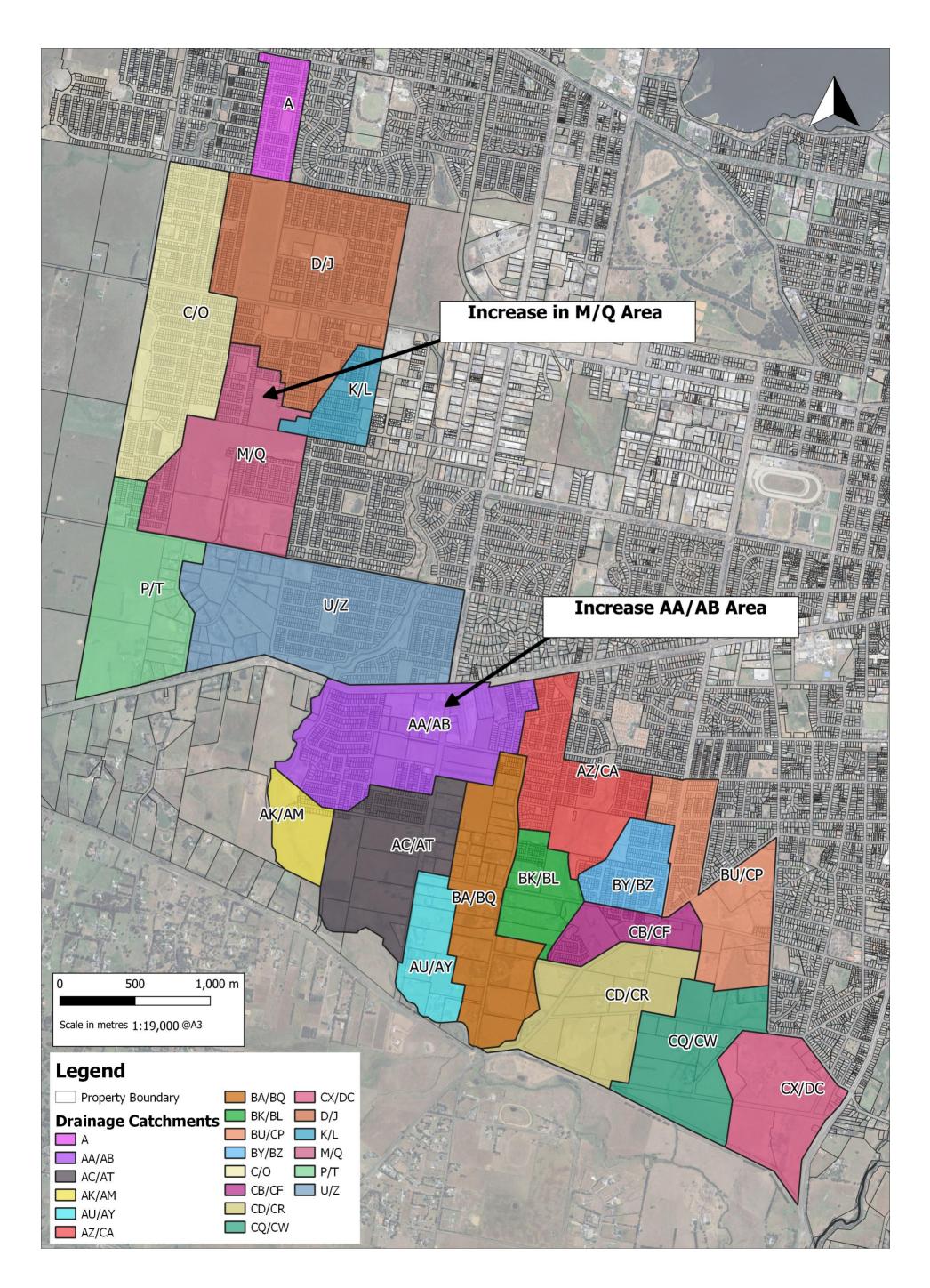












APPENDIX B DCP PROJECT SHEETS

Note 1: All values listed are in July 2024 dollars

CI_CF_1	MAC Library (sub-precinct 1) co-located wit	th Community Centre			QUI	CK REFEF	ENCE
Project Description	Construction of one branch library of 1,800	sqm (excluding canop	ies, verandahs, etc) to be co-located with the comm	unity centre in MAC	CIL	CF	WOR
		<b>e</b> :					
Levy Type	Community	Strategic	Item Identified in ASR report (May 2024) as requir	red to meet the basic	c needs of the fut	ure com	munity
Category	Community Facilities	Justification	for community facilities.				
		Cost Breakdown		Units	Rate	C	ost
Cost	\$16,197,282						
External	0%						
Cost to MCA	\$16,197,282						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$16,197,282						
Demand Units	15,524						
Levy Amount	\$1,043.37						
Cost Apportionme	ent Method	Costing	VPA Benchmark Costings (indexed to July 2024)				
he item is require	ed to serve the future population of the entire	Justification	VEA Benchmark Costings (indexed to July 2024)				
	area based only on provision ratios.						
sallarat west PSP							7.2
sallarat west PSP	, , , , , , , , , , , , , , , , , , , ,	Indicative Project	No later than 12 000 dwellings occupied within the	e PSP area or at the	Version		1.2
CI_CF_2	Level 3 MAC Multi-Purpose Community Cer	Trigger	No later than 12 000 dwellings occupied within th discretion of the Responsible Authority for earlier		REF	CK REFEF	1
	Level 3 MAC Multi-Purpose Community Cer	Trigger ntre (sub-precinct 1) munity centre, which	discretion of the Responsible Authority for earlier includes community rooms and meeting space, adm	provision	REF	CK REFEF	1
CI_CF_2 Project Description	Level 3 MAC Multi-Purpose Community Cer Construction of a level 3 multi-purpose com and community groups and carparking with	Trigger ntre (sub-precinct 1) munity centre, which in a building area of ap	discretion of the Responsible Authority for earlier includes community rooms and meeting space, adm pprox 4,400 sqm	provision inistrative spaces for	REF r staff CIL	CF	1 ENCE WOR
CI_CF_2 Project Description Levy Type	Level 3 MAC Multi-Purpose Community Cer Construction of a level 3 multi-purpose com and community groups and carparking with Community	Trigger <b>htte (sub-precinct 1)</b> munity centre, which in a building area of ap Strategic	discretion of the Responsible Authority for earlier includes community rooms and meeting space, adm pprox 4,400 sqm Item Identified in ASR report (May 2024) as requir	provision inistrative spaces for	REF r staff CIL	CF	1 ENCE WOR
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Security in areas and parking:     Item identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       Lategory     Community Facilities     Units     Rate       Cost     \$5,027,177     Strategic     Units     Rate       Cost     \$5,027,177     Strategic     Units     Rate       Cost     Residential     0%     Strategic     Units     Rate       Cost or Residential     0%     Strategic     Units     Rate       Sportionment     100%     Strategic     VPA Benchmark Costings (indexed to July 2024)       Permand Units     15,524     Units     VPA Benchmark Costings (indexed to July 2024)       Indicative Project     When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision     VPA       Strategic     Level 1 fait Street Early Years Hub (sub-preciment 1) (Cl component) rescription     VPA       Construction of community infrastructure commonent of early years hub, including community meeting rooms and associated facilities, outdoor for community facilities     Ven       Cost Strategic     Level 1 fait Street Early Years Hub (sub-preciment 1) (Cl component)     Cost reas and parking.       Cost Trigger     Community Facilities     Strategic     Item identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.	L CF WORK
Query Type     Community     Strategic     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       Cost     \$5,027,177     Strategic     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       Cost     \$5,027,177     Strategic     Units     Rate       Cost     S5,027,177     Strategic     Units     Rate       Cost     Residential     0%     Strategic     Units     Rate       Cost     Residential     0%     Strategic     Units     Rate       Cost     S5,027,177     Strategic     Units     Rate       Apportionment     100%     Strategic     VPA Benchmark Costings (indexed to July 2024)       Indicative Project     When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision     Ver       Strategic     Level 1 fait Street Early Years Hub (sub-precinct 1) (Cl component)     reached or at the discretion of the Responsible Authority for earlier provision       Cost     S5,266,475     Strategic     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       Cost     S5,266,475     Strategic     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       Cost     S5,2	
Category     Community Facilities     Justification     for community facilities.       Cost     S5,027,177     Cost     Cost     Name       Cost on ACA     S5,027,177     Cost     Cost     S5,027,177       Spiplies To     Residential     Cost     Cost     Cost     Cost       Spiplies To     S5,027,177     Cost     Cost     Cost     Cost     Cost       Indicative Project     Cost     Cost </td <td></td>	
Category     Community Facilities     Justification     for community facilities.       Cost     S5,027,177     Cost     Cost     S5,027,177       Soat to KCA     S5,027,177     Cost     Cost     Cost       Spiples To     Residential     Cost     Cost     Cost       Cost to KCA     S0,027,177     Cost     Cost     Cost       Spiples To     Residential     Cost     Cost     Cost,777       Demand Units     15,524     Cost     Cost     Cost       Levy Amount     S323.83     Cost     Cost     Main Catchment Area       Apportionment Method     Cost     Main Catchment Area     UPA Benchmark Costings (indexed to July 2024)       Indicative Project     Indicative Project     When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision     Vea       Project     Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.     Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl Component)       Cost Cost     Cost,266,475     Cost munity facilities     Letter Area       Vary Type     Community     Cost munity facilities     Letter Area       Cost S5,266,475     S5,266,475     S5,266,475       Sp	e future community
Cost Breakdown         Units         Rate           Cost Apportionment Method         0%         1<	,
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Sternal       0%         East to MCA       \$5,027,177         Apportionment       100%         Specific Construction       \$5,027,177         Apportionment       100%         Specific Construction       \$5,027,177         Demand Units       15,524         Series and Low Solution       \$5,027,177         Demand Units       15,524         East Apportionment       100%         Salarat West PSP area based only on provision ratios.       VPA Benchmark Costings (indexed to July 2024)         Indicative Project       Trigger         Undicative Project       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.         Level 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor for community facilities.         Level 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)       Item Identified in ASR report (May 2024) as required to meet the basic needs of facility is provision         Cost S5,266,475       S5,266,475         Str	Cost
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Applies To       Residential         Sell       Main Catchment Area         Applies To       Main Catchment Area         Applies To       S5,027,177         Demand Units       15,524         evey Amount       S323.83         Cost Apportionment Method       Costing         Loss Apportion of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.         Losst S5,266,475       Losstification     <	
iside       Main Catchment Area       portionment       100%         aptial Cost       \$5,027,177       iside	
Apportionment         100%           Spand Units         15,524           Levy Amount         \$323.83           Cost Apportionment Method         Costing           Justification         VPA Benchmark Costings (indexed to July 2024)           Justification         Indicative Project           Trigger         Indicative Project           Trigger         Construction of the Responsible Authority for earlier, or save and parking.           CL_CF_4         Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.           Cost         Strategic           Yapportionment         Cost Street I and Community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.           Every Type         Community Facilities           Cost Stord         S5,266,475           Sterral         0%           Cost Stord         S5,266,475           Sterral         0%           Cost Stord         S5,266,475           Sterral         0%           Cost S5,266,475         Sterral           Sterral         0%           Cost S5,266,475         Sterral           Sterral         0% <tr< td=""><td></td></tr<>	
Sapital Cost       \$5,027,177         Permand Units       15,524         Very Amount       \$323.83         Cost Apportionment Method       Costing         Indicative Project       VPA Benchmark Costings (indexed to July 2024)         Indicative Project       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       Ver         Indicative Project       Costruction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Ver         Very Type       Community       Strategic       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       Ver         Cost to S5,266,475       Units       Rate         Cost to MCA       \$5,266,475       S5,266,475         Stored S5,266,475       S5,266,475       S5,266,475         Stored S5,266,475       S5,266,475       S5,266,475         Evend Main Catchment Area       S5,266,475       S5,266,475         Stored S5,266,475       S5,266,475       S5,266,475         Stored S5,266,475       S5,266,475       S5,266,475         Stored S5,266,475       S5,266,475       S5,266,475         Stored MCA       \$5,266,475       S5,266,4	
Demand Units       15,524         evy Amount       \$323.83         Cost Apportionment Method       Costing         Units       Description         Indicative Project       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       Ver         C_C_C_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       Ver         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Level 1 Community Earlities         Level To areas and parking.       Level 1 Community Facilities       Level Strategic       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.         Cost to MCA       \$5,266,475       Strategic       Level I Main Catchment Area       Strategic       Level I Main Catchment Area         Apportionment       100%       Strategic       Strategic       Strategic       Strategic       <	
Demand Units       15,524         Levy Amount       \$323.83         Cost Apportionment Method       Costing         The item is required to serve the future population of the entire Jalalarat West PSP area based only on provision ratios.       VPA Benchmark Costings (indexed to July 2024)         Ustification       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       VPA         CL_CE_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       VPA         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Project         Sectory       Community Eacilities       Justification       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.         Cost to MCA       \$5,266,475       Strategic       Item Identified in ASR report (May 2024) as required to meet the basic needs of a cost to MCA       \$5,266,475         Spelies To       Residential       O%       Strategic       Item Identified in ASR report (May 2024) as required to meet the basic needs of a cost to MCA       \$5,266,475         Spelies To       Residential       Item Identified in ASR	
Levy Amount       \$323.83         Cost Apportionment Method       Costing         Level Amount       Costing         Justification       VPA Benchmark Costings (indexed to July 2024)         Indicative Project       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       Verein the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision         Cl_CF_4       Level 1 Tait Street Early Years Hub (sub-preciment 1) (Cl component)         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.         Levey Type       Community       Strategic       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.         Cost to S5, 266, 475       Justification       for community facilities.       Item Identified in ASR report (May 2024) as required to meet the basic needs of sociated 0%         Cost to MCA       \$5, 266, 475       Sociat Gow       Item Identified in ASR report (May 2024) as required to meet the basic needs of sociated 0%         Cost to MCA       \$5, 266, 475       Sociate Gow       Item Identified in ASR report (May 2024) as required to meet the basic needs of sociatitities.         Cos	
The item is required to serve the future population of the entire is required to serve the future population of the entire is allarat West PSP area based only 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       Ve         CI_CF_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       Ve         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Even Type       Community Strategic Justification for community facilities.       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.         Cost provision       Cost S5,266,475       Justification for community facilities.       Units       Rate         Cost to MCA       \$5,266,475       S5,266,475	
The item is required to serve the future population of the entire is required to serve the future population of the entire is required to serve the future population of the entire is required to serve the future population of the entire is required to serve the future population of the entire is required to serve the future population of the entire is required to serve the future population of the entire is required to serve the future population of the entire is reached or at the discretion of the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       Ve         CI_CF_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)       When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       Ve         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Event 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)         Levy Type       Community infrastructure community infrastructure community facilities       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.         Cost To MCA       \$5,266,475       S5,266,475         Apportionment       0%       Cost for community facilities.         Cell       Main Catchment Area       Apportionment 100%       Item Identified in Just Face I and	
Ballarat West PSP area based only 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       Ween the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision       Ween the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision         Cl_CF_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.         Levy Type       Community Facilities       Justification       for community facilities.         Cost       \$5,266,475       Indicative Proves (indexed to July 2024)       indicative Proves (indexed to July 2024)         Cell       Main Catchment Area       Apportionment       100%       Indicative Proves (indexed to July 2024)         Cost Apportionment Method       Costing       Provese (indexed to July 2024)       Indicative Proves (indexed to July 2024)	
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     We RE       CI_CF_4     Level 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)     Image: Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.     Image: Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       evy Type     Community     Strategic Justification     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       cost     \$5,266,475     Strategic Justification     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       cost to MCA     \$5,266,475     Strategic Justification     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       cost to MCA     \$5,266,475     Strategic Justification     Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.       cost to MCA     \$5,266,475     Strategic Justification     Item Identified in ASR report (May 2024)       cell     Main Catchment Area Strategic Justification     Item Identified in ASR report (May 2024)       cost Apportionment Metho	
Cl_CF_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)       reached or at the discretion of the Responsible Authority for earlier provision       RE         Vroject       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.       Item Identified in ASR report (May 2024) as required to meet the basic needs of i for community facilities.       Item Identified in ASR report (May 2024) as required to meet the basic needs of i for community facilities.         Cost       \$5,266,475       Units       Rate         Cost to MCA       \$5,266,475       Cost i for community facilities.       Item Identified in ASR report (May 2024) as required to meet the basic needs of i for community facilities.         Cost       \$5,266,475       Cost Breakdown       Units       Rate         Cost to MCA       \$5,266,475       Cost precidential       Cost precidential       Cost i for community i facilities.         Vaportionment       100%       Costing       Costing       Costing       Costing       Costing	ion 7.2
Cl_CF_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (Cl component)       Image: Compunity infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.         evy Type       Community       Strategic       Item Identified in ASR report (May 2024) as required to meet the basic needs of actigative set in the set in th	7.2
CI_CF_4       Level 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)         Project       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.         evy Type       Community         Community Facilities       Justification         Justification       for community facilities.         Cost Speakdown       Units         Cost Speakdown       Units         Cost to MCA       \$5,266,475         Applies To       Residential         Cell       Main Catchment Area         Apportionment       100%         Capital Cost       \$5,266,475         State Speak (indexed to July 2024)	3
Project Description       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.         Levy Type       Community       Strategic Justification       Item Identified in ASR report (May 2024) as required to meet the basic needs of for community facilities.         Category       Community Facilities       Justification       for community facilities.         Cost       \$5,266,475       Cost Breakdown       Units       Rate         Cost to MCA       \$5,266,475       Strategic Applies To       Nain Catchment Area       Strategic Apportionment       Item Identified in ASR report (May 2024)       Strategic Item Identified in ASR report (May 2024)       Strategic Item Identified in ASR report (May 2024)       Rate         Cost       \$5,266,475       Strategic Item Identified in ASR report (May 2024)       Item Identified in ASR report (May 2024) <td></td>	
Project Description       Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.         Levy Type       Community         Category       Community Facilities         Justification       for community facilities.         Cost       \$5,266,475         External       0%         Cost to MCA       \$5,266,475         Applies To       Residential         Cell       Main Catchment Area         Apportionment       100%         Capital Cost       \$5,266,475         Strategic       Internal         Cost to MCA       \$5,266,475         Applies To       Residential         Cost       \$5,266,475         Apportionment       100%         Capital Cost       \$5,266,475         Cost to MCA       \$5,266,475         Cost to MCA       \$5,266,475         Cost       \$5,266,475         Demand Units       15,524         Levy Amount       \$339,25	
Description       areas and parking.         Levy Type       Community       Strategic       Item Identified in ASR report (May 2024) as required to meet the basic needs of a community facilities.         Lategory       Community Facilities       Justification       for community facilities.         Cost       \$5,266,475       Omega       Units       Rate         Cost to MCA       \$5,266,475       Applies To       Residential       Cost       S5,266,475         Cell       Main Catchment Area       Name       Cost       S5,266,475       Cost       Cost       S5,266,475         Capital Cost       \$5,266,475       S5,266,475       Cost       S5,266,475       Cost       Cost       S5,266,475       Cost       Cost       Cost       S5,266,475       Cost	QUICK REFERENCE
Description       areas and parking.         Levy Type       Community         Category       Community Facilities         Justification       for community facilities.         Cost       \$5,266,475         External       0%         Cost to MCA       \$5,266,475         Applies To       Residential         Cell       Main Catchment Area         Apportionment       100%         Capital Cost       \$5,266,475         Cost to MCA       \$5,266,475         Scale To       Residential         Cell       Main Catchment Area         Apportionment       100%         Capital Cost       \$5,266,475         Cost apportionment       10,524         Levy Amount       \$339.25	L CF WORK
Cost apportionment     Main Catchment Area       Apportionment Method     \$5,266,475       Cost Apportionment Method     Costing	
Category     Community Facilities     Justification     for community facilities.       Cost     \$5,266,475     Units     Rate       Cost to MCA     \$5,266,475     Image: State of the	e future community
Cost Breakdown Units Rate Cost Breakdown Units Rate Cost Breakdown Cost Breakdo	
Cost     \$5,266,475       External     0%       Cost to MCA     \$5,266,475       Applies To     Residential       Cell     Main Catchment Area       Apportionment     100%       Lapital Cost     \$5,266,475       Demand Units     15,524       evy Amount     \$339.25	
internal     0%       Cost to MCA     \$5,266,475       kpplies To     Residential       Cell     Main Catchment Area       Apportionment     100%       Lapital Cost     \$5,266,475       Demand Units     15,524       evy Amount     \$339.25       Cost Apportionment Method     Costing	Cost
Cost to MCA     \$5,266,475       Applies To     Residential       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$5,266,475       Demand Units     15,524       Levy Amount     \$339.25       Costing     Prowse (indexed to July 2024)	
Applies To     Residential       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$5,266,475       Demand Units     15,524       Levy Amount     \$339.25	
Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$5,266,475       Demand Units     15,524       Levy Amount     \$339.25   Costing Prowse (indexed to July 2024)	
Apportionment     100%       Lapital Cost     \$5,266,475       Demand Units     15,524       Levy Amount     \$339.25   Cost Apportionment Method Costing Prowse (indexed to July 2024)	
Apportionment     100%       Lapital Cost     \$5,266,475       Demand Units     15,524       evy Amount     \$339.25   Cost Apportionment Method Costing Prowse (indexed to July 2024)	
Capital Cost \$5,266,475 Demand Units 15,524 Levy Amount \$339.25 Cost Apportionment Method Costing Prowse (indexed to July 2024)	
Demand Units 15,524 evy Amount \$339.25 Cost Apportionment Method Costing Prowse (indexed to July 2024)	
Levy Amount     \$339.25       Cost Apportionment Method     Costing   Prowse (indexed to July 2024)	
Cost Apportionment Method Costing Prowse (indexed to July 2024)	
Prowse (indexed to July 2024)	
he item is required to serve the future population of the entire Justification	
allarat West PSP area based only on provision ratios.	
Trigger Trigge	ion 7.2



Project	Construction of community infrastructure of	moonont of LAC mult	ti-use centre and early years hub, including community meeting rooms and	QUIC	CK REFERENC	UE
Description	-	•	ti-use centre and early years hub, including community meeting rooms and	CIL	CF W	
Description	associated facilities, outdoor areas and parki	ng.				
evy Type	Community	Strategic	Item Identified in ASR report (May 2024) as required to meet the basic need	ls of the fut	ure commur	nity
Category	Community Facilities	Justification	for community facilities.			
0,						
		Cost Breakdown	Units	Rate	Cost	
Cost	\$9,027,592					
xternal	0%					
ost to MCA	\$9,027,592					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$9,027,592					
Demand Units	15,524					
evy Amount	\$581.52					
Cost Apportionme	nt Method	Costing	VPA Benchmark Costings (indexed to July 2024)			
he item is require	ed to serve the future population of the entire	Justification	VIA benchmark costings (indexed to sury 2024)			
allarat West PSP	area based only on provision ratios.					
		Indicative Project	When the relevant enrolment trigger for the adjoining education facility is	Version		7.2
		Trigger	reached or at the discretion of the Responsible Authority for earlier	REF		5
			provision			
	Lough 1 NAC Multi nurness Community Con	tra (aub prosinct 2) ((	Cl component)			
CI_CF_6	Level 1 NAC Multi-purpose Community Cent		• •	QUIC	CK REFERENC	CE
roject	Construction of community infrastructure co		CI component) Iy years hub, including community meeting rooms and associated facilities,	QUIC		CE /ORKS
roject			• •			-
Project Description	Construction of community infrastructure co outdoor areas and parking.	mponent of NAC earl	ly years hub, including community meeting rooms and associated facilities,	CIL	CF W	ORKS
Project Description evy Type	Construction of community infrastructure co outdoor areas and parking. Community	mponent of NAC earl	ly years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need	CIL	CF W	ORKS
roject Description evy Type	Construction of community infrastructure co outdoor areas and parking.	mponent of NAC earl	ly years hub, including community meeting rooms and associated facilities,	CIL	CF W	ORKS
roject Description evy Type	Construction of community infrastructure co outdoor areas and parking. Community	mponent of NAC earl	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL	CF W	ORKS
Project Description evy Type Category	Construction of community infrastructure co outdoor areas and parking. Community	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORKS
roject Description evy Type Category	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORKS
roject Jescription evy Type ategory Cost xternal	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORKS
roject Jescription evy Type ategory ost ost xternal iost to MCA	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0%	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORKS
roject Description evy Type Category Cost External Cost to MCA upplies To	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORKS
roject Description evy Type Category Cost xternal Cost to MCA opplies To cell	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORKS
roject bescription evy Type category cost xternal cost to MCA ypplies To cell apportionment	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100%	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORK!
roject Jescription evy Type category cost xternal cost to MCA spplies To cell spportionment capital Cost	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORK!
roject vescription evy Type ategory ost xternal iost to MCA ipplies To ell ipportionment apital Cost bemand Units	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410 15,524	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORK!
roject vescription evy Type ategory ost xternal iost to MCA ipplies To ell ipportionment apital Cost bemand Units	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units Demand Units Levy Amount	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410 15,524 \$425.82	mponent of NAC earl Strategic Justification	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities. Units	CIL Is of the fut	CF W	ORK!
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410 15,524 \$425.82 mt Method	mponent of NAC earl Strategic Justification Cost Breakdown	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.	CIL Is of the fut	CF W	ORK:
roject Jescription evy Type category cost xternal cost to MCA upplies To cell upportionment capital Cost Demand Units evy Amount cost Apportionme the item is require	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410 15,524 \$425.82 nt Method ed to serve the future population of the entire	mponent of NAC earl Strategic Justification Cost Breakdown	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities. Units	CIL Is of the fut	CF W	ORK:
roject Jescription evy Type category cost xternal cost to MCA upplies To cell upportionment capital Cost Demand Units evy Amount cost Apportionme the item is require	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410 15,524 \$425.82 mt Method	mponent of NAC earl Strategic Justification Cost Breakdown	y years hub, including community meeting rooms and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities. Units	CIL Is of the fut	CF W	ORK!
roject Jescription evy Type category cost xternal cost to MCA upplies To cell upportionment capital Cost Demand Units evy Amount cost Apportionme the item is require	Construction of community infrastructure co outdoor areas and parking. Community Community Facilities \$6,610,410 0% \$6,610,410 Residential Main Catchment Area 100% \$6,610,410 15,524 \$425.82 nt Method ed to serve the future population of the entire	mponent of NAC earl Strategic Justification Cost Breakdown	Iv years hub, including community meeting rooms and associated facilities,         Item Identified in ASR report (May 2024) as required to meet the basic need for community facilities.         Units         Units         Prowse (indexed to July 2024)	CIL Is of the fut	CF W	ORK:



MR Power Park - Pavilion				QUIC	K REFERENCE
Construction of a medium community pavilio	n to serve regional A	OS Reserve		CIL	OS WOR
Community	Strategic				
	-	This project is required to provide adequate active op	en space facilities f	for the new cor	nmunity.
Openspace	Justification				
¢2.055.590	Cost Breakdown		Units	Rate	Cost
. ,					
Residential					
Main Catchment Area					
100%					
\$2,066,580					
15,524					
\$133.12					
nt Method	Costing				
	0	VPA Benchmark Costings (indexed to July 2024)			
	Justification				
area based only on provision ratios.	Indicative Project	When the trigger for construction of the Active Open	Space reserve is	Version	7.3
	-			REF	7
Mining Park - Pavilion				QUIC	K REFERENCE
Construction of small pavilion to serve the A	75 Reserve - Gold Mir	ning Area		CII	OS WOR
construction of small paymon to serve the A	So heserve Gold win			CIL	00
Community	Strategic				
		The second	6		
Open Space	Justification	This project is required to provide adequate active op	en space facilities f	for the new cor	nmunity.
Open Space	Justification	This project is required to provide adequate active op			
	-	This project is required to provide adequate active op	en space facilities f Units	for the new cor Rate	nmunity. Cost
\$3,435,868	Justification	This project is required to provide adequate active op			
\$3,435,868 0%	Justification	This project is required to provide adequate active op			
\$3,435,868 0% \$3,435,868	Justification	This project is required to provide adequate active op			
\$3,435,868 0%	Justification	This project is required to provide adequate active op			
\$3,435,868 0% \$3,435,868	Justification	This project is required to provide adequate active op			
\$3,435,868 0% \$3,435,868 Residential	Justification	This project is required to provide adequate active op			
\$3,435,868 0% \$3,435,868 Residential Main Catchment Area 100% \$3,435,868	Justification	This project is required to provide adequate active op			
\$3,435,868 0% \$3,435,868 Residential Main Catchment Area 100%	Justification	This project is required to provide adequate active op			
\$3,435,868 0% \$3,435,868 Residential Main Catchment Area 100% \$3,435,868	Justification	This project is required to provide adequate active op			
\$3,435,868 0% \$3,435,868 Residential Main Catchment Area 100% \$3,435,868 15,524 \$221.33	Justification Cost Breakdown				
\$3,435,868 0% \$3,435,868 Residential Main Catchment Area 100% \$3,435,868 15,524 \$221.33 nt Method	Justification Cost Breakdown	This project is required to provide adequate active op VPA Benchmark Costings (indexed to July 2024)			
\$3,435,868 0% \$3,435,868 Residential Main Catchment Area 100% \$3,435,868 15,524 \$221.33 nt Method ed to serve the future population of the entire	Justification Cost Breakdown				
\$3,435,868 0% \$3,435,868 Residential Main Catchment Area 100% \$3,435,868 15,524 \$221.33 nt Method	Justification Cost Breakdown		Units		
	Community Open Space \$2,066,580 0% \$2,066,580 Residential Main Catchment Area 100% \$2,066,580 15,524 \$133.12 nt Method do serve the future population of the entire area based only on provision ratios.	Community       Strategic         Open Space       Justification         \$2,066,580       Cost Breakdown         \$2,066,580       Cost Breakdown         \$2,066,580       S2,066,580         Residential       Main Catchment Area         100%       \$2,066,580         \$2,066,580       Justification         15,524       \$133.12         Int Method       Costing         Justification       Justification         area based only on provision ratios.       Indicative Project         Mining Park - Pavilion       Construction of small pavilion to serve the AOS Reserve - Gold Min	Open Space     Justification     This project is required to provide adequate active op       \$2,066,580     Cost Breakdown     Image: Cost Breakdown       \$2,066,580     S2,066,580       Residential     Image: Cost Breakdown       \$2,066,580     Image: Cost Breakdown       \$133,12     Image: Cost Breakdown       Indicative Project     Image: Cost Breakdown       Indicative Project     Trigger       Trigger     Trigger for construction of the Active Open Trigger	Community Open Space       Strategic Justification       This project is required to provide adequate active open space facilities for Units         \$2,066,580 0% \$2,066,580 Residential       Cost Breakdown       Units         Main Catchment Area 100% \$2,066,580 15,524 \$133.12       Costing Justification       VPA Benchmark Costings (indexed to July 2024)         Indicative Project Trigger       When the trigger for construction of the Active Open Space reserve is reached.	Construction of a medium community pavilion to serve regional AOS Reserve       CIL         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 construction of the space         Construction of a medium community pavilion to serve regional AOS Reserve       Units       Rate         Community       Strategic       Justification       Units       Rate         State Sta

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CI_OS_3	Glenelg Highway reserve (MAC) - Pavilion				QUICI	K REFERENCE
Project	Construction of medium pavilion to serve the				CIL	OS WO
Description	construction of mediam paymon to serve the	e AOS Reserve - MAC			CIL	03
evy Type	Community	Strategic	This project is required to provide adequate active	onon choco facilitios	for the new com	munitu
Category	Open Space	Justification	This project is required to provide adequate active	open space facilities	s for the new com	innunity.
		Cost Breakdown		Units	Rate	Cost
Cost	\$3,435,868	COSt Breakdown		UTIILS	Nate	COST
ixternal	0%					
Cost to MCA	\$3,435,868					
Applies To	Residential					
	neolaentai					
ell	Main Catchment Area					
pportionment	100%					
Capital Cost	\$3,435,868					
Demand Units	15,524					
evy Amount	\$221.33					
ost Apportionme	ent Method	Costing	VPA Benchmark Costings (indexed to July 2024)			
he item is require	ed to serve the future population of the entire	Justification	VPA Benchinark Costings (indexed to July 2024)			
allarat Wort DSD	area based only on provision ratios.					
					Varcian	7.
		Indicative Project	When the trigger for construction of the Active Op	en Space reserve is	Version	/.
CI_OS_4	Greenhalghs reserve (LAC) - Pavilion	Indicative Project Trigger	When the trigger for construction of the Active Op reached.	en Space reserve is	REF	ç
CI_OS_4 Project	Greenhalghs reserve (LAC) - Pavilion Construction of medium pavilion to serve AC	Trigger		en Space reserve is	REF	g K REFERENCE
CI_OS_4 Project Description	Construction of medium pavilion to serve AC	Trigger DS Reserve - LAC	reached.	·	REF QUIC CIL	9 KREFERENCE OS WOI
CI_OS_4 Project Description evy Type	Construction of medium pavilion to serve AC	Trigger DS Reserve - LAC Strategic		·	REF QUIC CIL	S WOI
CI_OS_4 Project Description evy Type	Construction of medium pavilion to serve AC	Trigger DS Reserve - LAC	reached.	·	REF QUIC CIL	K REFERENCE
CI_OS_4 Project Description evy Type	Construction of medium pavilion to serve AC	Trigger DS Reserve - LAC Strategic	reached.	·	REF QUIC CIL	K REFERENCE
CI_OS_4 Project Description evy Type Category	Construction of medium pavilion to serve AC	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CI_OS_4 Project Description evy Type Lategory Cost	Construction of medium pavilion to serve AC Community Open Space	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WOI
CI_OS_4 Project	Construction of medium pavilion to serve AC Community Open Space \$4,803,101	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WOI
CI_OS_4 roject lescription evy Type lategory lost tategory	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0%	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CI_OS_4 Project Description evy Type Lategory Cost External Cost to MCA Applies To	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0% \$4,803,101	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CI_OS_4 Project Description evy Type Category Cost External Cost to MCA Applies To Cell	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0% \$4,803,101 Residential	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CI_OS_4 Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CI_OS_4 Project Description Levy Type Category Cost External	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area 100%	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CI_OS_4 Project Description evy Type Category Cost Cost Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area 100% \$4,803,101	Trigger DS Reserve - LAC Strategic Justification	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO amunity.
CL_OS_4 Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units evy Amount	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area 100% \$4,803,101 15,524 \$309.40	Trigger DS Reserve - LAC Strategic Justification Cost Breakdown	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CL_OS_4 Project Description evy Type Category Cost category Cost caternal Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units evy Amount Cost Apportionment	Construction of medium pavilion to serve AC Construction of medium pavilion to serve AC Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area 100% \$4,803,101 15,524 \$309.40 ent Method	Trigger DS Reserve - LAC Strategic Justification Cost Breakdown Cost Breakdown Costing	reached. This project is required to provide adequate active	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CL_OS_4 Project Description evy Type Category Cost Cost Cost Cost Cost Cost Cost Cost	Construction of medium pavilion to serve AC Community Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area 100% \$4,803,101 15,524 \$309.40	Trigger DS Reserve - LAC Strategic Justification Cost Breakdown	reached.	open space facilities	REF QUIC CIL	K REFERENCE OS WO
CL_OS_4 roject bescription evy Type fategory cost evy Type fategory cost cost to MCA piplies To for to MCA piplies To for to MCA piplies To for to MCA piplies To for the for the former set and the former the former to the former to the former to the former to the former to the former to the former to the former to the former to the former to the form	Construction of medium pavilion to serve AC Construction of medium pavilion to serve AC Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area 100% \$4,803,101 15,524 \$309.40 ent Method	Trigger  S Reserve - LAC  Strategic Justification  Cost Breakdown  Costing Justification	reached. This project is required to provide adequate active VPA Benchmark Costings (indexed to July 2024)	open space facilities Units	REF QUIC CIL 6 for the new com Rate	K REFERENCE OS WO Imunity. Cost
CL_OS_4 Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units evy Amount Cost Apportionme 'he item is require	Construction of medium pavilion to serve AC Construction of medium pavilion to serve AC Open Space \$4,803,101 0% \$4,803,101 Residential Main Catchment Area 100% \$4,803,101 15,524 \$309.40 ent Method ed to serve the future population of the entire	Trigger DS Reserve - LAC Strategic Justification Cost Breakdown Cost Breakdown Costing	reached. This project is required to provide adequate active	open space facilities Units	REF QUIC CIL	K REFERENCE OS WOI

6.2.3

CI_OS_5	Carngham reserve (NAC) - Pavilion			QUICK	REFERENCE
Project	Construction of a modium pavilian to convo A	OF Pacania NAC		CII	OS WORK
Description	Construction of a medium pavilion to serve A	OS Reserve - NAC		CIL	OS WORK
Levy Type	Community	Strategic	This project is required to provide adequate active open space facilities for	the new com	munity
Category	Open Space	Justification	This project is required to provide adequate active open space facilities for	the new com	nunity.
					<b>.</b> .
Cost	\$3,435,868	Cost Breakdown	Units	Rate	Cost
External	0%				
Cost to MCA	\$3,435,868				
Applies To	Residential				
applies to	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	\$3,435,868				
Demand Units	15,524				
Levy Amount	\$221.33				
Cost Apportionmer		Costing	VPA Benchmark Costings (indexed to July 2024)		
The item is require	d to serve the future population of the entire	Justification			
	area based only on provision ratios.				7.0
Ballarat West PSP a			When the trigger for construction of the Active Open Space records is		
Ballarat West PSP a		Indicative Project	When the trigger for construction of the Active Open Space reserve is	Version	
Ballarat West PSP a		Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.	REF	
	•	Trigger			
DI_CF_1	Level 1 MAC Early Years Hub (sub-precinct 1	Trigger	reached.	REF	7.2 11
DI_CF_1	Level 1 MAC Early Years Hub (sub-precinct 1	Trigger			11 REFERENCE
DI_CF_1 Project	Level 1 MAC Early Years Hub (sub-precinct 1	Trigger	reached.	REF	11 REFERENCE
DI_CF_1 Project Description	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking.	Trigger ) (DI component) early years hub, inclu	reached.	REF QUICK DIL	11 REFERENCE CF WORI
DI_CF_1 Project Description Levy Type	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development	Trigger ) (DI component) early years hub, inclu Strategic	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee	REF QUICK DIL	11 REFERENCE CF WORI
DI_CF_1 Project Description	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking.	Trigger ) (DI component) early years hub, inclu	reached.	REF QUICK DIL	11 REFERENCE CF WORI
DI_CF_1 Project Description Levy Type	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development	Trigger ) (DI component) early years hub, inclu Strategic	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee	REF QUICK DIL	11 REFERENCE CF WORI
DI_CF_1 Project Description Levy Type Category	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description Levy Type Category	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0%	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description Levy Type Category Cost External	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description evy Type Category Cost External Cost to MCA	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0%	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description Levy Type Category Cost External Cost to MCA Applies To	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 \$3,057,865 Residential Main Catchment Area	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100%	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description evy Type Category Cost Cost Cost oMCA Applies To Cell Capital Cost Demand Units	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865 931	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description evy Type Category Cost Cost Cost oMCA Applies To Cell Capital Cost Demand Units	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865	Trigger () (DI component) early years hub, inclu Strategic Justification	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865 931 \$3,283.59	Trigger () (DI component) early years hub, inclu Strategic Justification	reached.  Iding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.  Units	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Project Description every Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units every Amount Cost Apportionment	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865 931 \$3,283.59	Trigger  (DI component) early years hub, inclu Strategic Justification Cost Breakdown Cost Breakdown Costing	reached. ding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Description .evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units .evy Amount Cost Apportionmer Fhe item is require	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865 931 \$3,283.59 mt Method d to serve the future population of the Ballarat	Trigger  (DI component) early years hub, inclu Strategic Justification Cost Breakdown Cost Breakdown Costing	reached.  Iding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.  Units	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Demand Units Evy Amount Cost Apportionmer The item is require	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865 931 \$3,283.59	Trigger (DI component) early years hub, inclu Strategic Justification Cost Breakdown Costing Justification	reached.  Iding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.  Units	REF QUICK DIL eds of the futu	CF WOR
DI_CF_1 Description .evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units .evy Amount Cost Apportionmer Fhe item is require	Level 1 MAC Early Years Hub (sub-precinct 1 Construction of development component of outdoor areas and parking. Development Community Facilities \$3,057,865 0% \$3,057,865 Residential Main Catchment Area 100% \$3,057,865 931 \$3,283.59 mt Method d to serve the future population of the Ballarat	Trigger  (DI component) early years hub, inclu Strategic Justification Cost Breakdown Cost Breakdown Costing	reached.  Iding kindergarten, maternal and child health centre and associated facilities, Item Identified in ASR report (May 2024) as required to meet the basic nee for community facilities.  Units Units VPA Benchmark Costings (indexed to July 2024)	REF QUICK DIL eds of the futu	CF WOR



DI_CF_2	Level 1 Tait Street Early Years Hub (sub-prec	inct 1) (DI compone	nt)		QUIC	REFERENCE
Project Description	Construction of development component of R	Early Years Hub, inclu	iding kindergarten, associated facilities, outdoor areas a	and parking.	DIL	CF WORK
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required to community facilities and subsequent additions identifi in response to changes in government funding for kinc	fied in ASR report (May		
		Cost Breakdown		Units F	Rate	Cost
Cost	\$4,704,420					
External	33%					
Cost to MCA	\$3,151,961					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	67%					
Capital Cost	\$3,151,961					
Demand Units	931					
Levy Amount	\$3,384.63					
-	, ,	Casting				
Cost Apportionmer		Costing	Prowse (indexed to July 2024) & VPA Benchmark Costi	tings (indexed to July 2	024)	
	tem (i.e. two kindergarten rooms) is required	Justification				
	population of the Ballarat West PSP Area (ASR,	Indicative Project	When the relevant enrolment trigger for the adjoining	- ,	Version	7.2
DI_CF_3	Level 1 LAC Multi-purpose Community Centr	-			REF	13 K REFERENCE
DI_CF_3 Project Description Levy Type	Construction of development component of I facilities, outdoor areas and parking. Development	e and Early Years Hu AC Multi-purpose Co Strategic	provision <b>ub (sub-precinct 2) (DI component)</b> pommunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI	CF WORK
DI_CF_3 Project Description	Construction of development component of l facilities, outdoor areas and parking.	e and Early Years He AC Multi-purpose Co	provision <b>ub (sub-precinct 2) (DI component)</b> community Centre and Early Years Hub, including kinderge	garten and associated	QUICI	CF WORK
DI_CF_3 Project Description Levy Type Category	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities	e and Early Years Hu AC Multi-purpose Co Strategic	provision <b>ub (sub-precinct 2) (DI component)</b> pommunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI	CF WORK
DI_CF_3 Project Description Levy Type Category Cost	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pommunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	CF WORK
DI_CF_3 Project Description Levy Type Category Cost External	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0%	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pommunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0% \$3,894,358	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pommunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	REFERENCE CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0%	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pommunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	REFERENCE CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0% \$3,894,358 Residential	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pmmunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	REFERENCE CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of development component of l facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0% \$3,894,358 Residential Main Catchment Area	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pmmunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0% \$3,894,358 Residential Main Catchment Area 100%	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pmmunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities 33,894,358 0% \$3,894,358 Residential Main Catchment Area 100% \$3,894,358	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pmmunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	REFERENCE CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0% \$3,894,358 Residential Main Catchment Area 100%	re and Early Years Hi AC Multi-purpose Co Strategic Justification	provision <b>ub (sub-precinct 2) (DI component)</b> pmmunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	REFERENCE CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0% \$3,894,358 Residential Main Catchment Area 100% \$3,894,358 931 \$4,181.83	re and Early Years Hu AC Multi-purpose Co Strategic Justification Cost Breakdown	provision <b>ub (sub-precinct 2) (DI component)</b> pmmunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	REFERENCE CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities (\$3,894,358 0% \$3,894,358 Residential Main Catchment Area 100% \$3,894,358 931 \$4,181.83	re and Early Years Hu AC Multi-purpose Co Strategic Justification Cost Breakdown	provision <b>ub (sub-precinct 2) (DI component)</b> community Centre and Early Years Hub, including kinderga Item Identified in ASR report (May 2024) as required to for community facilities.	garten and associated	QUICI DIL	CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities \$3,894,358 0% \$3,894,358 Residential Main Catchment Area 100% \$3,894,358 931 \$4,181.83	re and Early Years Hu AC Multi-purpose Co Strategic Justification Cost Breakdown	provision <b>ub (sub-precinct 2) (DI component)</b> pmmunity Centre and Early Years Hub, including kinderge Item Identified in ASR report (May 2024) as required to	garten and associated	QUICI DIL	CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer The item is require	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities (\$3,894,358 0% \$3,894,358 Residential Main Catchment Area 100% \$3,894,358 931 \$4,181.83	re and Early Years Hu AC Multi-purpose Co Strategic Justification Cost Breakdown	provision  b (sub-precinct 2) (DI component)  community Centre and Early Years Hub, including kinderge  Item Identified in ASR report (May 2024) as required to for community facilities.  VPA Benchmark Costings (indexed to July 2024)	garten and associated to meet the basic need Units	QUICI DIL Is of the futu	CF WORK
DI_CF_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer The item is require	Construction of development component of I facilities, outdoor areas and parking. Development Community Facilities 33,894,358 0% \$3,894,358 Residential Main Catchment Area 100% \$3,894,358 931 \$4,181.83 mt Method d to serve the future population of the Ballarat	re and Early Years Hu AC Multi-purpose Co Strategic Justification Cost Breakdown	provision <b>ub (sub-precinct 2) (DI component)</b> community Centre and Early Years Hub, including kinderga Item Identified in ASR report (May 2024) as required to for community facilities.	garten and associated to meet the basic need Units	QUICI DIL	REFERENCE CF WORK



DI_CF_4	NAC Early Years Hub (sub-precinct 4)			QUI	CK REFERENCE
Project Description	Construction of development component of I	NAC Early Years Hub,	including kindergarten and associated facilities, outdoor areas and parki	ng. DIL	CF WORKS
Levy Type	Development	Strategic	Item Identified in ASR report (May 2024) as required to meet the basic	needs of the fut	ure community
Category	Community Facilities	Justification	for community facilities.		
		Cost Breakdown	Units	Rate	Cost
Cost	\$2,851,624	COSt Dieakdown	Onits	nate	COSt
External	0%				
Cost to MCA	\$2,851,624				
Applies To	Residential				
PP					
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	\$2,851,624				
Demand Units	931				
Levy Amount	\$3,062.12				
Cost Apportionmen	t Method	Costing	Prowse (indexed to July 2024)		
The item is required	to serve the future population of the Ballarat	Justification			
West PSP Area only	, based on provision ratios.				
	•	Indicative Project	When the relevant enrolment trigger for the adjoining education facilit	y is Version	7.2
		Trigger	reached or at the discretion of the Responsible Authority for earlier	REF	15
		Trigger	reached or at the discretion of the Responsible Authority for earlier provision	REF	15
		Trigger		REF	15
DI_LA_1	MAC Library (sub-precinct 1) - Land	Trigger			
				QUI	CK REFERENCE
Project	MAC Library (sub-precinct 1) - Land Land acquisition of 0.9 ha for the branch libra				
Project				QUI	CK REFERENCE
Project Description	Land acquisition of 0.9 ha for the branch libra	ry	provision	QUI	CK REFERENCE
Project Description Levy Type	Land acquisition of 0.9 ha for the branch libra Development	ry Strategic	provision Item Identified in ASR report (May 2024) as required to meet the basic	QUI	CK REFERENCE
Project Description Levy Type	Land acquisition of 0.9 ha for the branch libra	ry	provision	QUI	CK REFERENCE
Project Description Levy Type	Land acquisition of 0.9 ha for the branch libra Development	ry Strategic	provision Item Identified in ASR report (May 2024) as required to meet the basic	QUI	CF LAND
Project Description Levy Type Category	Land acquisition of 0.9 ha for the branch libra Development	ry Strategic Justification	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities.	QUII DIL needs of the fut	CF LAND
Project Description Levy Type Category Cost	Land acquisition of 0.9 ha for the branch libra Development Community Facilities	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND Ure community Cost
Project Description Levy Type Category Cost External	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description Levy Type Category Cost Cost External Cost to MCA	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0%	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Catlonnent	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area 100%	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND Ure community Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND Ure community Cost
Project Description Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000 931	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Cell Capital Cost Demand Units	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000	ry Strategic Justification Cost Breakdown	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units Levy Amount	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000 931 \$3,624.13	ry Strategic Justification Cost Breakdown Property 3	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000 931 \$3,624.13 t Method	ry Strategic Justification Cost Breakdown Property 3	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units	QUI DIL needs of the fut Rate	CF LAND Ure community Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Demand Units Demand Units Cost Apportionmen The item is required	Land acquisition of 0.9 ha for the branch libra Development Community Facilities 3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000 931 \$3,624.13 t Method t o serve the future population of the Ballarat	ry Strategic Justification Cost Breakdown Property 3	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units 0.90	QUI DIL needs of the fut Rate	CF LAND UITE COMMUNITY
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen The item is required	Land acquisition of 0.9 ha for the branch libra Development Community Facilities \$3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000 931 \$3,624.13 t Method	ry Strategic Justification Cost Breakdown Property 3	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units 0.90	QUIL DIL Rate \$3,750,000	CF LAND UITE COMMUNITY Cost \$3,375,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen The item is required	Land acquisition of 0.9 ha for the branch libra Development Community Facilities 3,375,000 0% \$3,375,000 Residential Main Catchment Area 100% \$3,375,000 931 \$3,624.13 t Method t o serve the future population of the Ballarat	ry Strategic Justification Cost Breakdown Property 3	provision Item Identified in ASR report (May 2024) as required to meet the basic for community facilities. Units 0.90	QUI DIL needs of the fut Rate	CF LAND

		tre (sub-precinct 1) -			QUI	CK REFERENCE
Project	Land acquisition of 1ha for integrated commu	inity facilities compri	sing multi-purpose community centre, with Early Years Hub comp	orising	DIL	CF LAN
Description	Kindergarten, Maternal and Child Health and	flexible community s	pace.		DIE	
Levy Type	Development	Strategic	Item Identified in ASR report (May 2024) as required to meet th	e basic need	ds of the fut	ure community
Category	Community Facilities	Justification	for community facilities.			
		Cost Breakdown	Units		Rate	Cost
Cost	\$3,750,000	Property 4	1.00	\$3,	750,000	\$3,750,000
External	0%					
Cost to MCA	\$3,750,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$3,750,000					
Demand Units	931					
evy Amount	\$4,026.82					
		Casting				
Cost Apportionme		Costing	Opteon Valuation			
	d to serve the future population of the Ballarat	Justification				
West PSP Area onl	y, based on provision ratios.		When the relevant enrolment trigger for the adjoining education	n tacility is	Version	7.2
		Indicative Project	reached or at the discretion of the Responsible Authority for ear			1.2
		Trigger	provision		REF	17
			brovision			
	Loval 1 Tait Streat Farly Vears Hub (sub proc	inct 1) Land				
DI_LA_4	Level 1 Tait Street Early Years Hub (sub-prec	inct 1) - Land			QUI	CK REFERENCE
Project			rten and flexible community space		QUI	
Project	Level 1 Tait Street Early Years Hub (sub-prec Land acquisition of 0.5 ha for Early Years Hub		rten and flexible community space			
Project Description	Land acquisition of 0.5 ha for Early Years Hub	comprising kinderga		e basic need	DIL	CF LANI
Project Description evy Type	Land acquisition of 0.5 ha for Early Years Hub Development	comprising kinderga Strategic	Item Identified in ASR report (May 2024) as required to meet th	e basic need	DIL	CF LANI
roject Description evy Type	Land acquisition of 0.5 ha for Early Years Hub	comprising kinderga		e basic need	DIL	CF LANI
Project Description evy Type	Land acquisition of 0.5 ha for Early Years Hub Development	comprising kinderga Strategic	Item Identified in ASR report (May 2024) as required to meet th		DIL	CF LANI
Project Description evy Type Category	Land acquisition of 0.5 ha for Early Years Hub Development	comprising kinderga Strategic Justification	Item Identified in ASR report (May 2024) as required to meet th for community facilities.		DIL ds of the fut	CF LAN
Project Description evy Type Category Cost	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0%	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description evy Type Category Cost External Cost to MCA	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0%	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100%	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost Cost Cost Cost Cost Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100% \$550,000	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
roject Jescription evy Type Category Cost ixternal Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100% \$550,000 931	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units Levy Amount	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100% \$550,000 931 \$590.60	comprising kinderga Strategic Justification Cost Breakdown	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units 0.50		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100% \$550,000 931 \$590.60	comprising kinderga Strategic Justification Cost Breakdown Property 120	Item Identified in ASR report (May 2024) as required to meet th for community facilities. Units		DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment Cost Apportionment	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100% \$550,000 931 \$590.60	comprising kinderga Strategic Justification Cost Breakdown Property 120	Item Identified in ASR report (May 2024) as required to meet the for community facilities.	\$1,	DIL ds of the fut Rate 100,000	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmei The item is require	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100% \$550,000 931 \$590.60 nt Method rd to serve the future population of the Ballarat	comprising kinderga Strategic Justification Cost Breakdown Property 120	Item Identified in ASR report (May 2024) as required to meet the for community facilities.         Units         0.50         0	\$1,	DIL ds of the fut Rate	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment The item is require	Land acquisition of 0.5 ha for Early Years Hub Development Community Facilities \$550,000 0% \$550,000 Residential Main Catchment Area 100% \$550,000 931 \$590.60 nt Method rd to serve the future population of the Ballarat	comprising kinderga Strategic Justification Cost Breakdown Property 120	Item Identified in ASR report (May 2024) as required to meet the for community facilities.	\$1,	DIL ds of the fut Rate 100,000	CF LAN



DI_LA_5	LAC Early Years Hub - LAC (sub-precinct 2) - I	and			QUIC	K REFERENCE
Project Description	Land acquisition of 1.3ha of LAC Early Years H	lub site consolidated	with Level 1 Multipurpose Community Centre.		DIL	CF LAN
Levy Type	Development	Strategic	Item Identified in ASR report (May 2024) as require	ed to meet the basic	needs of the fut	ure community
Category	Community Facilities	Justification	for community facilities.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$1,105,000	Property 156		1.30	\$850,000	\$1,105,000
External	0%					
Cost to MCA	\$1,105,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,105,000					
Demand Units	931					
Levy Amount	\$1,186.57					
,	+-,					
Cost Apportionmen	t Method	Costing	Opteon Valuation			
he item is required	to serve the future population of the Ballarat	Justification	option valuation			
West PSP Area only	, based on provision ratios.		When the relevant enrolment trigger for the adjour	ning adjugation tagility		
		Indicative Project	When the relevant enrolment trigger for the adjoir		y is Version	7.2
		Trigger	reached or at the discretion of the Responsible Aut	thority for earlier	REF	10
DI_LA_7	Level 1 MAC Multi-purpose Community Cent	tre (sub-precinct 4) -		ested with Drimony		K REFERENCE
Project		tre (sub-precinct 4) -		ocated with Primary		K REFERENCE
Project Description	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub.	t <b>re (sub-precinct 4)</b> - rpose Community Ce	Land ntre collocated with the NAC in sub-precinct 4. Collo		QUIC	CF LAN
Project Description Levy Type	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development	t <b>re (sub-precinct 4) -</b> rpose Community Ce Strategic	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require		QUIC	CF LAN
Project Description evy Type	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub.	t <b>re (sub-precinct 4)</b> - rpose Community Ce	Land ntre collocated with the NAC in sub-precinct 4. Collo		QUIC	CF LAN
Project Description Levy Type Category	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000	tre (sub-precinct 4) - rpose Community Ce Strategic Justification	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0%	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost Cost External Cost to MCA	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN ure community Cost
Project Description evy Type Category Cost Cost External Cost to MCA	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0%	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000 Residential	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Catlonnent	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000 Residential Main Catchment Area	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition of 0.7ha for level 1 Multi-pur School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000 Residential Main Catchment Area 100%	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
roject Jescription evy Type Category Cost xternal Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 Residential Main Catchment Area 100% \$630,000	t <b>re (sub-precinct 4)</b> - rpose Community Ce Strategic Justification Cost Breakdown	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description evy Type Category Cost External Cost to MCA External Cost Cost Cost Cost Cost Cost Cost Cost	Land acquisition of 0.7ha for level 1 Multi-pur School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000 Residential Main Catchment Area 100% \$630,000 931 \$676.51	tre (sub-precinct 4) - rpose Community Ce Strategic Justification Cost Breakdown Property 213	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require for community facilities.	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000 Residential Main Catchment Area 100% \$630,000 931 \$676.51	tre (sub-precinct 4) - rpose Community Ce Strategic Justification Cost Breakdown Property 213	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen The item is required	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 Residential Main Catchment Area 100% \$630,000 931 \$676.51 t Method t o serve the future population of the Ballarat	tre (sub-precinct 4) - rpose Community Ce Strategic Justification Cost Breakdown Property 213	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require for community facilities.	ed to meet the basic i	QUIC DIL needs of the fut	CF LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen The item is required	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 0% \$630,000 Residential Main Catchment Area 100% \$630,000 931 \$676.51	tre (sub-precinct 4) - rpose Community Ce Strategic Justification Cost Breakdown Property 213	Land ntre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require for community facilities.	ed to meet the basic i Units 0.70	QUIC DIL needs of the fut Rate \$900,000	K REFERENCE CF LAN ure community Cost \$630,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen The item is required	Land acquisition of 0.7ha for level 1 Multi-pu School and Early Years Hub. Development Community Facilities \$630,000 Residential Main Catchment Area 100% \$630,000 931 \$676.51 t Method t o serve the future population of the Ballarat	tre (sub-precinct 4) - rpose Community Ce Strategic Justification Cost Breakdown Property 213	Land Intre collocated with the NAC in sub-precinct 4. Collo Item Identified in ASR report (May 2024) as require for community facilities. Opteon Valuation	ed to meet the basic i	QUIC DIL needs of the fut Rate \$900,000	CF LAN

DI_DR_A	Drainage Scheme in sub	o-catchment A (sub-p	precinct 4)		QUIC	K REFERENCE
Project Description	Construction of a draina	age scheme for sub-ca	atchment A, including	drainage pipes, retarding basins and bioretention areas	DIL	DR WORKS
Levy Type	Develop		Strategic	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024		
Category	Drain	age	Justification			
			Cost Breakdown	Units	Rate	Cost
Cost	\$1,436	.159		on to		
External	0%					
Cost to MCA	\$1,436	.159				
Applies To	Residential	Commercial				
Cell	Main Catchr	ment Area				
Apportionment	100	%				
Capital Cost	\$1,436	5,159				
Demand Units	972	2				
Levy Amount	\$1,47	7.47				
Cost Apportionment	t Method		Costing	SMEC Drainage Costs (indexed to July 2024)		
Costs apportioned b	based on NDA between al	I landowners in the	Justification	Sivile brainage costs (indexed to suly 2024)		
Ballarat West PSP A	rea.					
			Indicative Project	Staged delivery from the first sub-division within the sub-catchment in	Version	7.2
			Trigger	accordance with Section 5.	REF	21
			Trigger	accordance with Section 5.	REF	21
			Trigger	accordance with Section 5.	REF	21
DI_DR_AA/AB	Drainage Scheme in sub	o-catchment AA/AB (		accordance with Section 5.		
			(sub-precinct 1)		QUICI	K REFERENCE
Project			(sub-precinct 1)	accordance with Section 5. uding drainage pipes, retarding basins and bioretention areas		
			(sub-precinct 1)		QUICI	K REFERENCE
Project		age scheme for sub-ca	(sub-precinct 1)	uding drainage pipes, retarding basins and bioretention areas	QUICI	K REFERENCE
Project Description	Construction of a draina	age scheme for sub-ca	(sub-precinct 1) atchment AA/AB, inclu		QUICI	K REFERENCE
Project Description Levy Type	Construction of a draina	age scheme for sub-ca	(sub-precinct 1) atchment AA/AB, inclu Strategic	uding drainage pipes, retarding basins and bioretention areas	QUICI	K REFERENCE
Project Description Levy Type	Construction of a draina Develop Drain	age scheme for sub-ca oment age	(sub-precinct 1) atchment AA/AB, inclu Strategic	uding drainage pipes, retarding basins and bioretention areas	QUICI	K REFERENCE
Project Description Levy Type Category Cost	Construction of a draina Develop Drain \$6,009	age scheme for sub-ca oment age 1,936	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	CREFERENCE
Project Description Levy Type Category Cost External	Construction of a draina Develop Drain \$6,009 0%	age scheme for sub-ca pment age 1,936	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	CREFERENCE
Project Description Levy Type Category Cost External Cost to MCA	Construction of a draina Develop Drain \$6,009	age scheme for sub-ca oment age 1,936 5	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	CREFERENCE
Project Description Levy Type Category Cost External	Construction of a draina Develop Drain \$6,009 0%	age scheme for sub-ca pment age 1,936	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	KREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a draina Develop Drain \$6,009 0% \$6,009 Residential	age scheme for sub-ca oment age 936 6 936 Commercial	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	CREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a draina Develop Drain \$6,009 0% \$6,009 Residential Main Catchr	age scheme for sub-ca oment age 1,936 5, 936 Commercial ment Area	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	KREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a draina Develop Drain \$6,009 0% \$6,009 Residential Main Catchr 100	age scheme for sub-ca oment age 1,936 5 1,936 Commercial ment Area %	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	KREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a draina Develop Drain \$6,009 %6,009 Residential Main Catchr 100 \$6,009	age scheme for sub-ca oment age ,936 6 ,936 Commercial ment Area % 1,936	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	CREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a draina Develop Drain \$6,009 0% \$6,009 Residential Main Catchr 100 \$6,009 977	age scheme for sub-ca oment age ,936 6,936 Commercial ment Area % ,936 2	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	KREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a draina Develop Drain \$6,009 %6,009 Residential Main Catchr 100 \$6,009	age scheme for sub-ca oment age ,936 6,936 Commercial ment Area % ,936 2	(sub-precinct 1) atchment AA/AB, incl Strategic Justification	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	KREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a draina Develop Drain \$6,009 0% \$6,009 Residential Main Catchr 100 \$6,009 977 \$6,182	age scheme for sub-ca oment age ,936 6,936 Commercial ment Area % ,936 2	sub-precinct 1) atchment AA/AB, inclusion Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024 Units Units	QUICI	KREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a draina Develop Drain \$6,009 0% \$6,009 Residential Main Catchr 100 \$6,009 977 \$6,182	age scheme for sub-ca oment age ,936 ,936 Commercial ment Area % ,936 2 2.83	sub-precinct 1) atchment AA/AB, inclusion Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	QUICI	CREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmeni Costs apportioned b	Construction of a draina Develop Drain \$6,009 (% \$6,009 Residential Main Catchr 100 \$6,009 97; \$6,18; t Method based on NDA between al	age scheme for sub-ca oment age ,936 ,936 Commercial ment Area % ,936 2 2.83	sub-precinct 1) atchment AA/AB, inclusion Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024 Units Units	QUICI	KREFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a draina Develop Drain \$6,009 (% \$6,009 Residential Main Catchr 100 \$6,009 97; \$6,18; t Method based on NDA between al	age scheme for sub-ca oment age ,936 ,936 Commercial ment Area % ,936 2 2.83	Sub-precinct 1) atchment AA/AB, inclusion Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024 Units Units Engeny Drainage Costs	QUICI	Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned b	Construction of a draina Develop Drain \$6,009 (% \$6,009 Residential Main Catchr 100 \$6,009 97; \$6,18; t Method based on NDA between al	age scheme for sub-ca oment age ,936 ,936 Commercial ment Area % ,936 2 2.83	sub-precinct 1) atchment AA/AB, inclusion Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024 Units Units	QUICI	KREFERENCE

urban enterprise

DI_DR_AC/AT						
	Drainage Scheme in sub-catchment AC/AT	sub-precinct 1)			QUIC	REFERENCE
Project	Construction of a drainage scheme for sub-c	atchment AC/AT. inclu	Iding drainage pipes, retarding basins and bioretention area	as	DIL	DR WOR
Description						
Levy Type	Development	Strategic	Ballarat West PSP Review Drainage Strategy Update, Enge	2024		
Category	Drainage	Justification	ballarat west FSF Keview Drainage Strategy Opuate, Linge	5119, 2024		
Cost	\$10,646,061	Cost Breakdown	U	Jnits	Rate	Cost
	. , ,					
External	0%					
Cost to MCA	\$10,646,061					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$10,646,061					
Demand Units	972					
Levy Amount	\$10,952.33					
	<i>Q</i> 10,002.00					
Cost Apportionmen	t Method	Costing				
	based on NDA between all landowners in the	Justification	Engeny Drainage Costs			
Ballarat West PSP A						
	iica.	Indiantico Duninat	Channel delivery from the first such division within the such		Version	7.
		Indicative Project	Staged delivery from the first sub-division within the sub-	catchment in	DEE	
		Trigger	accordance with Section 5.		REF	23
DI_DR_AK/AM	Drainage Scheme in sub-catchment AK/AM	(sub-precinct 1)				
		,			QUICK	( REFERENCE
Project	Construction of a drainage scheme for sub-c	atchment AK/AM, inc	uding drainage pipes, retarding basins and bioretention are	eas	DIL	DR WOI
Description						
evy Type	Development	Strategic				
Category	Drainage	Justification	Ballarat West PSP Review Drainage Strategy Update, Enge	eny, 2024		
		Cost Breakdown	U	Jnits	Rate	Cost
Cost	\$4,446,270					
External	0%					
Cost to MCA	\$4,446,270					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
	100%					
Apportionment Capital Cost	\$4,446,270					
Lapital Cost Demand Units	\$4,446,270 972					
evy Amount	ə4,ə74.18					
	t Mathod	Costing				
Cost Apportionmen			Engeny Drainage Costs			
		Instification	Lingerty Drainage Costs			
Costs apportioned b	based on NDA between all landowners in the	Justification				
Cost Apportionmen Costs apportioned b Ballarat West PSP A	based on NDA between all landowners in the	Justification Indicative Project	Staged delivery from the first sub-division within the sub-	catchment in	Version	7.
Levy Amount	\$4,574.18	Costing	Engeny Drainage Costs			



DI_DR_AU/AY	Drainage Scheme in sub-catchment AU/AY	(sub-precinct 1)			QUIC	K REFERENCE
Project Description	Construction of a drainage scheme for sub-ca	atchment AU/AY, incl	uding drainage pipes, retarding basins and bioretentic	on areas	DIL	DR WOR
	Development	Stratogic				
Levy Type	Development Drainage	Strategic	Ballarat West PSP Review Drainage Strategy Update	e, Engeny, 2024		
Category	Dranage	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$4,163,369					
External	0%					
Cost to MCA	\$4,163,369					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
	100%					
Apportionment Capital Cost	\$4,163,369					
Demand Units	972					
	\$4,283.14					
evy Amount	\$4,283.14					
Cost Apportionme	ent Method	Costing				
	based on NDA between all landowners in the	Justification	Engeny Drainage Costs			
Ballarat West PSP						
	, aca.	Indicative Project	Staged delivery from the first sub-division within the	e sub-catchment	in Version	7.3
DI DR AZ/CA	Drainage Scheme in sub-catchment A7/CA (	Trigger	accordance with Section 5.		REF	
DI_DR_AZ/CA Project Description	Drainage Scheme in sub-catchment AZ/CA ( Construction of a drainage scheme for sub-ca	sub-precinct 1)	accordance with Section 5. uding drainage pipes, retarding basins and bioretentio	on areas		K REFERENCE
Project Description	Construction of a drainage scheme for sub-ca	sub-precinct 1)		on areas	QUIC	
Project Description Levy Type	Construction of a drainage scheme for sub-ca	sub-precinct 1) atchment AZ/CA, inclu Strategic	uding drainage pipes, retarding basins and bioretentio		QUIC	K REFERENCE
Project Description Levy Type	Construction of a drainage scheme for sub-ca	sub-precinct 1)			QUIC	K REFERENCE
Project Description Levy Type	Construction of a drainage scheme for sub-ca	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category	Construction of a drainage scheme for sub-ca Development Drainage	sub-precinct 1) atchment AZ/CA, inclu Strategic	uding drainage pipes, retarding basins and bioretentio		QUIC	K REFERENCE
Project Description Levy Type Category Cost	Construction of a drainage scheme for sub-ca	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0%	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100%	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100% \$3,951,613	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100% \$3,951,613 972	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100% \$3,951,613	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100% \$3,951,613 972 \$4,065.29	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretentio Ballarat West PSP Review Drainage Strategy Update	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100% \$3,951,613 972 \$4,065.29 ent Method	sub-precinct 1) atchment AZ/CA, inclus Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretentio	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100% \$3,951,613 972 \$4,065.29 ent Method I based on NDA between all landowners in the	sub-precinct 1) atchment AZ/CA, inclu Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretentio Ballarat West PSP Review Drainage Strategy Update	e, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of a drainage scheme for sub-ca Development Drainage \$3,951,613 0% \$3,951,613 Residential Commercial Main Catchment Area 100% \$3,951,613 972 \$4,065.29 ent Method I based on NDA between all landowners in the	sub-precinct 1) atchment AZ/CA, inclus Strategic Justification Cost Breakdown	uding drainage pipes, retarding basins and bioretentio Ballarat West PSP Review Drainage Strategy Update	e, Engeny, 2024 Units	QUIC	K REFERENCE



DI_DR_BA/BQ	Drainage Scheme in sub-catchment BA/BQ	(sub-precinct 1)			ouic	K REFERENCE
Project	Construction of a drainage scheme for sub-	atchment BA/BQ. incl	uding drainage pipes, retarding basins and bioretenti	on areas	DIL	DR WORK
Description	C C					
Levy Type	Development	Strategic				
Category	Drainage	Justification	Ballarat West PSP Review Drainage Strategy Update	e, Engeny, 2024		
		Contractor			Data	Cont
Cost	\$13,915,348	Cost Breakdown		Units	Rate	Cost
External	0%					
Cost to MCA	\$13,915,348					
Applies To	Residential Commercial					
applies to	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$13,915,348					
Demand Units	972					
Levy Amount	\$14,315.66					
Cost Apportionme	ent Method	Costing	Engeny Drainage Costs			
Costs apportioned	based on NDA between all landowners in the	Justification	Eligeny Drainage Costs			
Ballarat West PSP	Area.					
				a auto antalana ant	in Version	7.2
		Indicative Project	Staged delivery from the first sub-division within th	le sub-catchment i		1.2
		Trigger	Staged delivery from the first sub-division within th accordance with Section 5.	le sub-catchment i	REF	
		Trigger		le sub-catchment i		
DI_DR_BK/BL	Drainage Scheme in sub-catchment BK/BL	Trigger		le sub-catchment i	REF	K REFERENCE
DI_DR_BK/BL	-	Trigger	accordance with Section 5.		REF	27 K REFERENCE
DI_DR_BK/BL Project	-	Trigger			REF	27
DI_DR_BK/BL Project Description	Construction of a drainage scheme for sub-	Trigger (sub-precinct 1) catchment BK/BL, inclu	accordance with Section 5.		REF	27 K REFERENCE
DI_DR_BK/BL Project Description Levy Type	Construction of a drainage scheme for sub-	Trigger (sub-precinct 1) atchment BK/BL, inclu Strategic	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas	REF	27 K REFERENCE
DI_DR_BK/BL Project Description Levy Type	Construction of a drainage scheme for sub-	Trigger (sub-precinct 1) catchment BK/BL, inclu	accordance with Section 5.	on areas	REF	27 K REFERENCE
DI_DR_BK/BL Project Description .evy Type	Construction of a drainage scheme for sub-	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description .evy Type Category	Construction of a drainage scheme for sub- Development Drainage	Trigger (sub-precinct 1) atchment BK/BL, inclu Strategic	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas	REF	27 K REFERENCE
DI_DR_BK/BL Project Description Levy Type Category	Construction of a drainage scheme for sub- Development Drainage \$482,585	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External	Construction of a drainage scheme for sub- Development Drainage \$482,585 0%	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost to MCA	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost to MCA	Construction of a drainage scheme for sub- Development Drainage \$482,585 0%	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100%	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100% \$482,585	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description .evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100% \$482,585 972	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description .evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100% \$482,585	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100% \$482,585 972 \$496.47	Trigger (sub-precinct 1) catchment BK/BL, inclu Strategic Justification	accordance with Section 5. uding drainage pipes, retarding basins and bioretention Ballarat West PSP Review Drainage Strategy Update	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost o MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100% \$482,585 972 \$496.47	Trigger (sub-precinct 1) Catchment BK/BL, inclu Strategic Justification Cost Breakdown	accordance with Section 5. uding drainage pipes, retarding basins and bioretentic	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100% \$482,585 972 \$496.47 ent Method I based on NDA between all landowners in the	Trigger (sub-precinct 1) Catchment BK/BL, inclue Strategic Justification Cost Breakdown Cost Breakdown Costing	accordance with Section 5. uding drainage pipes, retarding basins and bioretention Ballarat West PSP Review Drainage Strategy Update	on areas e, Engeny, 2024	REF QUIC DIL	27 K REFERENCE DR WOR
DI_DR_BK/BL Project Description Levy Type Category Cost External Cost o MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a drainage scheme for sub- Development Drainage \$482,585 0% \$482,585 Residential Commercial Main Catchment Area 100% \$482,585 972 \$496.47 ent Method I based on NDA between all landowners in the	Trigger (sub-precinct 1) Catchment BK/BL, inclue Strategic Justification Cost Breakdown Cost Breakdown Costing	accordance with Section 5. uding drainage pipes, retarding basins and bioretention Ballarat West PSP Review Drainage Strategy Update	on areas e, Engeny, 2024 Units	Rate	27 K REFERENCE DR WOR



6.2.3

DI_DR_BU/CP	Drainage Scheme in sub-	-catchinent BO/CP	(sub-precinct 1)			QUIC	K REFERENCE
Project Description	Construction of a drainag	ge scheme for sub-c	atchment BU/CP, incl	uding drainage pipes, retarding basins and bioretent	ion areas	DIL	DR WORK
Levy Type Category	Developr Draina		Strategic Justification	Ballarat West PSP Review Drainage Strategy Upda	te, Engeny, 2024		
			Cost Breakdown		Units	Rate	Cost
Cost	\$11,549,	,186					
External	7%						
Cost to MCA	\$10,715,	,216					
Applies To	Residential	Commercial					
Cell	Main Catchm	ient Area					
Apportionment	93%						
Capital Cost	\$10,715,	,216					
Demand Units	972						
Levy Amount	\$11,023	3.47					
	sub-catchment have been a ne proportion of works requ	uired to support	Costing Justification Indicative Project	Engeny Drainage Costs Staged delivery from the first sub-division within t	he sub satchment in	Version	7.2
							1.4
	elopment. The remaining co			accordance with Section 5.	ne sub-catchment in	REF	29
DI_DR_BY/BZ Project	Drainage Scheme in sub-	-catchment BY/BZ (	• Trigger			REF	29 K REFERENCE DR WORF
annortioned based	Drainage Scheme in sub-	-catchment BY/BZ ( ge scheme for sub-c	• Trigger	accordance with Section 5.	ion areas	REF	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type	Drainage Scheme in sub- Construction of a drainage Developer	-catchment BY/BZ ( ge scheme for sub-c	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas	REF	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category	Drainage Scheme in sub- Construction of a drainage Developer	ecatchment BY/BZ ge scheme for sub-co ment ge	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost	Drainage Scheme in sub- Construction of a drainage Developer Draina	ecatchment BY/BZ ge scheme for sub-co ment ge	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External	Drainage Scheme in sub- Construction of a drainage Developr Draina, \$2,773,1	-catchment BY/BZ ge scheme for sub-c ment ge	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA	Drainage Scheme in sub- Construction of a drainage Developr Draina \$2,773; 0%	-catchment BY/BZ ge scheme for sub-c ment ge	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To	Drainage Scheme in sub- Construction of a drainage Developr Draina \$2,773, 0% \$2,773,	-catchment BY/BZ ( ge scheme for sub-coment ge 808 808 Commercial	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Drainage Scheme in sub- Construction of a drainage Developer Draina, \$2,773,i 0% \$2,773,i Residential	-catchment BY/BZ ge scheme for sub-o ment ge 808 808 Commercial ment Area	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Drainage Scheme in sub- Construction of a drainage Developr Draina \$2,773,1 0% \$2,773,1 Residential Main Catchm	eatchment BY/BZ ( ge scheme for sub-c ment ge 808 808 Commercial tent Area 6	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Drainage Scheme in sub- Construction of a drainage Developr Draina \$2,773, 0% \$2,773, Residential Main Catchm 100%	-catchment BY/BZ ( ge scheme for sub-c ment ge 808 808 Commercial tent Area 6 808	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Drainage Scheme in sub- Construction of a drainage Developer Draina \$2,773; 0% \$2,773; Residential Main Catchm 100% \$2,773;	-catchment BY/BZ ( ge scheme for sub-coment ge 808 808 Commercial hent Area 6 808	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type	Drainage Scheme in sub- Construction of a drainage Develope Draina \$2,773, 0% \$2,773, Residential Main Catchm 100% \$2,773, 972 \$2,853.	-catchment BY/BZ ( ge scheme for sub-coment ge 808 808 Commercial hent Area 6 808	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, incl</li> <li>Strategic</li> <li>Justification</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti Ballarat West PSP Review Drainage Strategy Upda	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Drainage Scheme in sub- Construction of a drainage Developer Draina, \$2,773,i 0% \$2,773,i Residential Main Catchm 100% \$2,773,i 972 \$2,853. th Method based on NDA between all	-catchment BY/BZ ( ge scheme for sub-coment ge 808 808 Commercial hent Area 6 808 808 61	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, inclusion</li> <li>Strategic</li> <li>Justification</li> <li>Cost Breakdown</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti	ion areas te, Engeny, 2024	REF QUIC DIL	K REFERENCE
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Drainage Scheme in sub- Construction of a drainage Developer Draina, \$2,773,i 0% \$2,773,i Residential Main Catchm 100% \$2,773,i 972 \$2,853. th Method based on NDA between all	-catchment BY/BZ ( ge scheme for sub-coment ge 808 808 Commercial hent Area 6 808 808 61	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, inclusion</li> <li>Strategic</li> <li>Justification</li> <li>Cost Breakdown</li> <li>Cost Breakdown</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti Ballarat West PSP Review Drainage Strategy Upda	ion areas te, Engeny, 2024	Ref	K REFERENCE DR WORK Cost
DI_DR_BY/BZ Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Drainage Scheme in sub- Construction of a drainage Developer Draina, \$2,773,i 0% \$2,773,i Residential Main Catchm 100% \$2,773,i 972 \$2,853. ht Method based on NDA between all	-catchment BY/BZ ( ge scheme for sub-coment ge 808 808 Commercial hent Area 6 808 808 61	<ul> <li>Trigger</li> <li>sub-precinct 1)</li> <li>atchment BY/BZ, inclusion</li> <li>Strategic</li> <li>Justification</li> <li>Cost Breakdown</li> <li>Cost Breakdown</li> </ul>	accordance with Section 5. uding drainage pipes, retarding basins and bioretenti Ballarat West PSP Review Drainage Strategy Upda	ion areas te, Engeny, 2024 Units	REF QUIC DIL	K REFERENCE



DI_DR_C/O	Drainage Scheme in sub-catchment C/O (su	b-precinct 4)		QUIC	K REFERENCE
Project Description	Construction of a drainage scheme for sub-c	atchment C/O, includi	ing drainage pipes, retarding basins and bioretention areas	DIL	DR WORKS
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024		
Category	Drainage	Justification			
		Cost Breakdown	Units	Rate	Cost
Cost	\$10,178,020				
External	0%				
Cost to MCA	\$10,178,020				
Applies To	Residential Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	\$10,178,020				
Demand Units	972				
Levy Amount	\$10,470.82				
Cost Apportionmer		Costing Justification	SMEC Drainage Costs (indexed to July 2024)		
	based on NDA between all landowners in the	Justification			
Ballarat West PSP A	irea.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version REF	7.2
		Ingger	accordance with Section 5.	NL1	51
DI_DR_CB/CF	Drainage Scheme in sub-catchment CB/CF (	sub-precinct 1)			
~ ~ ~		, preemet 2/		QUICI	K REFERENCE
Project Description			uding drainage pipes, retarding basins and bioretention areas	QUICI	K REFERENCE DR WORKS
Project					
Project Description	Construction of a drainage scheme for sub-c	atchment CB/CF, inclu	uding drainage pipes, retarding basins and bioretention areas Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024		
Project Description Levy Type	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type	Construction of a drainage scheme for sub-c Development Drainage	atchment CB/CF, inclu Strategic			
Project Description Levy Type Category	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost	Construction of a drainage scheme for sub-construction of a drainage bevelopment Drainage \$2,007,756	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External	Construction of a drainage scheme for sub-construction of a drainage Development Drainage	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a drainage scheme for sub-construction of a drainage scheme for sub-construction Development Drainage \$2,007,756 0% \$2,007,756 Residential Commercial	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Construction of a drainage scheme for sub-construction of a drainage sch	Atchment CB/CF, inclu Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Cost apportioned	Construction of a drainage scheme for sub-construction of a drainage sch	atchment CB/CF, inclu Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Construction of a drainage scheme for sub-construction of a drainage sch	Atchment CB/CF, inclu Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Cost apportioned	Construction of a drainage scheme for sub-construction of a drainage sch	Atchment CB/CF, inclu Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024	Rate	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Cost apportioned	Construction of a drainage scheme for sub-construction of a drainage sch	Atchment CB/CF, inclu Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024 Units Engeny Drainage Costs	Rate	DR WORKS



DI_DR_CD/CR	Drainage Scheme in sub-cat	chment CD/CR (sub-precinct 1)			QUIC	K REFERENCE
Project Description	Construction of a drainage s	cheme for sub-catchment CD/CR, inc	luding drainage pipes, retarding basins and bioretention a	reas	DIL	DR WOR
Levy Type	Developmer	strategic	Ballarat West PSP Review Drainage Strategy Update, En	1000 2024		
Category	Drainage	Justification	balarat west i si neview brainage strategy opdate, El	igeniy, 2024		
		Cost Breakdown		Units	Rate	Cost
Cost	\$8,035,540			onits	nute	6051
External	0%					
Cost to MCA	\$8,035,540	)				
Applies To	Residential	Commercial				
Cell	Main Catchment	Aroa				
Apportionment	100%	Alea				
Capital Cost	\$8,035,540					
Demand Units	972	•				
Levy Amount	\$8,266.71					
	+-,					
Cost Apportionme	ent Method	Costing				
	d based on NDA between all lan	downers in the Justification	Engeny Drainage Costs			
allarat West PSP						
		Indicative Project	Staged delivery from the first sub-division within the su	b-catchment in		7.2
		Trigger	accordance with Section 5.		REF	33
DI_DR_CQ/CW	Droinago Schama in cub cat	chment CQ/CW (sub-precinct 1)				
DI_DK_CQ/CW	Drainage Scheme in Sub-cat	content CQ/CW (sub-precinct 1)			QUIC	K REFERENCE
Project	Construction of a drainage s	cheme for sub-catchment CO/CW in	cluding drainage pipes, retarding basins and bioretention a			
Description				areas	DII	DR WOR
				areas	DIL	DR WOR
Levy Type	Developmer				DIL	DR WOR
	Developmer Drainage		Ballarat West PSP Review Drainage Strategy Update, En		DIL	DR WOR
		nt Strategic Justification		ngeny, 2024		
Category	Drainage	nt Strategic Justification Cost Breakdown			DIL	DR WOR
Category	Drainage \$11,242,999	nt Strategic Justification Cost Breakdown		ngeny, 2024		
Category Cost External	Drainage \$11,242,999 0%	nt Strategic Justification Cost Breakdown 9		ngeny, 2024		
Category Cost External Cost to MCA	Drainage \$11,242,999 0% \$11,242,999	9 Strategic Justification Cost Breakdown		ngeny, 2024		
Category Cost External Cost to MCA	Drainage \$11,242,999 0% \$11,242,999	nt Strategic Justification Cost Breakdown 9		ngeny, 2024		
Category Cost External Cost to MCA Applies To	Drainage \$11,242,999 0% \$11,242,999 Residential	et Strategic Justification Cost Breakdown 9 Commercial		ngeny, 2024		
Category Cost External Cost to MCA Applies To Cell	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment	et Strategic Justification Cost Breakdown 9 Commercial		ngeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment 100%	9 Commercial t Area		ngeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment	9 Commercial t Area		ngeny, 2024		
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Crainage \$11,242,999 0% \$11,242,999 Residential Main Catchment 100% \$11,242,999	At Strategic Justification Cost Breakdown 9 Commercial t Area 9		ngeny, 2024		
Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment 100% \$11,242,999 972 972 \$11,566.44	At Area 9 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		ngeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment 100% \$11,242,999 972 \$11,566.44 ent Method	At Strategic Justification Cost Breakdown 9 9 Commercial t Area 9 9 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		ngeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment 100% \$11,242,999 972 \$11,566.44 ent Method based on NDA between all lan	At Strategic Justification Cost Breakdown 9 9 Commercial t Area 9 9 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Ballarat West PSP Review Drainage Strategy Update, En	ngeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Evy Amount Cost Apportionme Costs apportioned	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment 100% \$11,242,999 972 \$11,566.44 ent Method based on NDA between all lan	At Area downers in the Strategic Justification Cost Breakdown Cost Breakdown Cost Breakdown Cost Breakdown Cost Breakdown Cost Breakdown Cost Breakdown Cost Breakdown Luccharter Justification	Ballarat West PSP Review Drainage Strategy Update, En	Units	Rate	Cost
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Drainage \$11,242,999 0% \$11,242,999 Residential Main Catchment 100% \$11,242,999 972 \$11,566.44 ent Method based on NDA between all lan	At Strategic Justification Cost Breakdown 9 9 Commercial t Area 9 9 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Ballarat West PSP Review Drainage Strategy Update, En	Units	Rate	

Drainage Scheme in sub-catchment CX/DC (s					
	ub-pecinct 1)			QUIC	
Construction of a drainage scheme for sub or	tchmont CV/DC inclu	uding drainage pipes, retarding basins and bioretention	n aroac	DIL	DR WOR
construction of a drainage scheme for sub-ca	teriment expoc, men	Jung trainage pipes, retarting basins and bioretention	iraieas		UK WOR
Development	Strategic	Pallarat Wort PSP Paviow Draipage Strategy Lindate	Engony 2024		
Drainage	Justification	ballarat west FSF Review Draillage Strategy Opdate,	, Liigeliy, 2024		
	Coul Bouldary			Data	Cont
60 242 020	Cost Breakdown		Units	Rate	Cost
Residential Commercial					
Main Catchment Area					
t Method	Costing	Free During Contra			
ased on NDA between all landowners in the	Justification	Engeny Drainage Costs			
rea.					
	Indicative Project	Staged delivery from the first sub-division within the	sub-catchment in	Version	7.
	Trigger	accordance with Section 5.		REF	35
-		ng drainage pipes, retarding basins and bioretention a	reas		DR WO
construction of a aramage solicine for sub ca					
Development	Strategic				
		Ballarat West PSP Review Drainage Strategy Update,			
Drainage	Justification	banarat west i si neview branage strategy opdate,	, Engeny, 2024		
Drainage	Justification	banarat west is neview branage strategy opdate,	, Engeny, 2024		
Drainage	Justification Cost Breakdown	banarat west i Si neview braniage strategy opdate	, Engeny, 2024 Units	Rate	Cost
Drainage \$12,454,842		banarat west isin newew brainage strategy opuale,		Rate	Cost
, , , , , , , , , , , , , , , , , , ,		banarat west i si nevew srainage strategy opuale		Rate	Cost
\$12,454,842		banarat west i si newew brainage strategy opuale		Rate	Cost
\$12,454,842 0%		banarat west i si newew brainage strategy opuale		Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial		banarat west i si newew brainage strategy opuace		Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area		banarat west i sin newew shamage situlegy opuale		Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100%				Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100% \$12,454,842				Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100% \$12,454,842 972				Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100% \$12,454,842				Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100% \$12,454,842 972 \$12,813.14	Cost Breakdown			Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100% \$12,454,842 972 \$12,813.14 t Method	Cost Breakdown	SMEC Drainage Costs (indexed to July 2024)		Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100% \$12,454,842 972 \$12,813.14 t Method tased on NDA between all landowners in the	Cost Breakdown			Rate	Cost
\$12,454,842 0% \$12,454,842 Residential Commercial Main Catchment Area 100% \$12,454,842 972 \$12,813.14 t Method	Cost Breakdown		Units		Cost
)	Development Drainage \$8,342,828 0% \$8,342,828 Residential Commercial Main Catchment Area 100% \$8,342,828 972 \$8,582.83 Method ased on NDA between all landowners in the ea. Drainage Scheme in sub-catchment D/J (sub- Construction of a drainage scheme for sub-ca	Development     Strategic       Drainage     Justification       S8,342,828     Cost Breakdown       \$8,342,828     Cost Breakdown       \$8,342,828     Main Catchment Area       100%     S8,342,828       972     S8,582.83       Method     Costing       ased on NDA between all landowners in the     Justification       Indicative Project     Trigger       Drainage Scheme in sub-catchment D/J (sub-precinct 4)       Construction of a drainage scheme for sub-catchment D/J, includir	Development Drainage       Strategic Justification       Ballarat West PSP Review Drainage Strategy Update,         S8,342,828       O%       S8,342,828         O%       S8,342,828         O%       S8,342,828         O%       S8,342,828         O%       S8,342,828         Paine Commercial       Main Catchment Area         100%       S8,342,828         972       S8,582.83         Method       Costing         ased on NDA between all landowners in the ea.       Indicative Project         Indicative Project       Staged delivery from the first sub-division within the accordance with Section 5.         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 an Development	Drainage     Justification     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024       S8,342,828     Cost Breakdown     Units       9%     \$8,342,828     Units       Residential     Commercial     Image Strategy Update, Engeny, 2024       Main Catchment Area     Image Strategy Update, Engeny, 2024       100%     \$8,342,828     Image Strategy Update, Engeny, 2024       972     S8,582.83     Image Strategy Update, Engeny, 2024       Method     Costing     Image Strategy Update, Engeny, 2024       Indicative Project     Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.       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	Development Drainage     Strategic Justification     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024       Cost Breakdown     Units     Rate       \$8,342,828     Cost Breakdown     Inits       0%     \$8,342,828     Inits       0%     S8,342,828       Residential     Commercial       Main Catchment Area     Inits       100%     \$8,342,828       972     \$8,582.83       Method     Costing       Justification     Engeny Drainage Costs       Indicative Project     Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.       Drainage Scheme in sub-catchment D/J (sub-precinct 4)     QUICK



DI_DR_KL	Drainage Scheme in sub-catchment KL (sub-	precinct 4)			QUIC	<b>REFERENCE</b>
Project Description	Construction of a drainage scheme for sub-ca	atchment KL, includin	g drainage pipes, retarding basins and bioretention are	eas	DIL	DR WOR
Levy Type	Development	Strategic	Ballarat West PSP Review Drainage Strategy Update	, Engeny, 2024		
Category	Drainage	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$4,195,090					
External	0%					
Cost to MCA	\$4,195,090					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$4,195,090					
Demand Units	972					
Levy Amount	\$4,315.77					
evy / mount	÷-,5±5.77					
Cost Apportionme	nt Method	Costing	Factory Decision Costs			
Costs apportioned	based on NDA between all landowners in the	Justification	Engeny Drainage Costs			
Ballarat West PSP	Area.					
		Indicative Project	Staged delivery from the first sub-division within the	e sub-catchment ir		7.2
		Trigger	accordance with Section 5.		REF	37
DI_DR_M/Q	Drainage Scheme in sub-catchment M/Q (su	h-precipct 2)				
		p. comet =)			QUIC	K REFERENCE
Project	Construction of a drainage scheme for sub or		ling drainage pipes, retarding basins and bioretention			
Description	construction of a drainage scheme for sub-ca	atchment ivi/Q, includ		areas	DIL	DR WOR
	construction of a dramage scheme for sub-ca	atchment W/Q, Includ		areas	DIL	DR WOR
Levy Type		Strategic			DIL	DR WOR
	Development	Strategic	Ballarat West PSP Review Drainage Strategy Update,		DIL	DR WOR
					DIL	DR WOR
Category	Development Drainage	Strategic			DIL	DR WOR
Category	Development Drainage \$7,213,612	Strategic Justification		, Engeny, 2024		
Category Cost External	Development Drainage \$7,213,612 0%	Strategic Justification		, Engeny, 2024		
Levy Type Category Cost External Cost to MCA	Development Drainage \$7,213,612 0% \$7,213,612	Strategic Justification		, Engeny, 2024		
Category Cost External Cost to MCA	Development Drainage \$7,213,612 0%	Strategic Justification		, Engeny, 2024		
Category Cost External Cost to MCA Applies To	Development Drainage \$7,213,612 0% \$7,213,612 Residential Commercial	Strategic Justification		, Engeny, 2024		
Cost External Cost to MCA Applies To Cell	Development Drainage \$7,213,612 0% \$7,213,612 Residential Commercial Main Catchment Area	Strategic Justification		, Engeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment	Development Drainage \$7,213,612 0% \$7,213,612 Residential Commercial Main Catchment Area 100%	Strategic Justification		, Engeny, 2024		
Cost External Cost to MCA Applies To Cell	Development Drainage \$7,213,612 0% \$7,213,612 Residential Commercial Main Catchment Area	Strategic Justification		, Engeny, 2024		
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Development Drainage \$7,213,612 0% \$7,213,612 Residential Commercial Main Catchment Area 100% \$7,213,612	Strategic Justification		, Engeny, 2024		
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Development Drainage \$7,213,612 0% \$7,213,612 Residential Main Catchment Area 100% \$7,213,612 972	Strategic Justification Cost Breakdown		, Engeny, 2024		
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Development Drainage \$7,213,612 0% \$7,213,612 Commercial Main Catchment Area 100% \$7,213,612 972 972 \$7,421.13	Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update	, Engeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Development Drainage \$7,213,612 0% \$7,213,612 Commercial Main Catchment Area 100% \$7,213,612 972 972 \$7,421.13	Strategic Justification Cost Breakdown		, Engeny, 2024		
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Development Drainage \$7,213,612 0% \$7,213,612 Residential Commercial Main Catchment Area 100% \$7,213,612 972 \$7,421.13 mt Method I based on NDA between all landowners in the	Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update,	, Engeny, 2024 Units	Rate	
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Development Drainage \$7,213,612 0% \$7,213,612 Residential Commercial Main Catchment Area 100% \$7,213,612 972 \$7,421.13 mt Method I based on NDA between all landowners in the	Strategic Justification Cost Breakdown	Ballarat West PSP Review Drainage Strategy Update	, Engeny, 2024 Units	Rate	



DI_DR_P/T	Drainage Scheme in sub-catchment P/T (sul	b-precinct 2)			QUIC	K REFERENCE
Project Description	Construction of a drainage scheme for sub-c	atchment P/T, includi	ng drainage pipes, retarding basins and bioretentior	n areas	DIL	DR WORK
Levy Type	Development	Strategic	Ballarat West PSP Review Drainage Strategy Upda	ite, Engeny, 2024		
Category	Drainage	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$10,494,470					
External	0%					
Cost to MCA	\$10,494,470					
Applies To	Residential Commercial					
2-11	Main Catalyn ant Area					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$10,494,470					
Demand Units	972 \$10,796.37					
evy Amount	\$10,796.37					
Cost Apportionme	nt Method	Costing				
	based on NDA between all landowners in the	Justification	Engeny Drainage Costs			
Ballarat West PSP		Indicative Project	Staged delivery from the first sub-division within t	the sub-catchment in		7.2
DI_DR_U/Z	Drainage Scheme in sub-catchment U/Z (su	Trigger b-precinct 2)	accordance with Section 5.		REF	
Project		b-precinct 2)	accordance with Section 5. ng drainage pipes, retarding basins and bioretention	n areas		K REFERENCE
Project Description		b-precinct 2)	ng drainage pipes, retarding basins and bioretention		QUIC	
Project Description Levy Type	Construction of a drainage scheme for sub-c	<b>b-precinct 2)</b> atchment U/Z, includi			QUIC	K REFERENCE
Project Description Levy Type	Construction of a drainage scheme for sub-construction of a drainage sch	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category	Construction of a drainage scheme for sub-c Development Drainage	<b>b-precinct 2)</b> atchment U/Z, includi Strategic	ng drainage pipes, retarding basins and bioretention		QUIC	K REFERENCE
Project Description Levy Type Category Cost	Construction of a drainage scheme for sub-construction of a drainage Development Drainage	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External	Construction of a drainage scheme for sub-construction of a drainage Development Drainage	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost Cost External Cost to MCA	Construction of a drainage scheme for sub-construction of a drainage scheme for sub-construction of the scheme for sub-co	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA	Construction of a drainage scheme for sub-construction of a drainage Development Drainage	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a drainage scheme for sub-construction of a drainage scheme for sub-construction of the scheme for sub-co	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a drainage scheme for sub-construction of a drainage scheme for sub-construction of a drainage \$9,293,040 0% \$9,293,040 Residential Commercial	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cell	Construction of a drainage scheme for sub-construction of a drainage sch	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a drainage scheme for sub-co Development Drainage \$9,293,040 0% \$9,293,040 Residential Commercial Main Catchment Area 100%	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a drainage scheme for sub-co Development Drainage \$9,293,040 0% \$9,293,040 Residential Commercial Main Catchment Area 100% \$9,293,040	b-precinct 2) atchment U/Z, includi Strategic Justification	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a drainage scheme for sub-construction of a drainage scheme for sub-construction of a drainage of the set	b-precinct 2) atchment U/Z, includi Strategic Justification Cost Breakdown	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a drainage scheme for sub-construction of a drainage scheme for sub-construction of a drainage of the second sec	b-precinct 2) atchment U/Z, includi Strategic Justification Cost Breakdown	ng drainage pipes, retarding basins and bioretention Ballarat West PSP Review Drainage Strategy Upda	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of a drainage scheme for sub-construction of a drainage scheme for sub-construction of a drainage of the set	b-precinct 2) atchment U/Z, includi Strategic Justification Cost Breakdown	ng drainage pipes, retarding basins and bioretention	ite, Engeny, 2024	QUIC	K REFERENCE
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Construction of a drainage scheme for sub-construction of a drainage sch	b-precinct 2) atchment U/Z, includi Strategic Justification Cost Breakdown	ng drainage pipes, retarding basins and bioretention Ballarat West PSP Review Drainage Strategy Upda	ute, Engeny, 2024 Units	QUIC	K REFERENCE DR WOR Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of a drainage scheme for sub-construction of a drainage sch	b-precinct 2) atchment U/Z, includi Strategic Justification Cost Breakdown	ng drainage pipes, retarding basins and bioretention Ballarat West PSP Review Drainage Strategy Upda	ute, Engeny, 2024 Units	QUIC	K REFERENCE

583

DI_LA_RB1	Retarding Basin 1 - Land				QUI	CK REFERENCE
Project Description	Acquisition of land for Retarding Basin 1, tota	al area: 0.9ha (develoj	pable).		DIL	DR LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West PSP Review Drainage Strategy Upo	date, Engeny, 2024		
					_	
Cast	6028 500	Cost Breakdown		Units	Rate	Cost
Cost	\$838,500	Property 211		0.50	\$950,000	\$475,000
External Cost to MCA	0% \$838,500	Property 229		0.07	\$950,000	\$66,500
Applies To		Property 230		0.33	\$900,000	\$297,000
Applies 10	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$838,500					
Demand Units	972					
Levy Amount	\$862.62					
Cost Apportionme	nt Method	Costing	SMEC Decisions Conta			
Costs apportioned	based on NDA between all landowners in the	Justification	SMEC Drainage Costs			
Ballarat West PSP						
		Indicative Project	As required for construction of the facility.		Version	7.2
		Trigger	As required for construction of the facility.		REF	41
	Private Private Lond	Trigger	As required for construction of the facility.		REF	41
DI_LA_RB2	Retarding Basin 2 - Land	Trigger	As required for construction of the facility.			41 CK REFERENCE
DI_LA_RB2 Project					QUIC	CK REFERENCE
	Retarding Basin 2 - Land Acquisition of land for Retarding Basin 2, tota					
Project Description	Acquisition of land for Retarding Basin 2, tota	al area: 3.86ha (develo	opable - non-residential).		QUIC	CK REFERENCE
Project Description Levy Type		al area: 3.86ha (develo Strategic		date, Engeny, 2024	QUIC	CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 2, tota	al area: 3.86ha (develo	opable - non-residential).	date, Engeny, 2024	QUIC	CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 2, tota	al area: 3.86ha (develo Strategic	opable - non-residential).	date, Engeny, 2024 Units	QUIC	CK REFERENCE
Project Description Levy Type Category	Acquisition of land for Retarding Basin 2, tota	al area: 3.86ha (develo Strategic Justification	opable - non-residential).		QUI	CK REFERENCE
Project Description Levy Type Category Cost	Acquisition of land for Retarding Basin 2, tota Development Drainage	al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable - non-residential).	Units	QUI	CK REFERENCE DR LAND Cost
Project Description Levy Type Category Cost External	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LAND Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0%	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LAND Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LAND Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial Main Catchment Area	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LANE Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial Main Catchment Area 100%	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LANE Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial Main Catchment Area 100% \$3,474,000	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LANE Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Main Catchment Area 100% \$3,474,000 972	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LANE Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial Main Catchment Area 100% \$3,474,000	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LANE Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial Main Catchment Area 100% \$3,474,000 972 \$3,573.94	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212 Property 216	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LANE Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Main Catchment Area 100% \$3,474,000 972 \$3,573.94 nt Method	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212 Property 216	opable - non-residential).	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LANE Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial Main Catchment Area 100% \$3,474,000 972 \$3,573.94 nt Method based on NDA between all landowners in the	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212 Property 216	opable - non-residential). Ballarat West PSP Review Drainage Strategy Upd	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LAND Cost \$2,484,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Acquisition of land for Retarding Basin 2, tota Development Drainage \$3,474,000 0% \$3,474,000 Residential Commercial Main Catchment Area 100% \$3,474,000 972 \$3,573.94 nt Method based on NDA between all landowners in the	al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 212 Property 216	opable - non-residential). Ballarat West PSP Review Drainage Strategy Upd	Units 2.76	QUI DIL Rate \$900,000	CK REFERENCE DR LAND Cost \$2,484,000



Project Description       Acquisition of land for Retarding Basin 3, total area: 1.5ha (developable).         Levy Type       Development       Strategic Justification       Ballarat West PSP Review Drainage Strategy Update, Engeny, 202.         Cost       \$1,312,500       Property 220       1.50         External       0%       1.50         Cost to MCA       \$1,312,500       Property 220         Applies To       Residential       Commercial         Cell       Main Catchment Area	DIL	CK REFERENCE DR LANI Cost \$1,162,500
Description     Strategic Justification     Ballarat West PSP Review Drainage Strategy Update, Engeny, 202.       Cost grashdown     Units       Cost     \$1,312,500       External     0%       Cost to MCA     \$1,312,500       Applies To     Residential       Commercial     Commercial	Rate	
Category     Drainage     Justification     Ballarat West PSP Review Drainage Strategy Update, Engeny, 202       Cost     \$1,312,500     Property 220     1.50       External     0%     1.50       Cost to MCA     \$1,312,500     1.50       Applies To     Residential     Commercial       Cell     Main Catchment Area     Commercial	Rate	
Category     Drainage     Justification     Cost of the	Rate	
Cost     \$1,312,500     Property 220     1.50       External     0%     0%       Cost to MCA     \$1,312,500     1.50       Applies To     Residential     Commercial       Cell     Main Catchment Area		
Cost     \$1,312,500     Property 220     1.50       External     0%     1.50       Cost to MCA     \$1,312,500     1.50       Applies To     Residential     Commercial       Cell     Main Catchment Area     Image: Cost of the second		
External 0% Cost to MCA \$1,312,500 Applies To Residential Commercial Cell Main Catchment Area		+-//
Cost to MCA \$1,312,500 Applies To Residential Commercial Cell Main Catchment Area		
Applies To     Residential     Commercial       Cell     Main Catchment Area		
Cell Main Catchment Area		
Apportionment 100%		
Capital Cost \$1,312,500		
Jemand Units 972		
Levy Amount \$1,350.26		
¥155012		
Cost Apportionment Method Costing		
osts apportioned based on NDA between all landowners in the Justification SMEC Drainage Costs		
ht.		
Ballarat West PSP Area.	Version	7.2
Trigger As required for construction of the facility.	REF	43
in BPC		-5
DI_LA_RB4 Retarding Basin 4 - Land		
	QUI	CK REFERENCE
Project Acquisition of land for Retarding Basin 4, total area: 1.15ha (developable).	DIL	DR LANI
Description Acquisition of ratio for Retaining basin 4, total area. 1.1516 (developable).	DIE	DR
Levy Type Development Strategic		
Category Drainage Justification Ballarat West PSP Review Drainage Strategy Update, Engeny, 202	.4	
Cost Breakdown Units	Rate	Cost
	\$825,000	\$668,250
Cost \$965.750 Property 155 0.81		
	\$875.000	\$297 500
External 0% Property 220 0.34	\$875,000	\$297,500
internal         0%         Property 220         0.34           Cost to MCA         \$965,750         0.34	\$875,000	\$297,500
internal         0%         Property 220         0.34           Cost to MCA         \$965,750         0.34	\$875,000	\$297,500
External     0%     Property 220     0.34       Cost to MCA     \$965,750       Applies To     Residential     Commercial	\$875,000	\$297,500
ixternal     0%     Property 220     0.34       Cost to MCA     \$965,750     0.34       Applies To     Residential     Commercial       Cell     Main Catchment Area	\$875,000	\$297,500
ixternal     0%     Property 220     0.34       Cost to MCA     \$965,750     0.34       Applies To     Residential     Commercial       Cell     Main Catchment Area       Apportionment     100%	\$875,000	\$297,500
ixternal     0%     Property 220     0.34       Cost to MCA     \$965,750     0.34       Applies To     Residential     Commercial       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$965,750	\$875,000	\$297,500
ixternal     0%     Property 220     0.34       Cost to MCA     \$965,750     0       Applies To     Residential     Commercial       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$965,750       Demand Units     972	\$875,000	\$297,500
ixternal     0%     Property 220     0.34       Cost to MCA     \$965,750     0       Applies To     Residential     Commercial       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$965,750       Demand Units     972	\$875,000	\$297,500
instance     0%     Property 220     0.34       instance     \$965,750     0.34       instance     instance     0.34	\$875,000	\$297,500
internal     0%     Property 220     0.34       internal     0%     System     0.34       internal     Commercial     0       internal     Commercial     0       internal     Commercial     0       internal     100%     0       int	\$875,000	\$297,500
internal     0%     Property 220     0.34       cost to MCA     \$965,750     0.34       applies To     Residential     Commercial       cell     Main Catchment Area       apportionment     100%       capital Cost     \$965,750       Demand Units     972       cevy Amount     \$993.53   Costing Justification SMEC Drainage Costs	\$875,000	\$297,500
External     0%     Property 220     0.34       Cost to MCA     \$965,750     0       Applies To     Residential     Commercial       Cell     Main Catchment Area     0%       Apportionment     100%       Capital Cost     \$965,750       Demand Units     972       Levy Amount     \$993,53       Cost Apportionment Method     Costing Justification       Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.     SMEC Drainage Costs		
External     0%     Property 220     0.34       Cost to MCA     \$965,750     0.34       Applies To     Residential     Commercial       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$965,750       Demand Units     972       Levy Amount     \$993,53	Version	<b>5297,500</b>



DI_LA_RB5	Retarding Basin 5 - Land				QUI	CK REFERENCE
Project Description	Acquisition of land for Retarding Basin 5, tota	al area: 1.09ha (devel	opable - non-residential).		DIL	DR LAN
·						
Levy Type	Development	Strategic	Ballarat West PSP Review Drainage Strategy Upo	late, Engeny, 2024		
Category	Drainage	Justification		,		
		Cost Breakdown		Units	Rate	Cost
Cost	\$599,500	Property 214		1.09	\$550,000	\$599,500
External	0%	rioperty 221		1.05	<i><i><i>q</i>330,000</i></i>	<i><i><i>q</i>333,</i>300</i>
Cost to MCA	\$599,500					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$599,500					
Demand Units	972					
Levy Amount	\$616.75					
Cost Apportionme	ent Method	Costing				
	based on NDA between all landowners in the	Justification	SMEC Drainage Costs			
Ballarat West PSP						
Dallarat West PSP		Indicative Project			Version	
Ballarat West PSP		Indicative Project Trigger	As required for construction of the facility.		Version REF	
Dallal at West PSP		-	As required for construction of the facility.			
		-	As required for construction of the facility.		REF	45
DI_LA_RB6	Retarding Basin 6 - Land	-	As required for construction of the facility.		REF	
DI_LA_RB6 Project	Retarding Basin 6 - Land	Trigger			REF	45 CK REFERENCE
DI_LA_RB6 Project		Trigger			REF	45 CK REFERENCE
DI_LA_RB6 Project Description	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota	Trigger al area: 2.61ha (develo	opable).		REF	45 CK REFERENCE
DI_LA_RB6 Project Description Levy Type	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development	Trigger al area: 2.61ha (develo Strategic		late, Engeny, 2024	REF	45 CK REFERENCE
DI_LA_RB6 Project Description Levy Type	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota	Trigger al area: 2.61ha (develo	opable).	late, Engeny, 2024	REF	45 CK REFERENCE
DI_LA_RB6 Project Description Levy Type	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development	Trigger al area: 2.61ha (develo Strategic	opable).	late, Engeny, 2024 Units	REF	45 CK REFERENCE
DI_LA_RB6 Project Description Levy Type Category	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	45 CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage \$1,700,000	Trigger al area: 2.61ha (develo Strategic Justification	opable).		REF QUIC DIL	45 CK REFERENCE DR LAN
DI_LA_RB6 Project Description Levy Type Category Cost External	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage \$1,700,000 0%	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	45 CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage \$1,700,000	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage \$1,700,000 0% \$1,700,000	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	45 CK REFERENCE DR LAN Cost
DI_LA_RB6 Project	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage \$1,700,000 0% \$1,700,000	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Retarding Basin 6 - Land         Acquisition of land for Retarding Basin 6, tota         Development         Drainage         \$1,700,000         0%         \$1,700,000         Residential         Commercial	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	45 CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Retarding Basin 6 - Land         Acquisition of land for Retarding Basin 6, total         Development         Drainage         \$1,700,000         0%         \$1,700,000         0%         \$1,700,000         0%         Standard         Commercial         Main Catchment Area	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Retarding Basin 6 - Land         Acquisition of land for Retarding Basin 6, total         Development         Drainage         \$1,700,000         0%         \$1,700,000         Residential         Commercial         Main Catchment Area         100%	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage \$1,700,000 % \$1,700,000 Residential Main Catchment Area 100% \$1,700,000	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown	opable).	Units	REF QUIG DIL	CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Retarding Basin 6 - Land         Acquisition of land for Retarding Basin 6, total         Development         Drainage         \$1,700,000         0%         \$1,700,000         0%         \$1,700,000         0%         \$1,700,000         0%         \$1,700,000         0%         \$1,700,000         Residential         Commercial         Main Catchment Area         100%         \$1,700,000         972         \$1,748.91	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown Property 157	opable).	Units	REF QUIG DIL	CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Retarding Basin 6 - Land Acquisition of land for Retarding Basin 6, tota Development Drainage \$1,700,000 % \$1,700,000 Residential Commercial Main Catchment Area 100% \$1,700,000 972 \$1,748.91 ent Method	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown Property 157	opable).	Units	REF QUIG DIL	CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Retarding Basin 6 - Land         Acquisition of land for Retarding Basin 6, total         Development         Drainage         \$1,700,000         0%         \$1,700,000         Residential         Commercial         Main Catchment Area         100%         \$1,700,000         972         \$1,748.91	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown Property 157	opable). Ballarat West PSP Review Drainage Strategy Upo	Units	REF QUIG DIL	45 CK REFERENCE DR LAN Cost
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Retarding Basin 6 - Land         Acquisition of land for Retarding Basin 6, total         Development         Drainage         \$1,700,000         0%         \$1,700,000         Residential         Commercial         Main Catchment Area         100%         \$1,700,000         972         \$1,748.91	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown Property 157 Costing Justification	opable). Ballarat West PSP Review Drainage Strategy Upo	Units	REF DIL Rate \$850,000	CK REFERENCE DR LAN Cost \$1,700,000
DI_LA_RB6 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Retarding Basin 6 - Land         Acquisition of land for Retarding Basin 6, total         Development         Drainage         \$1,700,000         0%         \$1,700,000         Residential         Commercial         Main Catchment Area         100%         \$1,700,000         972         \$1,748.91	Trigger al area: 2.61ha (develo Strategic Justification Cost Breakdown Property 157	opable). Ballarat West PSP Review Drainage Strategy Upo	Units	REF QUIG DIL	45 CK REFERENCE DR LAN Cost



DI_LA_RB6a	Retarding Basin 6 (part a) - Land				QUIC	K REFERENCE
Project Description	Acquisition of land for Retarding Basin 6A, to	tal area: 1.6ha (devel	opable).		DIL	DR LAND
Levy Type	Development	Strategic				
Category	Drainage	Justification	Ballarat West PSP Review Drainage Strategy Upd	late, Engeny, 2024		
0,	°,					
		Cost Breakdown		Units	Rate	Cost
Cost	\$1,400,000	Property 158		1.60	\$875,000	\$1,400,000
External	0%					
Cost to MCA	\$1,400,000					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,400,000					
Demand Units	972					
Levy Amount	\$1,440.28					
Cost Apportionmer	nt Method	Costing	SMEC Drainage Costs			
Costs apportioned	based on NDA between all landowners in the	Justification	Siviec Drainage Costs			
Ballarat West PSP A	Area.					
		Indicative Project	As required for construction of the facility.		Version	7.2
	Potenting Posin 6 (part b) Land	Trigger	As required for construction of the facility.		REF	47
-	<b>Retarding Basin 6 (part b) - Land</b> Acquisition of land for Retarding Basin 6B, to					K REFERENCE
Project Description	Acquisition of land for Retarding Basin 6B, to	tal area: 0.57ha (deve			ουιο	
Project Description Levy Type	Acquisition of land for Retarding Basin 6B, to Development	tal area: 0.57ha (deve Strategic	elopable).	ate Engeny 2024	ουιο	K REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 6B, to	tal area: 0.57ha (deve		late, Engeny, 2024	ουιο	K REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 6B, to Development	tal area: 0.57ha (deve Strategic Justification	elopable).		QUIC	K REFERENCE
Project Description Levy Type Category	Acquisition of land for Retarding Basin 6B, to Development Drainage	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LAND
Project Description Levy Type Category Cost	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000	tal area: 0.57ha (deve Strategic Justification	elopable).		QUIC	K REFERENCE
Project Description Levy Type Category Cost External	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0%	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost Cost External Cost to MCA	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LAND
Project Description Levy Type Category Cost Cost External Cost to MCA	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0%	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100%	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000 972	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000	tal area: 0.57ha (deve Strategic Justification Cost Breakdown	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000 972 \$645.04	tal area: 0.57ha (deve Strategic Justification Cost Breakdown Property 160	elopable).	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000 972 \$645.04	tal area: 0.57ha (deve Strategic Justification Cost Breakdown Property 160	elopable).	Units 0.57	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000 972 \$645.04 th Method based on NDA between all landowners in the	tal area: 0.57ha (deve Strategic Justification Cost Breakdown Property 160	elopable). Ballarat West PSP Review Drainage Strategy Upd	Units 0.57	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000 972 \$645.04 th Method based on NDA between all landowners in the	tal area: 0.57ha (deve Strategic Justification Cost Breakdown Property 160	elopable). Ballarat West PSP Review Drainage Strategy Upd	Units 0.57	QUIC DIL Rate \$1,100,000	K REFERENCE DR LANE Cost \$627,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Acquisition of land for Retarding Basin 6B, to Development Drainage \$627,000 0% \$627,000 Residential Commercial Main Catchment Area 100% \$627,000 972 \$645.04 th Method based on NDA between all landowners in the	tal area: 0.57ha (deve Strategic Justification Cost Breakdown Property 160	elopable). Ballarat West PSP Review Drainage Strategy Upd	Units 0.57	QUIC DIL Rate	K REFERENCE DR LANE Cost



DI_LA_RB6c	Retarding Basin 6 (part c) - Land				QUI	CK REFERENCE
Project Description	Acquisition of land for Retarding Basin 6C, to	tal area: .14ha (devel	opable).		DIL	DR LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West PSP Review Drainage Strategy Upo	date, Engeny, 2024		
		Cost Breakdown		Units	Rate	Cost
Cost	\$122,500	Property 159		0.14	\$875,000	\$122,500
External	0%					
Cost to MCA	\$122,500					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
	100%					
Apportionment Capital Cost	\$122,500					
Demand Units	972					
Levy Amount	\$126.02					
Levy Amount	\$120.02					
Cost Apportionme	nt Method	Costing				
	based on NDA between all landowners in the	Justification	SMEC Drainage Costs			
Ballarat West PSP		Justineation				
Saliarat West PSP	Aled.	Indicative Project			Version	7.2
DI_LA_RB7	Retarding Basin 7 - Land	Trigger	As required for construction of the facility.		REF	49
DI_LA_RB7 Project Description	Retarding Basin 7 - Land Acquisition of land for Retarding Basin 7, tota	Trigger				49 CK REFERENCE
Project Description	Acquisition of land for Retarding Basin 7, tota	Trigger al area: 3.86ha (develo	opable).		QUI	49 CK REFERENCE
Project Description Levy Type		Trigger		date, Engeny, 2024	QUI	49 CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 7, tota Development	Trigger Il area: 3.86ha (develo Strategic	opable).	date, Engeny, 2024	QUI	49 CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 7, tota Development	Trigger Il area: 3.86ha (develo Strategic	opable).	date, Engeny, 2024 Units	QUI	49 CK REFERENCE
Project Description Levy Type Category Cost	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000	Trigger al area: 3.86ha (develo Strategic Justification	opable).		QUI	49 CK REFERENCE DR LANE
Project Description Levy Type Category Cost External	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0%	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LANE Cost
Project Description Levy Type Category Cost Cost External Cost to MCA	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0%	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LAND Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LAND Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100%	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100% \$3,088,000	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100% \$3,088,000 972	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100% \$3,088,000	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown	opable).	Units	QUI	49 CK REFERENCE DR LAN Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100% \$3,088,000 972 \$3,176.84	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 209	opable).	Units	QUI	49 CK REFERENCE DR LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100% \$3,088,000 972 \$3,176.84 nt Method	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 209	opable).	Units	QUI	49 CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100% \$3,088,000 972 \$3,176.84 Int Method based on NDA between all landowners in the	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 209	opable). Ballarat West PSP Review Drainage Strategy Upo	Units	QUI	49 CK REFERENCE DR LAND Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Acquisition of land for Retarding Basin 7, tota Development Drainage \$3,088,000 0% \$3,088,000 Residential Commercial Main Catchment Area 100% \$3,088,000 972 \$3,176.84 Int Method based on NDA between all landowners in the	Trigger al area: 3.86ha (develo Strategic Justification Cost Breakdown Property 209	opable). Ballarat West PSP Review Drainage Strategy Upo	Units	QUI	49 CK REFERENCE DR LANE Cost



DI_LA_RB11	Botording Pasin 11 Land					
	Retarding Basin 11 - Land				QUI	CK REFERENCE
Project	Acquisition of land for Retarding Basin 11, to	al area: 1 9ha (both d	developable and encumbered)		DIL	DR LAN
Description						
Levy Type	Development	Strategic				
Category	Drainage	Justification	Ballarat West PSP Review Drainage Strategy Upo	date, Engeny, 2024		
		Cost Breakdown		Units	Rate	Cost
Cost	\$1,615,000	Property 2		1.90	\$850,000	\$1,615,00
External	0%					
Cost to MCA	\$1,615,000					
Applies To	Residential Commercial					
Call	Main Catalyment Area					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,615,000					
Demand Units	972					
Levy Amount	\$1,661.46					
Cost Apportionme	nt Method	Costing				
	based on NDA between all landowners in the	Justification	SMEC Drainage Costs			
		Justinication				
Rallarat Wort DSD	Area					
Ballarat West PSP	Area.	Indicative Project			Version	7
Ballarat West PSP	Area.	Indicative Project Trigger	As required for construction of the facility.		Version REF	
Ballarat West PSP	Area.	-	As required for construction of the facility.			
Ballarat West PSP	Area. Retarding Basin 12 - Land	-	As required for construction of the facility.		REF	5
Ballarat West PSP / DI_LA_RB12 Project	Retarding Basin 12 - Land	Trigger			REF	5 CK REFERENCE
DI_LA_RB12 Project	-	Trigger			REF	5 CK REFERENCE
DI_LA_RB12 Project Description	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot	Trigger al area: 2.23ha (both			REF	5 CK REFERENCE
DI_LA_RB12 Project Description Levy Type	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development	Trigger al area: 2.23ha (both Strategic	n developable and encumbered).	tate Engeny 2024	REF QUI DIL	5 CK REFERENCE
DI_LA_RB12 Project Description Levy Type	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot	Trigger al area: 2.23ha (both		date, Engeny, 2024	REF QUI DIL	5 CK REFERENCE
DI_LA_RB12 Project Description Levy Type	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development	Trigger al area: 2.23ha (both Strategic Justification	n developable and encumbered).		REF QUI DIL	S CK REFERENCE DR LAI
DI_LA_RB12 Project Description Levy Type Category	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500	Trigger al area: 2.23ha (both Strategic Justification	n developable and encumbered).		REF QUI DIL	CK REFERENCE DR LAI
DI_LA_RB12 Project Description Levy Type Category Cost External	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 0%	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LAI
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 0% \$1,895,500	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	5 CK REFERENCE DR LAI
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 0%	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 0% \$1,895,500	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 0% \$1,895,500 Residential Commercial	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 \$1,895,500 Residential Commercial Main Catchment Area	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 (%) \$1,895,500 Residential Commercial Main Catchment Area 100%	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 0% \$1,895,500 Residential Main Catchment Area 100% \$1,895,500	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Retarding Basin 12 - Land         Acquisition of land for Retarding Basin 12, tot         Development         Drainage         \$1,895,500         0%         \$1,895,500         Residential         Commercial         Main Catchment Area         100%         \$1,895,500         972         \$1,950.03	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown Property 2	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Retarding Basin 12 - Land Acquisition of land for Retarding Basin 12, tot Development Drainage \$1,895,500 % \$1,895,500 Residential Commercial Main Catchment Area 100% \$1,895,500 972 \$1,950.03	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown Property 2	n developable and encumbered). Ballarat West PSP Review Drainage Strategy Up	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Retarding Basin 12 - Land         Acquisition of land for Retarding Basin 12, tot         Development         Drainage         \$1,895,500         0%         \$1,895,500         Residential         Commercial         Main Catchment Area         100%         \$1,895,500         972         \$1,950.03	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown Property 2	n developable and encumbered).	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment	Retarding Basin 12 - Land         Acquisition of land for Retarding Basin 12, tot         Development         Drainage         \$1,895,500         0%         \$1,895,500         Residential         Commercial         Main Catchment Area         100%         \$1,895,500         972         \$1,950.03         nt Method         based on NDA between all landowners in the	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown Property 2 Costing Justification	n developable and encumbered). Ballarat West PSP Review Drainage Strategy Up	Units	REF QUI DIL	CK REFERENCE DR LA
DI_LA_RB12 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Retarding Basin 12 - Land         Acquisition of land for Retarding Basin 12, tot         Development         Drainage         \$1,895,500         0%         \$1,895,500         Residential         Commercial         Main Catchment Area         100%         \$1,895,500         972         \$1,950.03         nt Method         based on NDA between all landowners in the	Trigger al area: 2.23ha (both Strategic Justification Cost Breakdown Property 2	n developable and encumbered). Ballarat West PSP Review Drainage Strategy Up	Units	REF QUI DIL	



Category     Drainage     Justification     Ballarat. West PSP Review Drainage Strategy Update, Engr., 0.24       Cost     S1,986,000     Property 13     0.45     S1,000,000     S1,536,000       Applies To     Residential     Commercial     0.04     S1,000,000     S1,536,000       Applies To     Residential     Commercial     Continue S1,000     SMEC Drainage Costs     SMEC Drainage Costs       Cost apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Cost apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Statification     SMEC Drainage Costs     Version     7,7     7,5       DLA_RBIA     Retarding Basin 14 - Land     Version     KEF     Version     7,7       Vriger     Development     Indicative Project     As required for construction of the facility.     Version     7,7       Vriger     Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).     Version     7,7     7,5       Cost apportionment Area     Statiger     Justification     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Version     7,1       Levy Type     Development     Strategic     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Version     5,1,30,000       Strategory <th>DI_LA_RB13</th> <th>Retarding Basin 13 - Land</th> <th></th> <th></th> <th></th> <th>QUI</th> <th>CK REFERENCE</th>	DI_LA_RB13	Retarding Basin 13 - Land				QUI	CK REFERENCE
Category     Drainage     Justification     Ballarat: West PSP Review Drainage Strategy Update, Engeny, 2024       Cost     S1,985,000     Property 12     0.45     S1,000,000     S1,536,000       Sportionment     1.00%     1.92     S800,000     S1,536,000       Sportionment     1.00%     S0,000     S1,536,000     S1,536,000       Spartal Cost     S2,043.13     Costing     SMEC Drainage Costs       Sock Apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Sock Apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Sock Apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Sock Apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Sock Apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Sock Apportionment Method     Costing     SMEC Drainage Costs     Version     7,7       Sock Apportionment Method     Costing     Staffation     Sta	-	Acquisition of land for Retarding Basin 13, to	tal area: 2.37ha (both	developable and encumbered).		DIL	DR LAN
Cost       \$1,980,000       Property 11       0.45       \$1,000,000       \$450,000         Cost to MCA       \$1,980,000       1.92       \$800,000       \$1,536,000         Applies To       Residential       Commercial	Levy Type Category	•	-	Ballarat West PSP Review Drainage Strategy Upo	late, Engeny, 2024		
External       0%       Property 12       1.92       \$800,000       \$1,356,000         Applies To       Residential       Commercial       Image: Commercial			Cost Breakdown		Units	Rate	Cost
Cost to NCA       \$1,986,000       Image: Commercial Cost of \$1,986,000       Image: Cost Commercial Commercial Cost Cost Commercial Cost Cost Cost Cost Cost Cost Cost Cost	Cost	\$1,986,000	Property 11		0.45	\$1,000,000	\$450,000
boot to MCA \$1,98,000 Applies To Residential Commercial Commercial Commercial 100% Approximated Links 972 every Amount \$2,043.13 Costs apportionment Method Costs apportionment Section of Iand for Retarding Basin 14, total area: 1.74ha (encumbered). Di LA,R814 Retarding Basin 14 - Land Disk Property 81 Cost Space Costs 2000 Property 81 Cost Space Costs 2000 Cost Space Co	External	0%	Property 12		1.92	\$800,000	\$1,536,000
Column And Catchment Area       100%       10% <td>Cost to MCA</td> <td>\$1,986,000</td> <td></td> <td></td> <td></td> <td></td> <td></td>	Cost to MCA	\$1,986,000					
Apportionment Lapital Cost Apportionment Method       Costing Justification       MEC Drainage Costs       Image Costs         Cost Apportionment Method Datarat West PSP Area.       Costing Justification       MEC Drainage Costs       Version       2,2,4,3,1,3         DL_A_RB34 Yroject Description       Retarding Basin 14 - Land       Costing Justification       As required for construction of the facility.       Version       2,2,4,3,1,3         DL_A_RB34 Yroject Description       Retarding Basin 14 - Land       Cost Trainage Costs       Justification       2,2,4,3,1,3         Viget Veget Description       Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).       Method State PSP Review Drainage Strategy Update, Engeny, 2024       Justification         ewy Type       Development Development       Strategic Justification       Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024       Strategic Strategic         cost Breakdown       Cost Breakdown       Units       Rete       Cost Strategic         cost 1, 391,000       Property 82       0.04       \$775,000       \$31,300.00         Strategic Strategy Update, Strategy	Applies To	Residential Commercial					
Apportionment Lapital Cost aprinal Units State Solt Apportionment balarat West PSP Area.       Costing Justification       MEC Drainage Costs Justification       MEC Drainage Costs A required for construction of the facility.       Version REF       Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z Z	Coll	Main Catchment Area					
Spiral Cost       \$1,986,000       Single Cost							
Demand Units       972 \$2,043.13       Cost apportionment Method       Salid Sufficient on NDA between all landowners in the landowner	••						
Levy Amount       \$2,043.33       Cost Apportionment Method       SMEC Drainage Costs         Cost Apportionment Method       Indicative Project       As required for construction of the facility.       Version         D_LA_RB14       Retarding Basin 14 - Land       Version       7.         Driget       Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).       Dit       Dit <td>•</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	•						
Cost Apportioned based on NDA between all landowners in the Ballarat West PSP Area.       Costing Justification       SMEC Drainage Costs         D_LA_RB14       Retarding Basin 14 - Land       Version 0, 2, 2, 2, 5, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3, 3,							
SMEL Drainage Costs     SMEL Drainage Costs       Jallarat West PSP Area.     Indicative Project Trigger     As required for construction of the facility.     Version REF     7.       DI_LA_R814     Retarding Basin 14 - Land     Cost Grading Basin 14 - Land     Cost Reference       Project     Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Units     Rate     Cost       Cost     Strategic     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Strategic     Strategic       Cost     Strategic     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Strategic     Strategic       Cost     Strategic     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Strategic     Strategic       Cost     Strategic     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Strategic     Strategic       Cost     Strategic     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     Strategic     Strategic       Cost Treakdown     Property 82     0.04     ST75.000     Strategic       Cost Residential     Commercial     Cost     Strategic     Strategic       Cost Apportionment Method     Costing     Strategic     Strategic     Strategic       Cost apportioned based on NDA between all lando	evy Amount	\$2,043.13					
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.       Justification         Indicative Project Trigger       As required for construction of the facility.       Version REF       Z.         D_LA_RB14       Retarding Basin 14 - Land       OUICK REFERENCE       OUICK REFERENCE         Project Description       Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).       DIL       DIL <thdil< th="">       DIL       DIL       &lt;</thdil<>	Cost Apportionme	nt Method	Costing				
Ballarat West PSP Area.     Version 7, REF       DI_LA_RB14     Retarding Basin 14 - Land       Project Description     A required for construction of the facility.     Version 7, REF       DI_LA_RB14     Retarding Basin 14 - Land       Project Description     Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).     QUICK REFERENCE DIL     DIL     DIL<	Costs apportioned	based on NDA between all landowners in the	Justification	SIVIEC Drainage Costs			
Indicative Project Trigger     As required for construction of the facility.     Version REF     2.       D_LA_RB14     Retarding Basin 14 - Land     OUICK REFERENCE     OUICK REFERENCE       Project Description     Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).     DL							
D_LA_R814     Retarding Basin 14 - Land     QUICK REFERENCE       Project Description     Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).     DI_L     DR_LA       Levy Type     Development     Strategic Justification     Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024     DI_L     DR_LA       Cost     \$1,391,000     Property 81     1.70     \$800,000     \$1,360,000       External     0%     Property 81     1.70     \$800,000     \$1,360,000       Applies To     Residential     Commercial     Commercial     Commercial     Commercial       Cell     Main Catchment Area Apportionment     1.00%     Costing Justification     SMEC Drainage Costs     SMEC Drainage Costs       Cost apportioned based on NDA between all landowners in the Ballarat West PSP Area.     Costing Justification     SMEC Drainage Costs     Version     7	buildrat west i si i		Indicative Project	As see to difference of a set of the set of the set of the		Version	7.
DI_A_RB14       Retarding Basin 14 - Land       QUICK REFERENCE         Droject Description       Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).       DIL       DR       Land         Levy Type       Development Drainage       Strategic Justification       Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024       DIL       DR       Land         Levy Type       Development Drainage       Strategic Justification       Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024       DIL       DR       Land         Cost       S1,391,000       Property 81       1.70       \$800,000       \$1,360,000         Stategic Strategic Justification       Property 81       0.04       \$775,000       \$1,360,000         Cost to MCA       \$1,391,000       Property 82       0.04       \$775,000       \$31,000         Applies To       Residential       Commercial				As required for construction of the facility.		0.55	
Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024       Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024       Dost     \$1,391,000       Ox     Property 81       Ox     Standard       Ox     Property 81       Operation     Ond       Operation     Ond       Apportionment     1.70       Standard Vest PSP Review Drainage Strategy Update, Engeny, 2024       Ost     \$1,391,000       Property 81     O.04       Property 82     O.04       Cost of MCA     \$1,391,000       Splic To     Residential       Commercial     Commercial       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$1,391,000       Demand Units     972       Cost Apportionment Method     Costing       Cost apportioned based on NDA between all landowners in the Ballarat West PSP Area.     SMEC Drainage Costs       Indicative Project     As required for construction of the facility.     Version     7.		Retarding Basin 14 - Land	Trigger				CK REFERENCE
Cost     \$1,391,000     Property 81     1.70     \$800,000     \$1,360,000       External     0%     Property 82     0.04     \$775,000     \$31,000       Applies To     Residential     Commercial     Commercial     0%     \$1,391,000       Cell     Main Catchment Area     100%     \$1,391,000     \$1,391,000       Demand Units     972     \$1,431.02     \$MEC Drainage Costs       Cost Apportionment Method     Costing Justification     SMEC Drainage Costs     \$MEC Drainage Costs       Cost Apportioned based on NDA between all landowners in the Ballarat West PSP Area.     SMEC Drainage Costs     Yersion     7.	Project Description	Acquisition of land for Retarding Basin 14, to	tal area: 1.74ha (encu	umbered).		QUI	CK REFERENCE
Cost     \$1,391,000     Property 81     1.70     \$800,000     \$1,360,000       External     0%     Property 82     0.04     \$775,000     \$31,000       Cost to MCA     \$1,391,000     Property 82     0.04     \$775,000     \$31,000       Applies To     Residential     Commercial     Commercial     \$1,391,000     \$1,391,000       Cell     Main Catchment Area     100%     \$1,391,000     \$1,391,000     \$1,391,000       Demand Units     972     \$1,431,02     \$1,431,02     \$MEC Drainage Costs       Cost Apportionment Method     Costing Justification     SMEC Drainage Costs     \$1,431,02       Cost Apportioned based on NDA between all landowners in the Ballarat West PSP Area.     Indicative Project     As required for construction of the facility.     Version     7.	Project Description Levy Type	Acquisition of land for Retarding Basin 14, to Development	tal area: 1.74ha (encu Strategic	umbered).	late, Engeny, 2024	QUI	CK REFERENCE
External     0%     Property 82     0.04     \$775,000     \$31,000       Applies To     Residential     Commercial     0.04     \$775,000     \$31,000       Applies To     Residential     Commercial     0.04     \$775,000     \$31,000       Cell     Main Catchment Area     0.04     \$775,000     \$31,000       Apportionment     100%     100%     100%     100%       Capital Cost     \$1,391,000     \$775,000     \$31,000       Demand Units     972     972     100     100%       Cost Apportionment Method     Costing     Justification     SMEC Drainage Costs       Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.     Indicative Project     As required for construction of the facility.     Version     7.	Project Description Levy Type	Acquisition of land for Retarding Basin 14, to Development	tal area: 1.74ha (encu Strategic Justification	umbered).		QUI	CK REFERENCE
Cost to MCA     \$1,391,000       Applies To     Residential       Commercial       Cell       Main Catchment Area       Apportionment       100%       Capital Cost       \$1,391,000       Demand Units       972       Levy Amount       \$1,431.02   SMEC Drainage Costs SMEC Drainage Costs Indicative Project Indicative Project As required for construction of the facility. Version 7.	Project Description Levy Type Category	Acquisition of land for Retarding Basin 14, to Development Drainage	tal area: 1.74ha (encu Strategic Justification Cost Breakdown	umbered).	Units	QUI	CK REFERENCE DR LAN Cost
Applies To     Residential     Commercial       Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$1,391,000       Demand Units     972       Levy Amount     \$1,431.02         Cost Apportionment Method       Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.         Indicative Project   As required for construction of the facility.	Project Description Levy Type Category Cost	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Cell     Main Catchment Area       Apportionment     100%       Capital Cost     \$1,391,000       Demand Units     972       Levy Amount     \$1,431.02   SMEC Drainage Costs SMEC Drainage Costs Indicative Project Indicative Project As required for construction of the facility. Version 7.	Project Description Levy Type Category Cost External	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0%	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Apportionment 100% Capital Cost \$1,391,000 Demand Units 972 evy Amount \$1,431.02 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Indicative Project As required for construction of the facility. Version 7.	Project Description Levy Type Category Cost Cost External Cost to MCA	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Cost apprendu Units       \$1,391,000         Demand Units       972         Levy Amount       \$1,431.02         Cost Apportionment Method       Costing         Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.       SMEC Drainage Costs         Indicative Project       As required for construction of the facility.       Version       7.	Project Description Levy Type Category Cost Cost External Cost to MCA	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Capital Cost       \$1,391,000         Demand Units       972         Levy Amount       \$1,431.02         Cost Apportionment Method       Costing         Cost apportioned based on NDA between all landowners in the Ballarat West PSP Area.       SMEC Drainage Costs         Indicative Project       As required for construction of the facility.	Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Demand Units     972       Levy Amount     \$1,431.02       Cost Apportionment Method     Costing       Source of the seed on NDA between all landowners in the Ballarat West PSP Area.     Justification       Indicative Project     As required for construction of the facility.	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Levy Amount     \$1,431.02       Cost Apportionment Method     Costing Justification       SMEC Drainage Costs       Ballarat West PSP Area.   Indicative Project As required for construction of the facility. Version 7.	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100%	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Indicative Project As required for construction of the facility. Version 7.	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100% \$1,391,000	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Indicative Project As required for construction of the facility.	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100% \$1,391,000 972	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
Sallarat West PSP Area. Indicative Project As required for construction of the facility. Version 7.	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100% \$1,391,000 972 \$1,431.02	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81 Property 82	umbered).	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAT Cost \$1,360,000
Indicative Project As required for construction of the facility. Version 7.	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100% \$1,391,000 972 \$1,431.02	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81 Property 82	umbered). Ballarat West PSP Review Drainage Strategy Upo	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
As required for construction of the facility.	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100% \$1,391,000 972 \$1,431.02 mt Method based on NDA between all landowners in the	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81 Property 82	umbered). Ballarat West PSP Review Drainage Strategy Upo	Units 1.70	QUI DIL Rate \$800,000	CK REFERENCE DR LAN Cost \$1,360,000
	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100% \$1,391,000 972 \$1,431.02 mt Method based on NDA between all landowners in the	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81 Property 82	umbered). Ballarat West PSP Review Drainage Strategy Upo	Units 1.70	QUI DIL \$800,000 \$775,000	CK REFERENCE DR LAN Cost \$1,360,000 \$31,000
	Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Acquisition of land for Retarding Basin 14, to Development Drainage \$1,391,000 0% \$1,391,000 Residential Commercial Main Catchment Area 100% \$1,391,000 972 \$1,431.02 mt Method based on NDA between all landowners in the	tal area: 1.74ha (encu Strategic Justification Cost Breakdown Property 81 Property 82	umbered). Ballarat West PSP Review Drainage Strategy Upo	Units 1.70	QUI DIL \$800,000 \$775,000	CC REFEREN DR (Cost) \$1,360, \$31,0



DI_LA_RB15	Retarding Basin 15 - Land				QUI	CK REFERENCE
Project Description	Acquisition of land for Retarding Basin 15, to	tal area: 2.25ha (encu	imbered)		DIL	DR LAND
Levy Type	Development	Strategic	Ballarat West PSP Review Drainage Strategy Upo	lata [assau 2024		
Category	Drainage	Justification	Ballarat west PSP Review Draillage Strategy Opt	Jate, Engeny, 2024		
						-
Cast	¢1 (07 F00	Cost Breakdown		Units	Rate	Cost
Cost External	\$1,687,500 0%	Property 83		2.25	\$750,000	\$1,687,500
Cost to MCA	\$1,687,500					
Applies To	Residential Commercial					
Applies 10	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,687,500					
Demand Units	972					
Levy Amount	\$1,736.05					
· · · ·	,,					
Cost Apportionme	nt Method	Costing				
	based on NDA between all landowners in the	Justification	SMEC Drainage Costs			
Ballarat West PSP						
		Indicative Project			Version	7.2
DI_LA_RB17	Retarding Basin 17 - Land	Trigger	As required for construction of the facility.		REF	55 CK REFERENCE
Project	Retarding Basin 17 - Land Acquisition of land for Retarding Basin 17, to	Trigger				CK REFERENCE
Project Description		Trigger	developable and encumbered)		QUI	CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 17, to	Trigger tal area: 3.56ha (both		date, Engeny, 2024	QUI	CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 17, to Development	Trigger tal area: 3.56ha (both Strategic Justification	developable and encumbered)	late, Engeny, 2024	QUI	CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 17, to Development Drainage	Trigger tal area: 3.56ha (both Strategic	developable and encumbered)	date, Engeny, 2024 Units	QUI	CK REFERENCE DR LANE Cost
Project Description evy Type Category Cost	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000	Trigger tal area: 3.56ha (both Strategic Justification	developable and encumbered)		QUI	CK REFERENCE
Project Description Levy Type Category Cost External	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0%	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	DR LANE
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANE Cost
Project Description evy Type Category Cost External Cost to MCA	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0%	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Commercial	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Commercial Main Catchment Area	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Commercial Main Catchment Area 100%	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Main Catchment Area 100% \$2,581,000	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Main Catchment Area 100% \$2,581,000 972	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Main Catchment Area 100% \$2,581,000	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Commercial Main Catchment Area 100% \$2,581,000 972 \$2,655.25	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown Property 96	n developable and encumbered) Ballarat West PSP Review Drainage Strategy Upo	Units	QUI	CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Commercial Main Catchment Area 100% \$2,581,000 972 \$2,655.25 nt Method	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown Property 96	developable and encumbered)	Units	QUI	CK REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost Apportioned	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Commercial Main Catchment Area 100% \$2,581,000 972 \$2,655.25 nt Method based on NDA between all landowners in the	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown Property 96	n developable and encumbered) Ballarat West PSP Review Drainage Strategy Upo	Units	QUI	CK REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Acquisition of land for Retarding Basin 17, to Development Drainage \$2,581,000 0% \$2,581,000 Residential Commercial Main Catchment Area 100% \$2,581,000 972 \$2,655.25 nt Method based on NDA between all landowners in the	Trigger tal area: 3.56ha (both Strategic Justification Cost Breakdown Property 96	n developable and encumbered) Ballarat West PSP Review Drainage Strategy Upo	Units	QUI	CK REFERENCE DR LANE Cost



DI_LA_RB18	Retarding Basin 18 - Land				QUI	CK REFERENCE
Project Description	Acquisition of land for Retarding Basin 18, to	tal area: 1.04ha (deve	elopable)		DIL	DR LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West PSP Review Drainage Strategy Upc	late, Engeny, 2024		
		Cost Breakdown		11.25	Rate	Cost
Cost	\$910,000	Property 65		Units 0.40	\$875,000	\$350,000
External	0%	Property 67		0.40	\$875,000	\$560,000
Cost to MCA	\$910.000	Fioperty 07		0.04	3873,000	\$300,000
Applies To	Residential Commercial					
Applies to	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$910,000					
Demand Units	972					
Levy Amount	\$936.18					
	\$550115					
Cost Apportionme	nt Method	Costing				
	based on NDA between all landowners in the	Justification	SMEC Drainage Costs			
Ballarat West PSP /		Justineation				
		Indicative Project	As required for construction of the facility.		Version	7.2
		Trigger	As required for construction of the facility.		REF	57
-	Retarding Basin 24 - Land Acquisition of land for Retarding Basin 24, to					CK REFERENCE
DI_LA_RB24 Project Description Levy Type			developable and encumbered)		QUI	CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 24, to	tal area: 3.6ha (both d		late, Engeny, 2024	QUI	CK REFERENCE
Project Description Levy Type	Acquisition of land for Retarding Basin 24, to Development	tal area: 3.6ha (both o Strategic Justification	developable and encumbered)		QUI	CK REFERENCE
Project Description Levy Type Category	Acquisition of land for Retarding Basin 24, to Development Drainage	tal area: 3.6ha (both o Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANE Cost
Project Description Levy Type Category Cost	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANE Cost \$2,295,000
Project Description Levy Type Category Cost External	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0%	tal area: 3.6ha (both o Strategic Justification Cost Breakdown	developable and encumbered)	Units	QUI	CK REFERENCE DR LANE Cost
Project Description Levy Type Category Cost Cost External Cost to MCA	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	DR LAND Cost \$2,295,000
Project Description Levy Type Category Cost Cost External Cost to MCA	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0%	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANE Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANE Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANE Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cell	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100%	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANN Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANN Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000 972	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANN Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000	tal area: 3.6ha (both o Strategic Justification Cost Breakdown Property 101	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANN Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000 972 \$2,499.91	tal area: 3.6ha (both of Strategic Justification Cost Breakdown Property 101 Property 102	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANN Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000 972 \$2,499.91	tal area: 3.6ha (both of Strategic Justification Cost Breakdown Property 101 Property 102	developable and encumbered)	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANN Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen Cost Apportioned	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000 972 \$2,499.91 Main Catchment Area	tal area: 3.6ha (both of Strategic Justification Cost Breakdown Property 101 Property 102	developable and encumbered) Ballarat West PSP Review Drainage Strategy Upo	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANE Cost \$2,295,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen Costs apportioned	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000 972 \$2,499.91 Main Catchment Area	tal area: 3.6ha (both of Strategic Justification Cost Breakdown Property 101 Property 102	developable and encumbered) Ballarat West PSP Review Drainage Strategy Upo	Units 3.40	QUI DIL Rate \$675,000 \$675,000	Cost \$2,295,000 \$135,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Acquisition of land for Retarding Basin 24, to Development Drainage \$2,430,000 0% \$2,430,000 Residential Commercial Main Catchment Area 100% \$2,430,000 972 \$2,499.91 Main Catchment Area	tal area: 3.6ha (both of Strategic Justification Cost Breakdown Property 101 Property 102	developable and encumbered) Ballarat West PSP Review Drainage Strategy Upo	Units 3.40	QUI DIL Rate \$675,000	CK REFERENCE DR LANE Cost \$2,295,000



DI_LA_RB26	Retarding Basin 26 - Land				QUIC	CK REFERENCE
Project Description	Acquisition of land for Retarding Basin 26, to	tal area: 1.43ha (deve	lopable)		DIL	DR LAND
Levy Type	Development	Strategic				
Category	Drainage	Justification	Ballarat West PSP Review Drainage Strategy Upd	late, Engeny, 2024		
category	Brandge	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$1,339,000	Property 68		1.04	\$875,000	\$910,000
External	0%	Property 87		3.40	\$1,100,000	\$3,740,000
Cost to MCA	\$1,339,000					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,339,000					
Demand Units	972					
Levy Amount	\$1,377.52					
Cost Apportionme		Costing	SMEC Drainage Costs			
Costs apportioned	based on NDA between all landowners in the	Justification				
Ballarat West PSP /	Area.	Ladianti a Daviant				
					Version	7.2
		Indicative Project	As required for construction of the facility.			
		Trigger	As required for construction of the facility.		REF	
DI_LA_RB27	Retarding Basin 27 - Land		As required for construction of the facility.		REF	59
DI_LA_RB27	Retarding Basin 27 - Land		As required for construction of the facility.		REF	
DI_LA_RB27 Project		Trigger	As required for construction of the facility. tal area: 4.48ha (both developable and encumbere	ed)	REF	59 CK REFERENCE
DI_LA_RB27 Project		Trigger		ed)	REF	59 CK REFERENCE
DI_LA_RB27 Project Description	Acquisition of land for Retarding Basin 27 (RE	Trigger 27, SB27B, WL27), to	tal area: 4.48ha (both developable and encumbere		REF QUIC DIL	59 CK REFERENCE
DI_LA_RB27 Project Description Levy Type	Acquisition of land for Retarding Basin 27 (RE Development	Trigger 27, SB27B, WL27), to Strategic			REF QUIC DIL	59 CK REFERENCE
DI_LA_RB27 Project Description Levy Type	Acquisition of land for Retarding Basin 27 (RE	Trigger 27, SB27B, WL27), to	tal area: 4.48ha (both developable and encumbere		REF QUIC DIL	59 CK REFERENCE
DI_LA_RB27 Project Description .evy Type	Acquisition of land for Retarding Basin 27 (RE Development	Trigger 27, SB27B, WL27), to Strategic	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024	REF QUIC DIL	59 CK REFERENCE
DI_LA_RB27 Project Description .evy Type Category	Acquisition of land for Retarding Basin 27 (RE Development Drainage	Trigger 327, SB27B, WL27), to Strategic Justification Cost Breakdown	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units	REF QUIQ DIL	59 CK REFERENCE DR LANE Cost
DI_LA_RB27 Project Description Levy Type Category Cost	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LANC Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External	Acquisition of land for Retarding Basin 27 (RE Development Drainage	Trigger 327, SB27B, WL27), to Strategic Justification Cost Breakdown	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units	REF QUIQ DIL	59 CK REFERENCE DR LANE Cost
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0%	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100% \$2,689,000	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100%	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100% \$2,689,000	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100% \$2,689,000 972 \$2,766.36	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134 Property 154	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100% \$2,689,000 972 \$2,766.36	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134 Property 154	tal area: 4.48ha (both developable and encumbere Ballarat West PSP Review Drainage Strategy Upd	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100% \$2,689,000 972 \$2,766.36	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134 Property 154	tal area: 4.48ha (both developable and encumbere	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100% \$2,689,000 972 \$2,766.36 ht Method based on NDA between all landowners in the	Trigger 227, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134 Property 154	tal area: 4.48ha (both developable and encumbere Ballarat West PSP Review Drainage Strategy Upd	late, Engeny, 2024 Units 1.13	REF DIL 5675,000 \$575,000	CK REFERENCE DR LANC \$762,750 \$1,926,250
DI_LA_RB27 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen Cost apportioned	Acquisition of land for Retarding Basin 27 (RE Development Drainage \$2,689,000 0% \$2,689,000 Residential Commercial Main Catchment Area 100% \$2,689,000 972 \$2,766.36 ht Method based on NDA between all landowners in the	Trigger 27, SB27B, WL27), to Strategic Justification Cost Breakdown Property 134 Property 154	tal area: 4.48ha (both developable and encumbere Ballarat West PSP Review Drainage Strategy Upd	late, Engeny, 2024 Units 1.13	REF QUIG DIL Rate \$675,000	CK REFERENCE DR LAND Cost \$762,750



DI_LA_RB29	Retarding Basin 29 - Land				QUIC	K REFERENCE
Project Description	Acquisition of land for Retarding Basin 29, to	tal area: 3.43ha (deve	elopable)		DIL	DR LAND
Levy Type Category	Development Drainage	Strategic Justification	Ballarat West PSP Review Drainage Strategy Upd	late, Engeny, 2024		
					Ditte	Cost
Cost	\$2,089,250	Cost Breakdown Property 153		Units 2.34	Rate \$625,000	\$1,462,500
External	0%	Property 154		1.09	\$575,000	\$626,750
Cost to MCA	\$2,089,250	Floperty 134		1.09	\$373,000	3020,730
Applies To	Residential Commercial					
Applies TO	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,089,250					
Demand Units	972					
Levy Amount	\$2,149.35					
	<i>42,1</i> ,0,000					
Cost Apportionme	nt Method	Costing				
	based on NDA between all landowners in the	Justification	SMEC Drainage Costs			
Ballarat West PSP					Version	7.2
DI_LA_SB30	Sediment Basin 30 - Land	Indicative Project Trigger	As required for construction of the facility.		REF	
DI_LA_SB30 Project Description	Acquisition of land for Sediment Basin 30, to	Trigger tal area: 0.59ha (both			REF	61 K REFERENCE
DI_LA_SB30 Project Description Levy Type	Acquisition of land for Sediment Basin 30, tot Development	Trigger tal area: 0.59ha (both Strategic	developable and encumbered).	ate, Engeny, 2024	REF QUIC DIL	61 K REFERENCE
DI_LA_SB30 Project Description Levy Type	Acquisition of land for Sediment Basin 30, to	Trigger tal area: 0.59ha (both		late, Engeny, 2024	REF QUIC DIL	61 K REFERENCE
DI_LA_SB30 Project Description Levy Type	Acquisition of land for Sediment Basin 30, tot Development	Trigger tal area: 0.59ha (both Strategic Justification	developable and encumbered).		REF QUIC DIL	61 K REFERENCE DR LAND
DI_LA_SB30 Project Description .evy Type Category	Acquisition of land for Sediment Basin 30, tor Development Drainage	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost	Acquisition of land for Sediment Basin 30, to Development Drainage \$649,000	Trigger tal area: 0.59ha (both Strategic Justification	developable and encumbered).		REF QUIC DIL	61 K REFERENCE DR LAND
DI_LA_SB30 Project Description Levy Type Category Cost External	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0%	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0%	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for Sediment Basin 30, tor Development Drainage \$649,000 0% \$649,000 Residential Commercial	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for Sediment Basin 30, to Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area 100%	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area 100% \$649,000	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area 100% \$649,000 972	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area 100% \$649,000	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area 100% \$649,000 972 \$667.67	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown	developable and encumbered). Ballarat West PSP Review Drainage Strategy Upd	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for Sediment Basin 30, to Development Drainage \$649,000 0% \$649,000 Residential Main Catchment Area 100% \$649,000 972 \$667.67 nt Method	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown Property 128	developable and encumbered).	Units	REF QUIC DIL	61 K REFERENCE DR LAND
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen Cost Apportionmen	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area 100% \$649,000 972 \$667.67 nt Method based on NDA between all landowners in the	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown Property 128	developable and encumbered). Ballarat West PSP Review Drainage Strategy Upd	Units	REF QUIC DIL	61 K REFERENCE DR LAND Cost
DI_LA_SB30 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for Sediment Basin 30, tot Development Drainage \$649,000 0% \$649,000 Residential Commercial Main Catchment Area 100% \$649,000 972 \$667.67 nt Method based on NDA between all landowners in the	Trigger tal area: 0.59ha (both Strategic Justification Cost Breakdown Property 128	developable and encumbered). Ballarat West PSP Review Drainage Strategy Upd	Units	REF QUIC DIL	61 K REFERENCE DR LAND



Project						
Description	Acquisition of Crown Land for the Mining Parl	k Active Open Space	Reserve: area 10.19ha		DIL	OS LAN
<b>.</b>	Destaural	Chantonia				
Levy Type	Development	Strategic	This project is required to provide adequate regi	onal open space fa	cilities for the new c	community.
Category	Open Space	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$6,623,500	Property 138		10.19	\$650,000	\$6,623,500
External	0%					
Cost to MCA	\$6,623,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$6,623,500					
Demand Units	931					
Levy Amount	\$7,112.43					
ct, mount	<i>\</i>					
Cost Apportionme	nt Method	Costing	Opteon Valuation			
The item is require	ed to serve the future population of the Ballarat	Justification				
West PSP Area onl	y, based on provision ratios.					
		Indicative Project		at 1 as at the discre	tion of Vanian	
		indicative r reject	No later than 4,800 dwellings occupied in precin	ct I of at the discre		1.2
DI_LA_11	Active Open Space - MAC (sub-precinct 1) - L	Trigger	the Responsible Authority for earlier provision		REF	
Project	Active Open Space - MAC (sub-precinct 1) - L Land acquisition (3.5ha) for the Glenelg Highv	Trigger	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active (		REF	63 CK REFERENCE
Project Description	Land acquisition (3.5ha) for the Glenelg Highv	Trigger and - Land acquisition vay (MAC) Active Op	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv	REF QUIG DIL	OS LAN
Project Description Levy Type	Land acquisition (3.5ha) for the Glenelg Highv Development	Trigger and - Land acquisition way (MAC) Active Op Strategic	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active (	Open Space Reserv	REF QUIG DIL	CK REFERENCE
Project Description Levy Type	Land acquisition (3.5ha) for the Glenelg Highv	Trigger and - Land acquisition vay (MAC) Active Op	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv	REF QUIG DIL	CK REFERENCE
Project Description Levy Type	Land acquisition (3.5ha) for the Glenelg Highv Development	Trigger and - Land acquisition way (MAC) Active Op Strategic	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv	REF QUIG DIL	CK REFERENCE
Project Description Levy Type Category	Land acquisition (3.5ha) for the Glenelg Highv Development	Trigger and - Land acquisitic vay (MAC) Active Op Strategic Justification	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	<b>Dpen Space Reserv</b> ve open space facili	re. QUIC DIL	CK REFERENCE OS LAN mmunity.
Project Description Levy Type Category Cost	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space	Trigger and - Land acquisitio way (MAC) Active Op Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	<b>Open Space Reserv</b> ve open space facili Units	REF Pe. QUIC DIL ities for the new cor Rate	63 CK REFERENCE OS LAN nmunity. Cost
Project Description evy Type Category Cost External	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	REF Pe. QUIC DIL ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
roject Jescription evy Type ategory cost cost ixternal cost to MCA	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0%	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	REF Pe. QUIC DIL ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	REF Pe. QUIC DIL ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	REF Pe. QUIC DIL ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100%	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	REF Pe. QUIC DIL ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100% \$4,625,000	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	REF Pe. QUIC DIL ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100% \$4,625,000 931	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	re. Quic Dil ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100% \$4,625,000	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	re. Quic Dil ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100% \$4,625,000 931 \$4,966.41	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve. This project is required to provide adequate activ	Open Space Reserv ve open space facili Units 0.50	re. Quic Dil ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100% \$4,625,000 931 \$4,966.41 nt Method	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2 Property 3	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve.	Open Space Reserv ve open space facili Units 0.50	re. Quic Dil ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100% \$4,625,000 931 \$4,966.41 nt Method ed to serve the future population of the Ballarat	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2 Property 3	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve. This project is required to provide adequate activ	Open Space Reserv ve open space facili Units 0.50	re. Quic Dil ities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost \$425,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	Land acquisition (3.5ha) for the Glenelg Highv Development Open Space \$4,625,000 0% \$4,625,000 Residential Main Catchment Area 100% \$4,625,000 931 \$4,966.41 nt Method	Trigger and - Land acquisition way (MAC) Active Op Strategic Justification Cost Breakdown Property 2 Property 3	the Responsible Authority for earlier provision on (3.5ha) for the Glenelg Highway (MAC) Active ( en Space Reserve. This project is required to provide adequate activ	Dpen Space Reserv ve open space facili Units 0.50 3.00	REF e. QUIG DIL ities for the new cor Rate \$850,000 \$1,400,000	CK REFERENCE OS LAN mmunity. Cost \$425,000

Project						
Description	Land acquisition (9.03ha) for the Greenhalgh	s LAC Active Open Spa	ace Reserve.		DIL	OS LAN
evy Type	Development	Strategic	This project is required to provide adequate a	ctivo opon spaco facil	litios for the new co	mpunity
Category	Open Space	Justification	This project is required to provide adequate a	ctive open space faci	incles for the new con	minumey.
		Cost Breakdown		Units	Rate	Cost
Cost	\$7,675,500	Property 156		9.03	\$850,000	\$7,675,500
xternal	0%	11000119 200		5.05	<i>\$656,666</i>	<i>\$1,615,566</i>
Cost to MCA	\$7,675,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$7,675,500					
Demand Units	931					
evy Amount	\$8,242.09					
Cost Apportionme	ent Method	Costing	Opteon Valuation			
he item is require	ed to serve the future population of the Ballarat	Justification	opteon valuation			
Vest PSP Area on	ly, based on provision ratios.					
		Indicative Project	No later than 2,400 dwellings occupied in pre	cinct 2 or at the discr		7.2
		Telesco				
DI_LA_12a	Active Open Space - LAC (part a) (sub-precin precinct 2)	Trigger	the Responsible Authority for earlier provision cquisition of 1.3ha for Indoor Recreation Centr			65 CK REFERENCE
Project		ct 2) - Land - Land ad	quisition of 1.3ha for Indoor Recreation Centr		b-	CK REFERENCE
Project Description	precinct 2) Land acquisition of 1ha for Indoor Recreation	n Centre adjacent to I	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su	b- QUI	CK REFERENCE
Project Description Levy Type	precinct 2) Land acquisition of 1ha for Indoor Recreation Development	n Centre adjacent to l Strategic	quisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su	b- QUI	OS LANI
Project Description Levy Type	precinct 2) Land acquisition of 1ha for Indoor Recreation	n Centre adjacent to I	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su	b- QUI	CK REFERENCE
Project Description evy Type	precinct 2) Land acquisition of 1ha for Indoor Recreation Development	n Centre adjacent to l Strategic	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su	b- QUI	CK REFERENCE
Project Description evy Type Category	precinct 2) Land acquisition of 1ha for Indoor Recreation Development	n Centre adjacent to I Strategic Justification	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil	b- DIL lities for the new con	CK REFERENCE OS LANI mmunity.
Project Description evy Type Category Cost	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
Project Description Levy Type Category Cost External	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
roject Jescription evy Type ategory cost external cost to MCA	precinct 2)         Land acquisition of 1ha for Indoor Recreation         Development         Open Space         \$850,000         0%	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 0% \$850,000 Residential	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 0% \$850,000 Residential Main Catchment Area	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 %\$850,000 Residential Main Catchment Area 100%	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 0% \$850,000 Residential Main Catchment Area 100% \$850,000	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
roject Jescription evy Type Category Cost ixternal Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 %\$850,000 Residential Main Catchment Area 100% \$850,000 931	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 0% \$850,000 Residential Main Catchment Area 100% \$850,000	n Centre adjacent to I Strategic Justification Cost Breakdown	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 0% \$850,000 Residential Main Catchment Area 100% \$850,000 931 \$912.75	n Centre adjacent to I Strategic Justification Cost Breakdown	Equisition of 1.3ha for Indoor Recreation Centr AC (sub-precinct 2) This project is required to provide adequate a	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LANI mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 %\$850,000 Residential Main Catchment Area 100% \$850,000 931 \$912.75 ent Method	ct 2) - Land - Land ac n Centre adjacent to I Strategic Justification Cost Breakdown Property 156	cquisition of 1.3ha for Indoor Recreation Centr	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Demand Units Levy Amount Cost Apportionme The item is require	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 0% \$850,000 Residential Main Catchment Area 100% \$850,000 931 \$912.75 ent Method ed to serve the future population of the Ballarat	ct 2) - Land - Land ac n Centre adjacent to I Strategic Justification Cost Breakdown Property 156	Equisition of 1.3ha for Indoor Recreation Centr AC (sub-precinct 2) This project is required to provide adequate a	e adjacent to LAC (su ctive open space facil Units	b- QUI DIL lities for the new con	CK REFERENCE OS LAN mmunity. Cost
roject Description evy Type category Cost xternal cost to MCA opplies To cell opportionment capital Cost Demand Units evy Amount cost Apportionme the item is require	precinct 2) Land acquisition of 1ha for Indoor Recreation Development Open Space \$850,000 %\$850,000 Residential Main Catchment Area 100% \$850,000 931 \$912.75 ent Method	ct 2) - Land - Land ac n Centre adjacent to I Strategic Justification Cost Breakdown Property 156	Equisition of 1.3ha for Indoor Recreation Centr AC (sub-precinct 2) This project is required to provide adequate a	e adjacent to LAC (su ctive open space facil Units 1.00	b- QUI DIL lities for the new cor Rate \$850,000	CK REFERENCE OS LAN mmunity. Cost

roject						
Description	Land acquisition (8ha) for the Carngham Road	Active Open Space	Reserve colocated with the NAC.		DIL	OS LAND
evy Type	Development	Strategic				
Category	Open Space	Justification	This project is required to provide adequate activ	/e open space facili	ities for the new co	mmunity.
		Justification				
-		Cost Breakdown		Units	Rate	Cost
Cost	\$7,200,000	Property 212		0.16	\$900,000	\$144,000
xternal	0%	Property 213		3.84	\$900,000	\$3,456,000
Cost to MCA	\$7,200,000	Property 230		4.00	\$900,000	\$3,600,000
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$7,200,000					
Demand Units	931					
evy Amount	\$7,731.49					
,	+ · / · · -					
Cost Apportionmer	nt Method	Costing	CPG Report (p.64)			
he item is require	d to serve the future population of the Ballarat	Justification	CPG Report (p.64)			
	<ol> <li>based on provision ratios.</li> </ol>					
		Indicative Project	No later than 2,400 dwellings occupied in precine	t 1 or at the discre	tion of Vanian	7.0
			No later than 2,400 uwenings occupied in precinc	Lt 4 01 at the discre	etion of Version	7.2
DI_OS_1	AOS Reserve at MR Power Park (sub-precinc)	Trigger	the Responsible Authority for earlier provision		REF	
Project		Trigger			REF	67
Project Description	Construction of 4ha AOS Reserve at MR Powe car parking	Trigger t 1) er Park, including 1 fo	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup	REF OUI DIL	67 CK REFERENCE OS WORK
Project Description evy Type	Construction of 4ha AOS Reserve at MR Powe car parking Development	Trigger t 1) er Park, including 1 fc Strategic	the Responsible Authority for earlier provision	shment, water sup	REF OUI DIL	67 CK REFERENCE OS WORK
Project Description evy Type	Construction of 4ha AOS Reserve at MR Powe car parking	Trigger t 1) er Park, including 1 fo	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup	REF OUI DIL	67 CK REFERENCE OS WORK
Project Description evy Type	Construction of 4ha AOS Reserve at MR Powe car parking Development	Trigger t 1) er Park, including 1 fc Strategic	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup	REF OUI DIL	67 CK REFERENCE OS WORK
Project Description evy Type Category	Construction of 4ha AOS Reserve at MR Powe car parking Development	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
Project Description evy Type Category Cost	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
Project Description evy Type Category Cost External	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space \$8,434,635	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
roject Description evy Type ategory cost cost cost cost to MCA	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space \$8,434,635 0%	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of 4ha AOS Reserve at MR Power car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
Project Description evy Type Category Cost External Cost to MCA Applies To Cell	Construction of 4ha AOS Reserve at MR Power car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential Main Catchment Area	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential Main Catchment Area 100%	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential Main Catchment Area 100% \$8,434,635	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Construction of 4ha AOS Reserve at MR Power car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential Main Catchment Area 100% \$8,434,635 931	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential Main Catchment Area 100% \$8,434,635	Trigger t 1) er Park, including 1 for Strategic Justification	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units evy Amount Cost Apportionment	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space 38,434,635 0% \$8,434,635 Residential Main Catchment Area 100% \$8,434,635 931 \$9,057.26	Trigger <b>t 1)</b> er Park, including 1 for Strategic Justification Cost Breakdown Costing	the Responsible Authority for earlier provision botball/cricket oval, regional play space, site establi This project is required to provide adequate activ	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
roject Jescription evy Type category cost xternal cost to MCA spplies To cell spportionment capital Cost Jemand Units evy Amount cost Apportionmer	Construction of 4ha AOS Reserve at MR Power car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential Main Catchment Area 100% \$8,434,635 931 \$9,057.26	Trigger <b>t 1)</b> er Park, including 1 for Strategic Justification Cost Breakdown Costing	the Responsible Authority for earlier provision potball/cricket oval, regional play space, site establi	shment, water sup ve open space facili	PEF	67 CK REFERENCE OS WORK
roject Jescription evy Type lategory lost tost to MCA pplies To lell poportionment apital Cost Jemand Units evy Amount cost Apportionmer he item is require	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space 38,434,635 0% \$8,434,635 Residential Main Catchment Area 100% \$8,434,635 931 \$9,057.26	Trigger <b>t 1)</b> er Park, including 1 for Justification Cost Breakdown Costing Justification	the Responsible Authority for earlier provision botball/cricket oval, regional play space, site establi This project is required to provide adequate activ	shment, water sup /e open space facili Units	REF ply and DIL ities for the new cor	67 CK REFERENCE OS WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Fhe item is require	Construction of 4ha AOS Reserve at MR Powe car parking Development Open Space \$8,434,635 0% \$8,434,635 Residential Main Catchment Area 100% \$8,434,635 931 \$9,057.26 Mt Method d to serve the future population of the Ballarat	Trigger <b>t 1)</b> er Park, including 1 for Strategic Justification Cost Breakdown Costing	the Responsible Authority for earlier provision botball/cricket oval, regional play space, site establi This project is required to provide adequate activ	shment, water sup /e open space facili Units	REF ply and DIL ities for the new cor	67 CK REFERENCE OS WORK

Project Description		- ,				K REFERENCE
		Space reserve (10.19	9ha), including 3 soccer fields, local play space, was	ater retention and car	DIL	OS WOR
rescription	parking.					
evy Type	Development	Strategic				
Category	Open Space	Justification	This project is required to provide adequate act	tive open space facilit	es for the new com	nmunity.
		Justineation				
		Cost Breakdown		Units	Rate	Cost
Cost	\$15,524,364					
External	0%					
Cost to MCA	\$15,524,364					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$15,524,364					
Demand Units	931					
evy Amount	\$16,670.34					
,	1 - 9					
Cost Apportionmer	nt Method	Costing	Prowse			
The item is require	ed to serve the future population of the Ballarat	Justification	Flowse			
Nest PSP Area only	y, based on provision ratios.					
	,,	Indicative Project	No later than 4,800 dwellings occupied in preci	nct 1 or at the discret	ion of Version	7.2
		Trigger	the Responsible Authority for earlier provision		REF	69
DI_OS_3	AOS Reserve - MAC (sub-precinct 1)				QUIC	K REFERENCE
Project	Construction of Clancia History AOC Basers	o (2 Eho) odio contito	the MAAC including 2 season fields 1 suichet sitely		DI	OS WOR
Description	Construction of Gleneig Highway AOS Reserve		the MAC, including 2 soccer fields, 1 cricket pitch	i aliu cai parkilig.	DIL	OS WOR
T	Development	Stratogic				
evy Type	Development	Strategic	This project is required to provide adequate act	tive open space facilit	es for the new com	nmunity.
Category	Open Space	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$8,611,294	cost bi callao ini		onits	nace	cost
External	0%					
Cost to MCA	\$8,611,294					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$8,611,294					
Semenal Links	931					
Demand Units	\$9,246.96					
evy Amount	at Mathad	Costing				
evy Amount Cost Apportionmer		Costing	Opteon Valuation Report			
evy Amount Cost Apportionmer The item is require	ed to serve the future population of the Ballarat	U	Opteon Valuation Report			
evy Amount Cost Apportionmer The item is require		U	Opteon Valuation Report No later than 2,400 dwellings occupied in preci	not 1 or at the diagant	ion of Version	7.

	AOS Reserve - LAC (sub-precinct 2)				QUIC	K REFERENCE
Project	Construction of 9.03ha Greenhalghs AOS rese	erve adjacent to the I	AC, including 2 cricket/football ovals, 2 netball cou	irts, local play space	e, water DIL	OS WOR
Description	retention and car parking.				DIL	US WOR
evy Type	Development	Strategic		6 . H		
Category	Open Space	Justification	This project is required to provide adequate activ	ve open space facilit	ties for the new com	imunity.
0,						
+ -	¢12 242 80C	Cost Breakdown		Units	Rate	Cost
Cost	\$12,343,806					
External	0%					
Cost to MCA	\$12,343,806					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$12,343,806					
Demand Units	931					
Levy Amount	\$13,255.00					
Cost Apportionme		Costing	Opteon Valuation Report			
he item is require	d to serve the future population of the Ballarat	Justification	opteon valuation report			
Vest PSP Area onl	y, based on provision ratios.					
		Indicative Project	No later than 2,400 dwellings occupied in precine	ct 2 or at the discret		7.2
		Trigger	the Responsible Authority for earlier provision		REF	71
DI_OS_5a	AOS Reserve - NAC (sub-precinct 4) (part a)				QUIC	K REFERENCE
		erve adjacent to the	NAC, including 1 oval, rectangular courts, local play	y space, shelter, toil	ets and	
Project		erve adjacent to the	NAC, including 1 oval, rectangular courts, local play	/ space, shelter, toil		
Project Description	Construction of 4ha Carngham Road AOS Res car parking.	-	NAC, including 1 oval, rectangular courts, local play	y space, shelter, toil	ets and	
Project Description Levy Type	Construction of 4ha Carngham Road AOS Res car parking. Development	Strategic			ets and DIL	OS WOR
Project Description Levy Type	Construction of 4ha Carngham Road AOS Res car parking.	-	NAC, including 1 oval, rectangular courts, local play This project is required to provide adequate activ		ets and DIL	OS WOR
Project Description Levy Type	Construction of 4ha Carngham Road AOS Res car parking. Development	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space	Strategic			ets and DIL	OS WOR
Project Description Levy Type Category Cost	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0%	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External Cost to MCA	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273	Strategic Justification		ve open space facilit	ties for the new com	OS WOR
Project Description Levy Type Category Cost External Cost to MCA	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0%	Strategic Justification		ve open space facilit	ties for the new com	OS WOR
Project	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area 100%	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost Cost Cost to MCA Applies To Cell Capital Cost Demand Units	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area 100% \$2,782,273	Strategic Justification		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External Cost to MCA External Cost to MCA External Cost to MCA External Cost to MCA External Cost Cost Cost Cost Cost Cost Cost Cost Cost	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area 100% \$2,782,273 931 \$2,987.65	Strategic Justification Cost Breakdown		ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area 100% \$2,782,273 931 \$2,987.65 mt Method	Strategic Justification Cost Breakdown	This project is required to provide adequate activ	ve open space facilit	ties for the new com	os wor
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area 100% \$2,782,273 931 \$2,987.65	Strategic Justification Cost Breakdown		ve open space facilit	ties for the new com	os wor
roject Description evy Type category cost xternal cost to MCA opplies To cell opportionment capital Cost Demand Units evy Amount cost Apportionme the item is require	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area 100% \$2,782,273 931 \$2,987.65 mt Method	Strategic Justification Cost Breakdown	This project is required to provide adequate activ	ve open space facilit Units	ties for the new com	OS WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Fhe item is require	Construction of 4ha Carngham Road AOS Res car parking. Development Open Space \$2,782,273 0% \$2,782,273 Residential Main Catchment Area 100% \$2,782,273 931 \$2,987.65 mt Method d to serve the future population of the Ballarat	Strategic Justification Cost Breakdown	This project is required to provide adequate activ	ve open space facilit Units	ties for the new com	os wor

	AOS Reserve - NAC (sub-precinct 4) (part b)				QUIC	<b>KREFERENCE</b>
Project	Construction of 4ha AOS Reserve - West, inclu	uding 1 football/crick	et oval, rectangular hard courts, local play space and c	car parking.	DIL	OS WOR
Description						
evy Type	Development	Strategic	This project is required to provide adequate active o	non chaco faciliti	icc for the new com	munitu
Category	Open Space	Justification	This project is required to provide adequate active of	pen space faciliti	les for the new com	munity.
		Cost Breakdown		Units	Rate	Cost
Cost	\$8,434,635	COST DI Editudi		Units	Nate	COST
External	0%					
Cost to MCA	\$8,434,635					
Applies To	Residential					
appres to	Residential					
ell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$8,434,635					
Demand Units	931					
evy Amount	\$9,057.26					
ost Apportionme	ent Method	Costing				
	ed to serve the future population of the Ballarat	Justification	Opteon Valuation Report			
	ly, based on provision ratios.					
Vesti Si Alea on	ry, based on provision ratios.	Indicative Project	No later than 2,400 dwellings occupied in precinct 4	or at the discret	ion of Version	7.
		Trigger	the Responsible Authority for earlier provision		REF	73
DI_OS_6	Indoor Recreation Centre (8 courts) adjacent	t to LAC (sub-precinc	t 2)		QUIC	K REFERENCE
Project	Indoor Recreation Centre (8 courts) adjacent Construction of Indoor Recreation Centre adj	• •			QUICH	
Project Description	Construction of Indoor Recreation Centre adj	jacent to the Greenh	alghs AOS Reserve (8 courts)		DIL	OS WOI
Project Description Levy Type	Construction of Indoor Recreation Centre adj	jacent to the Greenh Strategic		open space faciliti	DIL	OS WOP
Project Description evy Type	Construction of Indoor Recreation Centre adj	jacent to the Greenh	alghs AOS Reserve (8 courts)	open space faciliti	DIL	OS WOI
Project Description evy Type	Construction of Indoor Recreation Centre adj	jacent to the Greenh Strategic	alghs AOS Reserve (8 courts)	open space faciliti Units	DIL	OS WOI
Project Description evy Type Category	Construction of Indoor Recreation Centre adj	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WO
Project Description evy Type Category Cost	Construction of Indoor Recreation Centre ad Development Open Space	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WOI
Project Description Levy Type Category Cost	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WO
roject Description evy Type ategory Cost External Cost to MCA	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50%	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WOI
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of Indoor Recreation Centre adj Development Open Space \$58,004,362 \$29,002,181 Residential	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WOI
Project Description evy Type Category Cost External Cost to MCA Applies To Cell	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 \$29,002,181 Residential Main Catchment Area	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WO
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50%	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WOI
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50% \$29,002,181	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WO
roject Description evy Type Category Cost External Cost to MCA Applies To Cell Captral Cost Demand Units	Construction of Indoor Recreation Centre adj Development Open Space \$58,004,362 \$29,002,181 Residential Main Catchment Area 50% \$29,002,181 931	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WOI
roject vescription evy Type ategory ost xternal iost to MCA ipplies To rell ipportionment apital Cost permand Units	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50% \$29,002,181	jacent to the Greenh Strategic Justification	alghs AOS Reserve (8 courts)		DIL DIL	OS WOI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of Indoor Recreation Centre add Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50% \$29,002,181 931 \$31,143.06	jacent to the Greenh Strategic Justification Cost Breakdown	- alghs AOS Reserve (8 courts) This project is required to provide adequate active o		DIL DIL	OS WOI
roject bescription evy Type category Cost xternal cost to MCA spplies To cell spportionment capital Cost bemand Units evy Amount cost Apportionme	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50% \$29,002,181 931 \$31,143.06 ent Method	acent to the Greenh Strategic Justification Cost Breakdown	alghs AOS Reserve (8 courts)		DIL DIL	OS WOI
roject bescription evy Type fategory fost stategory fost strenal fost to MCA upplies To fell upportionment fapital Cost bemand Units evy Amount fost Apportionme 0% of costs in thi	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50% \$29,002,181 931 \$31,143.06 ent Method is item have been apportioned externally to	jacent to the Greenh Strategic Justification Cost Breakdown	- alghs AOS Reserve (8 courts) This project is required to provide adequate active o		DIL DIL	OS WO
roject vescription evy Type ategory ost xternal ost to MCA spplies To rell apportionment apital Cost permand Units evy Amount ost Apportionme 0% of costs in thi eflect the propor	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50% \$29,002,181 931 \$31,143.06 ent Method is item have been apportioned externally to tion of works need to support the future	jacent to the Greenh Strategic Justification Cost Breakdown	ADS Reserve (8 courts) This project is required to provide adequate active o	Units	ies for the new com	OS WOI
roject Description evy Type Category Cost external Cost o MCA opplies To Cell opportionment Capital Cost Demand Units evy Amount Cost Apportionme Cost Apportionme Cost Apportionme	Construction of Indoor Recreation Centre ad Development Open Space \$58,004,362 50% \$29,002,181 Residential Main Catchment Area 50% \$29,002,181 931 \$31,143.06 ent Method is item have been apportioned externally to tion of works need to support the future ullarat West PSP. , based on the Community	acent to the Greenh Strategic Justification Cost Breakdown	- alghs AOS Reserve (8 courts) This project is required to provide adequate active o	Units	ies for the new com	OS WOI

roject	Acquisition of land for t	he Western Link Roa	d reserve (20m) betw	een Carngham Road and Glenelg Highway: lengtl	2650m width 20m		K REFERENCE
escription	5.3ha	ne western Link Roa		teen carrigham toad and cleneig righway. lengti	12030m, width 20m,	DIL	RD LANE
escription	3.311d						
evy Type	Develo	oment	Strategic	This project is required to provide for the orde	rly and proper develo	poment of the area a	and ensures that
Category	Road Con		Justification	the road hierarchy caters for traffic growth.			
acceony	noud con		Justification	the road merarchy caters for traine growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$4,323	3,750	Property 155		1.73	\$825,000	\$1,427,250
xternal	09	6	Property 208		1.25	\$800,000	\$1,000,000
ost to MCA	\$4,323	3,750	Property 209		1.78	\$800,000	\$1,424,000
pplies To	Residential	Commercial	Property 220		0.54	\$875,000	\$472,500
ell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$4,323						
emand Units	97	,					
evy Amount	\$4,44						
		0.14					
Cost Apportionme	nt Method		Costing	Opteon Valuation Report			
hat part of the W	estern Link Road reservat	on which is required	Justification				
serve the PSP ar	rea only. Land for future d	uplication to act as a					
	•						
			Indicative Project	In stages as immediately adjacent land is subd	vided OR when reau	ired for Version	7.2
, pass for the ma	ler city is not included.		Indicative Project Trigger	In stages as immediately adjacent land is subd road construction.	vided OR when requi	ired for Version REF	7.2
DI_LA_15	Ascot Gardens Drive E	ttension - Land	-		vided OR when requi	REF	
DI_LA_15	Ascot Gardens Drive Ex		Trigger	road construction.		REF QUIC	7.2 75 K REFERENCE
DI_LA_15 Project	Ascot Gardens Drive Ex		Trigger			REF	
DI_LA_15 Project	Ascot Gardens Drive Ex		Trigger	road construction.		REF QUIC	K REFERENCE
	Ascot Gardens Drive Ex	ot Gardens Drive ext	Trigger	road construction.	266m, width 24m, are	REF QUIC	RD LANE
DI_LA_15 roject rescription evy Type	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha	ot Gardens Drive ext	Trigger ension between exist	road construction.	266m, width 24m, are	REF QUIC	RD LANE
DI_LA_15 roject rescription evy Type	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develop	ot Gardens Drive ext	Trigger ension between exist Strategic Justification	road construction.	266m, width 24m, are	REF QUIC 222: DIL oppment of the area a	RD LANE
DI_LA_15 roject lescription evy Type ategory	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoj Road Con	ot Gardens Drive ext oment struction	Trigger ension between exist Strategic Justification Cost Breakdown	road construction.	266m, width 24m, are rly and proper develo Units	REF QUIC Paa: DIL Popment of the area a Rate	RD LANE
DI_LA_15 roject lescription evy Type lategory	Ascot Gardens Drive ED Land acquisition for Asc 0.64ha Develop Road Con \$738	ot Gardens Drive ext oment struction 500	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject escription evy Type ategory tost xternal	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoy Road Con \$738 09	oot Gardens Drive ext oment struction 500	Trigger ension between exist Strategic Justification Cost Breakdown	road construction.	266m, width 24m, are rly and proper develo Units	REF QUIC Paa: DIL Popment of the area a Rate	RD LANE
DI_LA_15 roject bescription evy Type ategory tost ternal tost to MCA	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoj Road Con \$738, 09 \$738,	on Gardens Drive ext oment struction 500 6 500	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 Project Description evy Type ategory cost ategory	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoy Road Con \$738 09	oot Gardens Drive ext oment struction 500	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 Project Description evy Type Category Cost Cost Cost Cost to MCA Cost to MCA Cost To MCA	Ascot Gardens Drive ED Land acquisition for Asc 0.64ha Develoj Road Con \$738 09 \$738 Residential	ot Gardens Drive ext oment struction 500 6 500 Commercial	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 Project Description evy Type Category Cost External Cost to MCA Applies To Cell	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoy Road Con \$738 09 \$738 Residential Main Catch	ort Gardens Drive ext oment struction 500 6 500 Commercial ment Area	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject bescription evy Type ategory tost tetrnal tost to MCA pplies To tell pportionment	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoj Road Con \$738 09 \$738 Residential Main Catch 100	ot Gardens Drive ext oment struction 500 6 500 Commercial ment Area	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject bescription evy Type iategory tost xternal iost to MCA ipplies To iell iopportionment iapital Cost	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develop Road Con \$738 09 \$738 Residential Main Catch 100 \$738	ot Gardens Drive ext oment struction 500 6 500 Commercial ment Area % 500	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject tescription evy Type ategory ost ost to MCA pplies To ell pportionment apital Cost temand Units	Ascot Gardens Drive EX Land acquisition for Asc 0.64ha Develop Road Com \$738 09 \$738 Residential Main Catch 100 \$738 97	ot Gardens Drive ext oment struction 500 500 Commercial % 500 2	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject tescription evy Type ategory ost ost to MCA pplies To ell pportionment apital Cost temand Units	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develop Road Con \$738 09 \$738 Residential Main Catch 100 \$738	ot Gardens Drive ext oment struction 500 500 Commercial % 500 2	Trigger ension between exist Strategic Justification Cost Breakdown Property 29	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject bescription evy Type ategory ost evy Type ategory ost tell pportionment apital Cost bemand Units evy Amount	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoy Road Con \$738 0 \$738 Residential Main Catch 100 \$738 97 \$755	ot Gardens Drive ext oment struction 500 500 Commercial % 500 2	Trigger ension between exist Strategic Justification Cost Breakdown Property 29 Property 57	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject bescription evy Type iategory iost txternal iost to MCA .pplies To iell .pportionment iapital Cost bemand Units evy Amount iost Apportionment	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoy Road Con \$738 (0) \$738 Residential Main Catch 100 \$738 97 \$755	ot Gardens Drive ext pment struction 500 6 500 Commercial ment Area % 500 2 2 1.75	Trigger ension between exist Strategic Justification Cost Breakdown Property 29 Property 57	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject escription evy Type ategory ost eternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionment	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoy Road Con \$738 0 \$738 Residential Main Catch 100 \$738 97 \$755	ot Gardens Drive ext pment struction 500 6 500 Commercial ment Area % 500 2 2 1.75	Trigger ension between exist Strategic Justification Cost Breakdown Property 29 Property 57	road construction.	266m, width 24m, are rly and proper develo Units 0.63	REF QUIC Par Popment of the area a Rate \$1,150,000	RD LANE and ensures that Cost \$724,500
DI_LA_15 roject escription evy Type ategory ost eternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionment	Ascot Gardens Drive Ex Land acquisition for Asc 0.64ha Develoy Road Con \$738 (0) \$738 Residential Main Catch 100 \$738 97 \$755	ot Gardens Drive ext pment struction 500 6 500 Commercial ment Area % 500 2 2 1.75	Trigger ension between exist Strategic Justification Cost Breakdown Property 29 Property 57	road construction.	266m, width 24m, are rly and proper develo Units 0.63 0.01	REF aa: DIL popment of the area a Rate \$1,150,000 \$1,400,000	RD LANE and ensures that Cost \$724,500



	Webb Rd Widening - L	.and				QUIC	K REFERENCE
Project Description	Land acquisition to wic	den the existing 20m	Webb Road reservation	n to 24m (total area to be acquired 0.26ha)		DIL	RD LAN
_evy Type	Develo	opment	Strategic	This project is required to provide for the orderly a	nd proper deve	lopment of the area a	ind ensures tha
Category		struction	Justification	the road hierarchy caters for traffic growth.			
Jacobol 1	noud con		Justification	the road merarchy caters for traine growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$451	L,500	Property 19		0.08	\$2,400,000	\$192,000
xternal	0'	%	Property 23		0.05	\$1,800,000	\$90,000
ost to MCA	\$451	L,500	Property 24		0.05	\$1,300,000	\$65,000
pplies To	Residential	Commercial	Property 26		0.05	\$1,400,000	\$70,000
			Property 29		0.03	\$1,150,000	\$34,500
ell	Main Catch	nment Area					
pportionment	10	0%					
Capital Cost	\$451	L,500					
Demand Units	97	72					
evy Amount	\$46	4.49					
ost Apportionme	ent Method		Costing	Opteon Valuation Report			
ull cost apportior	ned to the PSP Area (inter	nal road network).	Justification	Opteon valuation report			
			Indicative Project	In stages as immediately adjacent land is subdivide	d OR when requ	uired for Version	7.2
						DEE	77
DI_LA_17	Schreenans Road wide	ening - Land	Trigger	road construction.		REF	K REFERENCE
Project		U U		road construction. vith Cherry Flat Road: length 1050m, width 4m, area:	0.42ha		K REFERENCE
DI_LA_17 Project Description .evy Type	Land acquisition for Sc	U U				QUIC	K REFERENCE
roject Description evy Type	Land acquisition for Sc	hreenans Road wider	ning and roundabout w	vith Cherry Flat Road: length 1050m, width 4m, area:		QUIC	K REFERENCE
roject escription evy Type	Land acquisition for Sc	hreenans Road wider	ning and roundabout w	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a		QUIC	K REFERENCE
roject Description evy Type	Land acquisition for Sc	hreenans Road wider	ning and roundabout w	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a		QUIC	K REFERENCE
roject Description evy Type Sategory	Land acquisition for Sc Develo Road Cor \$578	hreenans Road widen opment sstruction 3,500	ning and roundabout w Strategic Justification	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve	QUIC DIL lopment of the area a	K REFERENCE RD LAN and ensures that Cost \$48,000
roject bescription evy Type ategory cost	Land acquisition for Sc Develo Road Con \$578 0	hreenans Road wider opment istruction 8,500 %	ning and roundabout w Strategic Justification Cost Breakdown	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units	QUIC DIL lopment of the area a Rate	K REFERENCE RD LAN and ensures that Cost \$48,000 \$33,000
roject Jescription evy Type ategory fost xternal	Land acquisition for Sc Develo Road Con \$578 0	hreenans Road widen opment sstruction 3,500	ning and roundabout w Strategic Justification Cost Breakdown Property 42	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03	QUIC DIL lopment of the area a Rate \$1,600,000	K REFERENCE           RD         LAN           and ensures that           Cost           \$48,000           \$33,000
roject lescription evy Type ategory ost xternal ost to MCA	Land acquisition for Sc Develo Road Con \$578 0	hreenans Road wider opment istruction 8,500 %	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02	QUIC DIL lopment of the area a Rate \$1,600,000 \$1,650,000	K REFERENCE RD LAN ind ensures that Cost \$48,000 \$33,000 \$33,000 \$64,000
roject Description evy Type Category Cost Xternal Cost to MCA upplies To	Land acquisition for Sc Develo Road Con \$578 0 \$578 Residential	hreenans Road widen opment sstruction 3,500 % 3,500 Commercial	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48 Property 52	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02 0.02 0.04 0.03	QUIC DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,600,000 \$1,650,000	K REFERENCE RD LAN and ensures that Cost \$48,000 \$33,000 \$33,000 \$33,000 \$44,000 \$44,500
roject escription evy Type ategory ost xternal ost to MCA pplies To	Land acquisition for Sc Develo Road Con \$578 0 \$578 Residential Main Catch	hreenans Road widen ppment sstruction 3,500 % 3,500 Commercial nment Area	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02 0.02 0.02 0.04	QUIC DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000	K REFERENCE           RD         LAN           and ensures that         Cost           \$48,000         \$33,000           \$33,000         \$33,000           \$49,500         \$49,500           \$48,750         \$48,750
roject lescription evy Type lategory cost xternal lost to MCA .pplies To ell	Land acquisition for Sc Develo Road Cor \$578 0 \$578 Residential Main Catch 10	hreenans Road wider opment istruction 3,500 % 3,500 Commercial imment Area 0%	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48 Property 52	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02 0.02 0.04 0.03	QUIC DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,625,000 \$1,600,000	Cost           \$48,000           \$33,000           \$64,000           \$64,000           \$48,500           \$48,500           \$48,500           \$48,750           \$80,000
roject Description evy Type Category Cost Xternal Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition for Sc Develo Road Cor \$578 0 \$578 Residential Main Catch 10 \$578	hreenans Road wider ppment hstruction 3,500 % 3,500 Commercial nment Area 0% 3,500	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48 Property 52 Property 55 Property 56 Property 64	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02 0.02 0.04 0.03 0.03 0.05 0.09	QUIC DIL DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,600,000 \$1,600,000 \$1,400,000	K REFERENCE RD LAN and ensures that Cost \$48,000 \$33,000 \$48,000 \$49,500 \$44,750 \$80,000 \$126,000
roject Jescription evy Type ategory sost xternal sost to MCA pplies To sell pportionment apital Cost Demand Units	Land acquisition for SC Develo Road Cor \$578 0 \$578 Residential Main Catch 100 \$578 93	hreenans Road widen opment hstruction 3,500 % 3,500 Commercial hment Area 0% 3,500 72	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48 Property 52 Property 55 Property 56	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	Units 0.03 0.02 0.02 0.04 0.03 0.03 0.03 0.05	QUIC DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,625,000 \$1,600,000	K REFERENCE           RD         LAN           and ensures that         Cost           \$48,000         \$33,000           \$64,000         \$48,500           \$48,750         \$80,000
roject escription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost emand Units	Land acquisition for SC Develo Road Cor \$578 0 \$578 Residential Main Catch 100 \$578 93	hreenans Road wider ppment hstruction 3,500 % 3,500 Commercial nment Area 0% 3,500	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48 Property 52 Property 55 Property 56 Property 64	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02 0.02 0.04 0.03 0.03 0.05 0.09	QUIC DIL DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,600,000 \$1,600,000 \$1,400,000	K REFERENCE RD LAN and ensures that Cost \$48,000 \$33,000 \$48,000 \$49,500 \$44,750 \$80,000 \$126,000
roject bescription evy Type ategory cost xternal cost to MCA pplies To cell apital Cost iemand Units evy Amount	Land acquisition for Sc Develo Road Cor \$578 0 \$578 Residential Main Catch 10 \$578 95	hreenans Road widen opment hstruction 3,500 % 3,500 Commercial hment Area 0% 3,500 72	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 43 Property 44 Property 48 Property 55 Property 55 Property 56 Property 56 Property 64 Property 68	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02 0.02 0.04 0.03 0.03 0.05 0.09	QUIC DIL DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,600,000 \$1,600,000 \$1,400,000	K REFERENCE RD LAN and ensures that Cost \$48,000 \$33,000 \$48,000 \$49,500 \$44,750 \$80,000 \$126,000
roject escription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for Sc Develo Road Cor \$578 Residential Main Catch 10 \$578 93 \$59	hreenans Road wider ppment istruction 3,500 % 3,500 Commercial ment Area 0% 3,500 72 5.14	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48 Property 55 Property 55 Property 56 Property 56 Property 64 Property 68	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a the road hierarchy caters for traffic growth.	nd proper deve Units 0.03 0.02 0.02 0.04 0.03 0.03 0.05 0.09	QUIC DIL DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,600,000 \$1,600,000 \$1,400,000	K REFERENCE RD LAN and ensures that Cost \$48,000 \$33,000 \$48,000 \$49,500 \$44,750 \$80,000 \$126,000
roject lescription evy Type lategory lost tost xternal lost to MCA upplies To lell upportionment lapital Cost lemand Units evy Amount lost Apportionme	Land acquisition for Sc Develo Road Cor \$578 0 \$578 Residential Main Catch 10 \$578 95	hreenans Road wider ppment istruction 3,500 % 3,500 Commercial ment Area 0% 3,500 72 5.14	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 43 Property 44 Property 48 Property 55 Property 55 Property 56 Property 56 Property 64 Property 68	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a	nd proper deve Units 0.03 0.02 0.02 0.04 0.03 0.03 0.05 0.09	QUIC DIL DIL lopment of the area a \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,600,000 \$1,600,000 \$1,400,000	K REFERENCE           RD         LAN           and ensures that         Cost           \$48,000         \$33,000           \$64,000         \$49,500           \$48,750         \$80,000           \$80,000         \$126,000
roject escription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for Sc Develo Road Cor \$578 Residential Main Catch 10 \$578 93 \$59	hreenans Road wider ppment istruction 3,500 % 3,500 Commercial ment Area 0% 3,500 72 5.14	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 43 Property 44 Property 48 Property 55 Property 55 Property 56 Property 56 Property 64 Property 68 Costing Justification	vith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a the road hierarchy caters for traffic growth.	Units 0.03 0.02 0.04 0.03 0.03 0.03 0.05 0.09 0.11	QUIC DIL DIL lopment of the area a Rate \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,625,000 \$1,600,000 \$1,600,000 \$1,400,000 \$1,400,000	K REFERENCE           RD         LAN           and ensures that         Cost           \$48,000         \$33,000           \$33,000         \$49,500           \$48,750         \$80,000           \$126,000         \$96,250
roject Description evy Type category Cost txternal cost to MCA spplies To cell spportionment capital Cost bemand Units evy Amount cost Apportionme	Land acquisition for Sc Develo Road Cor \$578 Residential Main Catch 10 \$578 93 \$59	hreenans Road wider ppment istruction 3,500 % 3,500 Commercial ment Area 0% 3,500 72 5.14	ning and roundabout w Strategic Justification Cost Breakdown Property 42 Property 43 Property 44 Property 48 Property 55 Property 55 Property 56 Property 56 Property 64 Property 68	rith Cherry Flat Road: length 1050m, width 4m, area: This project is required to provide for the orderly a the road hierarchy caters for traffic growth.	Units 0.03 0.02 0.04 0.03 0.03 0.03 0.05 0.09 0.11	QUIC DIL DIL lopment of the area a Rate \$1,600,000 \$1,650,000 \$1,650,000 \$1,650,000 \$1,625,000 \$1,600,000 \$1,600,000 \$1,400,000 \$1,400,000	K REFERENCE           RD         LAN           and ensures that         Cost           \$48,000         \$33,000           \$64,000         \$49,500           \$48,750         \$80,000           \$80,000         \$126,000

DI_LA_18	Schreenans Road exten	sion (re-routed) - L	and			QUIC	K REFERENCE
roject Description	Land acquisition for re-r	outed Schreenans F	oad between existing	reserve and Ross Creek Road: 287.5m x 24m, a	area 0.69ha.	DIL	RD LAND
	Davialari		Stratogic	This project is required to provide for the or	darky and proper daya	appropriate of the area of	and ansuras that
Levy Type	Develop		Strategic			opinient of the area a	and ensures that
Category	Road Cons	truction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$690,0		Property 86		0.69	\$1,000,000	\$690,000
External	0%						
Cost to MCA	\$690,	000					
Applies To	Residential	Commercial					
Cell	Main Catchr	ment Area					
Apportionment	100						
Capital Cost	\$690,0						
Demand Units	972						
Levy Amount	\$709						
evy / mount	ç703.	.05					
Cost Apportionme	ent Method		Costing	Ontoon Valuation Panart			
ull cost apportior	ned to the PSP Area (interna	al road network).	Justification	Opteon Valuation Report			
			Indicative Project	In stages as immediately adjacent land is sul	bdivided OR when requ		7.2
			The second second	and a second sec			
DI 1A 19	Cobden Street extensio	n (re-routed) - Land	Trigger	road construction.		REF	
	Cobden Street extensio		I	road construction. erve and Ross Creek Road: 258m x 24m, area	0.62ha.		CK REFERENCE
Project Description	Land acquisition for re-r	outed Cobden Stree	I et between existing res	erve and Ross Creek Road: 258m x 24m, area		QUIC	RD LAND
Project Description Levy Type	Land acquisition for re-r	outed Cobden Stree	I et between existing res Strategic	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel	QUIC	CK REFERENCE
Project Description Levy Type	Land acquisition for re-r	outed Cobden Stree	I et between existing res	erve and Ross Creek Road: 258m x 24m, area	derly and proper devel	QUIC	CK REFERENCE
Project Description Levy Type	Land acquisition for re-r	outed Cobden Stree	I et between existing res Strategic	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel	QUIC	CK REFERENCE
Project Description Levy Type Category	Land acquisition for re-r	outed Cobden Stree ment truction	t t between existing res Strategic Justification	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel	QUIC DIL opment of the area a	RD LAND
Project Description Levy Type Category Cost	Land acquisition for re-r Develop Road Cons	outed Cobden Stree ment truction	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LAND and ensures that Cost
Project Description Levy Type Category Cost External	Land acquisition for re-r Develop Road Cons \$620,1	outed Cobden Stree	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LAND and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA	Land acquisition for re-r Develop Road Cons \$620,0 0%	outed Cobden Stree	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LANE and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition for re-r Develop Road Cons \$620, %620, Residential	outed Cobden Stree	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LANE and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition for re-r Develop Road Cons \$620,1 0% \$620,1 Residential Main Catchr	outed Cobden Stree	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	RD LANG
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Land acquisition for re-r Develop Road Cons \$620, 0% \$620, Residential Main Catchr 100	outed Cobden Stree iment truction 000 Commercial ment Area %	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	RD LANG
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition for re-r Develop Road Cons \$620, 0% \$620, Residential Main Catchr 100 \$620,	outed Cobden Stree ment truction 000 Commercial ment Area % 000	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LANE and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition for re-r Develop Road Cons \$620,1 0% \$620,1 Residential Main Catchr 1000 \$620,1 972	outed Cobden Stree ment truction 000 000 Commercial ment Area % 000 2	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LANE and ensures that Cost
Project	Land acquisition for re-r Develop Road Cons \$620, 0% \$620, Residential Main Catchr 100 \$620,	outed Cobden Stree ment truction 000 000 Commercial ment Area % 000 2	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LANE and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition for re-r Develop Road Cons \$620, % Residential Main Catchr 100 \$620, 977 \$637	outed Cobden Stree ment truction 000 000 Commercial ment Area % 000 2	t between existing res Strategic Justification Cost Breakdown	erve and Ross Creek Road: 258m x 24m, area i This project is required to provide for the or the road hierarchy caters for traffic growth.	derly and proper devel Units	QUIC DIL opment of the area a Rate	CK REFERENCE RD LANE and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Deportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition for re-r Develop Road Cons \$620, % Residential Main Catchr 100 \$620, 977 \$637	outed Cobden Stree ment truction 000 Commercial ment Area % 000 2 .84	Strategic Justification Cost Breakdown Property 97	erve and Ross Creek Road: 258m x 24m, area This project is required to provide for the or	derly and proper devel Units	QUIC DIL opment of the area a Rate	RD LANG
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Deportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition for re-r Develop Road Cons \$620, %620, %620, Residential Main Catchr 100 \$620, 977 \$637.	outed Cobden Stree ment truction 000 Commercial ment Area % 000 2 .84	Strategic Justification Cost Breakdown Property 97	erve and Ross Creek Road: 258m x 24m, area of This project is required to provide for the or the road hierarchy caters for traffic growth.	rderly and proper devel Units 0.62	QUIC DIL opment of the area a Rate \$1,000,000	RD LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition for re-r Develop Road Cons \$620, %620, %620, Residential Main Catchr 100 \$620, 977 \$637.	outed Cobden Stree ment truction 000 Commercial ment Area % 000 2 .84	Strategic Justification Cost Breakdown Property 97	erve and Ross Creek Road: 258m x 24m, area i This project is required to provide for the or the road hierarchy caters for traffic growth.	rderly and proper devel Units 0.62	QUIC DIL opment of the area a Rate \$1,000,000	CK REFERENCE RD LANE and ensures that Cost

	Cobden Street widenin	g - Land				QUIC	CK REFERENCE
Project	Land acquisition for wid	lening of existing Co	bden Street reservatio	on between Bonshaw Street and beginning of r	e-routed alignment. 4n		RD LAN
Description	1000m, area 0.40ha.					DIL	RD LAN
<b>. .</b>	Di sta		Chustania	This project is required to provide for the sec			
Levy Type	Develop		Strategic	This project is required to provide for the or	derly and proper devel	opment of the area a	and ensures tha
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$350,	750	Property 99		0.22	\$900,000	\$198,000
External	0%		Property 104		0.05	\$675,000	\$33,750
Cost to MCA	\$350,	750	Property 103		0.13	\$1,300,000	\$169,000
Applies To	Residential	Commercial					. ,
Cell	Main Catch						
Apportionment	100						
Capital Cost	\$350,						
Demand Units	97						
Levy Amount	\$360	.84					
Cost Apportionme	ent Method		Costing				
	ned to the PSP Area (intern	al road network).	Justification	Opteon Valuation Report			
			Indicative Project	In stages as immediately adjacent land is su	bdivided OR when requ	ired for Version	7.2
			Trigger	road construction.		REF	81
DI_LA_21	Cobden Street link to B	ells Road - Land				QUIC	CK REFERENCE
Project			ervation to link southe	rn limit of existing reservation with Bells Road	. 24m x 35m, area 0.08l		
Project Description	Land acquisition for nev	v Cobden Street rese		-		na. DIL	RD LAN
Project Description Levy Type	Land acquisition for new Develop	v Cobden Street rese oment	Strategic	This project is required to provide for the or		na. DIL	RD LAN
Project Description Levy Type	Land acquisition for nev	v Cobden Street rese oment		-		na. DIL	RD LAN
Project Description Levy Type	Land acquisition for new Develop	v Cobden Street rese oment	Strategic	This project is required to provide for the or		na. DIL	RD LAN
Project Description Levy Type Category	Land acquisition for new Develop	v Cobden Street rese oment struction	Strategic Justification	This project is required to provide for the or	derly and proper devel	na. DIL	RD LAN
Project Description Levy Type Category Cost	Land acquisition for new Develop Road Cons \$46,0 0%	v Cobden Street reso oment struction 000	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL opment of the area a	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA	Land acquisition for new Develop Road Cons \$46,0	v Cobden Street reso oment struction 2000 6 2000	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL opment of the area a	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA	Land acquisition for new Develop Road Cons \$46,0 0%	v Cobden Street reso oment struction 000	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL opment of the area a	RD LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition for new Develop Road Cons \$46,0 0%	v Cobden Street reso pment struction 2000 6 2000 Commercial	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL opment of the area a	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition for new Develop Road Cons \$46, 0% \$46, Residential	v Cobden Street reso pment struction 5000 6 3000 Commercial ment Area	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL opment of the area a	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Land acquisition for new Develop Road Cons \$46,0 % \$46,0 Residential Main Catche	v Cobden Street reso oment struction 2000 6 2000 Commercial ment Area %	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition for new Develop Road Cons \$46,( 0% \$46,( Residential Main Catchi 100	v Cobden Street rese oment struction 2000 6 2000 Commercial ment Area % 2000	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition for new Develop Road Cons \$46,0 0% \$46,0 Residential Main Catch 100 \$46,0	v Cobden Street reso pment struction 2000 6 2000 Commercial ment Area % 2000 2	Strategic Justification Cost Breakdown	This project is required to provide for the or	derly and proper devel Units	na. DIL	RD LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Land acquisition for new Develop Road Cons \$46,( 0% \$46,( Residential Main Catch 100 \$46,( 97 \$47.	v Cobden Street reso pment struction 2000 6 2000 Commercial ment Area % 2000 2	Strategic Justification Cost Breakdown Property 154	This project is required to provide for the or	derly and proper devel Units	na. DIL	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition for new Develop Road Cons \$46,0 0% \$46,0 Residential Main Catch 100 \$46,0 97 \$47. ent Method	v Cobden Street rese pment struction 2000 6 2000 Commercial ment Area % 2000 2 32	Strategic Justification Cost Breakdown Property 154	This project is required to provide for the or	derly and proper devel Units	na. DIL	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition for new Develop Road Cons \$46,( 0% \$46,( Residential Main Catch 100 \$46,( 97 \$47.	v Cobden Street rese pment struction 2000 6 2000 Commercial ment Area % 2000 2 32	Strategic Justification Cost Breakdown Property 154	This project is required to provide for the or the road hierarchy caters for traffic growth.	derly and proper devel Units	na. DIL opment of the area a	RD LAN and ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition for new Develop Road Cons \$46,0 0% \$46,0 Residential Main Catch 100 \$46,0 97 \$47. ent Method	v Cobden Street rese pment struction 2000 6 2000 Commercial ment Area % 2000 2 32	Strategic Justification Cost Breakdown Property 154	This project is required to provide for the or the road hierarchy caters for traffic growth.	derly and proper devel	na. DIL opment of the area a Rate \$575,000	RD LAN
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Land acquisition for new Develop Road Cons \$46,0 0% \$46,0 Residential Main Catch 100 \$46,0 97 \$47. ent Method	v Cobden Street rese pment struction 2000 6 2000 Commercial ment Area % 2000 2 32	Strategic Justification Cost Breakdown Property 154	This project is required to provide for the or the road hierarchy caters for traffic growth.	derly and proper devel	na. DIL opment of the area a Rate \$575,000	RD LAN



roject	Acquisition of road rocor	rve for new north o	outh road in sub-procir	nct 2. Reserve width: 24m, length 1483m, are	a. 3 56ha	DIL	RD LAN
escription	Acquisition of road reser	ive for new north so	outil road in sub-precil	ict 2. Reserve width. 24th, length 1485th, are	a. 5.5011a.	DIL	
evy Type	Develop	ment	Strategic	This project is required to provide for the c	orderly and proper devel	opment of the area a	and ensures that
Category	Road Cons	truction	Justification	the road hierarchy caters for traffic growth	۱.		
,			Justinication				
	¢2.055	750	Cost Breakdown		Units	Rate	Cost
Cost	\$3,065,		Property 156		1.00	\$850,000	\$850,000
xternal	0%		Property 157		0.97	\$850,000	\$824,500
Cost to MCA	\$3,065,		Property 158		1.59	\$875,000	\$1,391,250
pplies To	Residential	Commercial					
Cell	Main Catchn	nent Area					
pportionment	1009	%					
Capital Cost	\$3,065	,750					
Demand Units	972	2					
evy Amount	\$3,153	3.95					
	an Marila a d		Casting				
Cost Apportionme			Costing	Opteon Valuation Report			
ull cost apportion	ned to the PSP Area (interna	al road network).	Justification				
			Indicative Project	In stages as immediately adjacent land is si	ubdivided OR when requ	ired for Version	7 1
-			Indicative Project Trigger nalghs Road between V	In stages as immediately adjacent land is so road construction. Viltshire Lane and the future Western Link Ro		REF	83 CK REFERENCE
Project	Land acquisition for the area: 0.91ha.	widening of Greenł	Trigger nalghs Road between V	road construction. Viltshire Lane and the future Western Link Ro	oad. Width: 4m, length: 2	2275m, DIL	RD LAN
Project Description	Land acquisition for the area: 0.91ha. Develop	widening of Greenh ment	Trigger	road construction.	oad. Width: 4m, length: 2	2275m, DIL	K REFERENCE RD LAN
roject escription evy Type	Land acquisition for the area: 0.91ha.	widening of Greenh ment	Trigger nalghs Road between V	road construction. Viltshire Lane and the future Western Link Ro	oad. Width: 4m, length: 2	2275m, DIL	K REFERENCE RD LAN
roject Description evy Type	Land acquisition for the area: 0.91ha. Develop	widening of Greenh ment	Trigger halghs Road between V Strategic Justification	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel 1.	2275m, QUIC 2000 DIL	RD LAN
roject Description evy Type Sategory	Land acquisition for the area: 0.91ha. Develop Road Cons	widening of Greenh ment truction	Trigger halghs Road between V Strategic Justification Cost Breakdown	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel 1. Units	REF 2275m, DIL lopment of the area a Rate	RD LAN and ensures that Cost
roject lescription evy Type ategory ost	Land acquisition for the area: 0.91ha. Develop	widening of Greent ment truction 250	Trigger halghs Road between V Strategic Justification	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel 1.	2275m, QUIC 2000 DIL	RD LAN
roject escription evy Type ategory ost xternal	Land acquisition for the area: 0.91ha. Develop Road Cons \$819,7	widening of Greenł ment truction 250	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel 1. Units 0.15	REF 2275m, DIL opment of the area a Rate \$825,000	RD LAN and ensures that Cost \$123,750
roject escription evy Type ategory ost evternal ost to MCA	Land acquisition for the area: 0.91ha. Develop Road Const \$819,7 0%	widening of Greenł ment truction 250	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 156	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel 1. Units 0.15 0.15	REF 2275m, QUIC DIL opment of the area a Rate \$825,000 \$850,000	K REFERENCE RD LAN and ensures that Cost \$123,750 \$127,500
roject escription evy Type ategory ost evternal ost to MCA	Land acquisition for the area: 0.91ha. Develop Road Cons <sup>3</sup> \$819,7 %	widening of Greent ment truction 250 250	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 156 Property 157	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel h. Units 0.15 0.15 0.15	REF 2275m, QUIO 2275m, DIL 00pment of the area a \$825,000 \$850,000 \$850,000	RD         LAN           and ensures that         Cost           \$123,750         \$127,500
roject lescription evy Type ategory ost xternal ost to MCA pplies To	Land acquisition for the area: 0.91ha. Develop Road Cons <sup>3</sup> \$819,7 %	widening of Green ment truction 250 250 Commercial	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 157 Property 157 Property 157	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel n. Units 0.15 0.15 0.15 0.15	REF 2275m, QUIC DIL 00pment of the area a \$825,000 \$850,000 \$850,000 \$850,000	RD         LAN           and ensures that         Cost           \$123,750         \$127,500           \$127,500         \$127,500           \$121,250         \$121,250
roject escription evy Type ategory ost xternal ost to MCA pplies To ell	Land acquisition for the area: 0.91ha. Develop Road Cons \$819,7 0% \$819,7 Residential	widening of Green ment truction 250 250 Commercial ment Area	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel n. 0.15 0.15 0.15 0.15 0.15 0.15 0.19	REF 2275m, QUIC 2275m, DIL 2275m, SREF 2275m, DIL 2275m, SREF 2275m, SREF 2755m, SREF 2755	K REFERENCE           RD         LAN           and ensures that         Cost           \$123,750         \$127,500           \$127,500         \$131,250           \$166,250         \$166,250
roject lescription evy Type lategory cost xternal cost to MCA .pplies To lell .pportionment	Land acquisition for the area: 0.91ha. Develop Road Cons \$819,4 0% \$819,4 Residential Main Catchn	widening of Greent ment truction 250 250 Commercial ment Area %	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 159 Property 159 Property 159	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel n. Units 0.15 0.15 0.15 0.15 0.15 0.19 0.04	REF 2275m, QUIC 2275m, DIL 2275m, State 2275m, State 2275	K REFERENCE           RD         LAN           and ensures that         123,750           \$127,500         \$127,500           \$127,500         \$127,500           \$127,500         \$127,500           \$146,250         \$44,000
roject Jescription evy Type category cost xternal cost to MCA spplies To cell spportionment capital Cost	Land acquisition for the area: 0.91ha. Develop Road Const \$819,7 % Residential Main Catchn 1005	widening of Green ment truction 250 250 Commercial ment Area % 250	Trigger Trigger Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel h. Units 0.15 0.15 0.15 0.15 0.15 0.19 0.04	REF 2275m, QUIO 2275m, DIL 2275m, DIL 2275m, SRE 2000 2275m, SRE 2000 2275m, SRE 2000 2275m, SRE 2000 2275m, SRE 2000 2275m, SRE 2000 2275m, SRE 2000 2275m, SRE 2000 2275m, SRE 2000 2000 2000 2000 2000 2000 2000 20	REFERENCE           RD         LAN           and ensures that           Cost         \$123,750           \$127,500         \$127,500           \$127,500         \$127,500           \$131,250         \$166,250           \$44,000         \$36,000
roject lescription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost lemand Units	Land acquisition for the area: 0.91ha. Develop Road Cons \$819,7 0% \$819,7 Residential Main Catchn 1000 \$819,7	widening of Green ment truction 250 250 Commercial ment Area % 250 250 2	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel h. Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04 0.03	REF 2275m, QUIC 2275m, DIL 2275m, DIL 2275m, Sef 2275m, Sef	R         REFERENCE           RD         LAN           and ensures that         123,750           \$127,500         \$127,500           \$131,250         \$166,250           \$44,000         \$36,000           \$46,500         \$46,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units Demand Units Levy Amount	Land acquisition for the area: 0.91ha. Develop Road Const \$819,7 %819,7 Residential Main Catchn 1005 \$819,7 972 \$842.	widening of Green ment truction 250 250 Commercial ment Area % 250 250 250	Trigger Trigger Strategic Justification Cost Breakdown Property 155 Property 155 Property 157 Property 159 Property 160 Property 161 Property 163 Property 163 Property 164	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel h. Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04 0.03	REF 2275m, QUIC 2275m, DIL 2275m, DIL 2275m, Sef 2275m, Sef	K REFERENCE           RD         LAN           and ensures th         123,750           \$123,750         \$127,500           \$131,250         \$166,250           \$44,000         \$36,000           \$36,000         \$46,500
roject escription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for the area: 0.91ha. Develop Road Cons \$819,7 0% \$819,7 Residential Main Catchn 1000 \$819,7 977 \$842. nt Method	widening of Greent ment truction 250 250 Commercial ment Area % 250 2 50 2 82	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163 Property 164 Costing	road construction. Viltshire Lane and the future Western Link Ro This project is required to provide for the c	oad. Width: 4m, length: 2 orderly and proper devel h. Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04 0.03	REF 2275m, QUIC 2275m, DIL 2275m, DIL 2275m, Sef 2275m, Sef	K REFERENCE           RD         LAN           and ensures the         123,750           \$123,750         \$127,500           \$131,250         \$166,250           \$36,000         \$36,000           \$46,500         \$46,500
roject Jescription evy Type lategory fost xternal lost to MCA upplies To fell upportionment lapital Cost Jemand Units evy Amount lost Apportionme	Land acquisition for the area: 0.91ha. Develop Road Const \$819,7 %819,7 Residential Main Catchn 1005 \$819,7 972 \$842.	widening of Greent ment truction 250 250 Commercial ment Area % 250 2 50 2 82	Trigger Trigger Strategic Justification Cost Breakdown Property 155 Property 155 Property 157 Property 159 Property 160 Property 161 Property 163 Property 163 Property 164	road construction. Wiltshire Lane and the future Western Link Ro This project is required to provide for the o the road hierarchy caters for traffic growth	oad. Width: 4m, length: 2 orderly and proper devel h. Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04 0.03	REF 2275m, QUIC 2275m, DIL 2275m, DIL 2275m, Sef 2275m, Sef	R         REFERENCE           RD         LAN           and ensures that         123,750           \$127,500         \$127,500           \$131,250         \$166,250           \$44,000         \$36,000           \$46,500         \$46,500
roject escription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for the area: 0.91ha. Develop Road Cons \$819,7 0% \$819,7 Residential Main Catchn 1000 \$819,7 977 \$842. nt Method	widening of Greent ment truction 250 250 Commercial ment Area % 250 2 50 2 82	Trigger halghs Road between V Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163 Property 164 Costing	road construction. Wiltshire Lane and the future Western Link Ro This project is required to provide for the o the road hierarchy caters for traffic growth	bad. Width: 4m, length: 2 brderly and proper devel n. Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04 0.04 0.03 0.01	REF 2275m, 2275m, 0pment of the area a 8825,000 \$850,000 \$850,000 \$875,000 \$875,000 \$875,000 \$1,100,000 \$900,000 \$1,550,000 165000000%	R         REFERENCE           RD         LAN           and ensures that         123,750           \$127,500         \$127,500           \$131,250         \$166,250           \$44,000         \$36,000           \$46,500         \$46,500

DI_LA_24	New north south road i	in sub-precinct 4 - I	Land			QUI	CK REFERENCE
Project Description	Land acquisition for nev	v north south road	reserve in sub-precinct	: 4: length: 2458m, width 24m, area: 5.89ha.		DIL	RD LAND
evy Type	Develop	oment	Strategic	This project is required to provide for the orde	rly and proper develo	opment of the area	and ensures that
Category	Road Cons	truction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$5,398	000	Property 211 (actual	al credit value)	1.94	\$950,000	\$1,843,000
External	0%	,	Property 218 (actu		1.94	\$900,000	\$1,746,000
Cost to MCA	\$5,398		Property 230		2.01	\$900,000	\$1,809,000
Applies To	Residential	Commercial	Troperty 200		2.01	\$500,000	<i>Ş</i> 1,005,000
ipplies i e	nesidentia	commercial					
Cell	Main Catchr	ment Area					
Apportionment	100	%					
Capital Cost	\$5,398	,000					
Demand Units	972	2					
Levy Amount	\$5,553	3.29					
Cost Apportionme	ent Method		Costing	Opteon Valuation Report			
ull cost apportion	ned to the PSP area (interna	al road network).	Justification	opteon valuation heport			
			Indicative Project	In stages as immediately adjacent land is subdi	vided OR when requ		7.2
			Trigger	road construction.		REF	85
-	New N-S Road (North) I		s Road and Cuzens Roa				CK REFERENCE
Project Description	Construction of new nor	rth-south road bety	s Road and Cuzens Roa	nd nd Cuzens Road to Link standard (747.5m)		QUI	CK REFERENCE
Project Description Levy Type	Construction of new nor	rth-south road betw oment	s Road and Cuzens Roa ween Cuthberts Road a Strategic	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	rly and proper develo	QUI	CK REFERENCE
Project Description Levy Type	Construction of new nor	rth-south road betw oment	s Road and Cuzens Roa	nd nd Cuzens Road to Link standard (747.5m)	rly and proper develo	QUI	CK REFERENCE
Project Description Levy Type	Construction of new nor	rth-south road betw oment	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORK
Project Description Levy Type Category	Construction of new nor Develop Road Cons	rth-south road betv oment struction	s Road and Cuzens Roa ween Cuthberts Road a Strategic	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	rly and proper develo Units	QUI	CK REFERENCE
Project Description Levy Type Category Cost	Construction of new nor Develop Road Cons \$3,103	rth-south road bety oment struction	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	RD WORK
Project Description Levy Type Category Cost External	Construction of new nor Develop Road Cons \$3,103 0%	rth-south road betw ment struction 5,436	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	RD WORK
Project Description Levy Type Category Cost External Cost to MCA	Construction of new nor Develop Road Cons \$3,103	rth-south road betw ment struction 5,436	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential	rth-south road betw oment struction 6 6 6 7436 Commercial	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential Main Catchr	rth-south road betw pment struction 9,436 6,436 Commercial ment Area	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential Main Catchr 100	rth-south road betw pment truction 1,436 5, 1,436 Commercial ment Area %	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential Main Catchr 100 \$3,103	rth-south road betw pment truction 5,436 6, ,436 Commercial ment Area % 1,436	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential Main Catchr 100 \$3,103 97	rth-south road betw pment struction 436 5 6 6 7 436 Commercial ment Area % 436 2	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORK
Project Description Levy Type Category Cost Cost Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential Main Catchr 100 \$3,103	rth-south road betw pment struction 436 5 6 6 7 436 Commercial ment Area % 436 2	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential Main Catchr 100 \$3,103 977 \$3,193	rth-south road betw pment struction 436 5 6 6 7 436 Commercial ment Area % 436 2	s Road and Cuzens Road and Ween Cuthberts Road and Strategic Justification Cost Breakdown	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	<i>·</i> · · ·	QUI DIL	CK REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of new nor Develop Road Cons \$3,103 0% \$3,103 Residential Main Catchr 100 \$3,103 977 \$3,193	rth-south road betw pment truction 4,436 6 4,436 Commercial ment Area % 4,436 2 2,72	s Road and Cuzens Roa ween Cuthberts Road an Strategic Justification	nd nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde	Units	QUI DIL Dopment of the area Rate	CK REFERENCE RD WORI and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of new nor Develop Road Cons (\$3,103 (%) \$3,103 (%) Residential Main Catchr 100 (\$3,103 (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)	rth-south road betw pment truction 4,436 6 4,436 Commercial ment Area % 4,436 2 2,72	s Road and Cuzens Roa ween Cuthberts Road and Strategic Justification Cost Breakdown	nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde the road hierarchy caters for traffic growth. Construction costs estimated by SMEC and ver	Units ified by Council office	QUI DIL Dipment of the area Rate	CK REFERENCE RD WORI and ensures that Cost 2024)
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of new nor Develop Road Cons (\$3,103 (%) \$3,103 (%) Residential Main Catchr 100 (\$3,103 (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)	rth-south road betw pment truction 4,436 6 4,436 Commercial ment Area % 4,436 2 2,72	s Road and Cuzens Roa ween Cuthberts Road and Strategic Justification Cost Breakdown	nd Cuzens Road to Link standard (747.5m) This project is required to provide for the orde the road hierarchy caters for traffic growth.	Units ified by Council office	QUI DIL Dipment of the area Rate	CK REFERENCE RD WORP and ensures that Cost



DI_RD_03b	New N-S Road (North)	between Cuzens Ro	ad and Carngham Roa	ad	QUICK RE	FERENCE
Project Description	Construction of new no	rth-south road betw	een Cuzens Road and	Carngham Road to Link standard (747.5m)	DILR	D WOR
Levy Type	Develop	pment	Strategic	This project is required to provide for the orderly and proper development	of the area and e	ensures tha
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.		
						<u> </u>
Cost	¢2.10	0 426	Cost Breakdown	Units	Rate	Cost
Cost External	\$3,103					
Cost to MCA	\$3,103					
Applies To	Residential	Commercial				
applies to	Residential	Commercial				
Cell	Main Catch	ment Area				
Apportionment	100					
Capital Cost	\$3,103					
Demand Units	97	,				
Levy Amount	\$3,19					
Cost Apportionme	nt Method		Costing	Construction costs estimated by SMEC and verified by Council officers (inde	exed to July 2024	0
ull cost apportion	ed to the PSP area (intern	al road network).	Justification	construction costs estimated by sivile and vernice by council onicers (inde	2024	1
			Indicative Project	In stages from the first subdivision between Cuzens Road and Carngham	Version	7.
						87
			Trigger	Road that requires access from the North South Road.	REF	0.
DI_RD_04	New N-S Road (North)	between Carngham		ct 4 southern boundary		
DI_RD_04 Project		-	Road and sub-precin	ct 4 southern boundary	QUICK RE	FERENCE
Project		-	Road and sub-precin			FERENCE
	Construction of new no	rth-south road betw	Road and sub-precine	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m)	QUICK RE DIL R	D WOR
Project	Construction of new no	orth-south road betw	Road and sub-precin	ct 4 southern boundary	QUICK RE DIL R	D WOR
Project Description Levy Type	Construction of new no	orth-south road betw	Road and sub-precine	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m)	QUICK RE DIL R	D WOR
Project Description Levy Type	Construction of new no	orth-south road betw	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOR
Project Description Levy Type Category	Construction of new no Develop Road Cons	rth-south road betw pment struction	Road and sub-precine reen Carngham Road a Strategic	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOR
Project Description Levy Type Category Cost	Construction of new no Develop Road Con \$2,817	prment prth-south road betw prent struction 7,230	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOP
Project Description Levy Type Category Cost External	Construction of new no Develop Road Con: \$2,817 09	orth-south road betw pment struction 7,230 6	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOR
Project Description Levy Type Category Cost External Cost to MCA	Construction of new no Develop Road Cons \$2,817 09 \$2,817	rth-south road betw pment struction 7,230 6 7,230	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOR
Project Description evy Type Category Cost External Cost to MCA	Construction of new no Develop Road Con: \$2,817 09	orth-south road betw pment struction 7,230 6	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential	orth-south road betw oment struction 7,230 6 7,230 Commercial	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of new no Develop Road Cons \$2,817 09 \$2,817	orth-south road betw pment struction 7,230 6 7,230 Commercial ment Area	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100	rth-south road betw pment struction 7,230 6 7,230 Commercial ment Area 1%	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOI
Project Description Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of new no Develop Road Con \$2,817 09 \$2,817 Residential Main Catch	orth-south road betw pment struction 7,230 6 7,230 Commercial ment Area 1% 7,230	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOI
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100 \$2,817	7,230 6 7,230 Commercial ment Area 1% 7,230 2	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOI
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100 \$2,817 97	7,230 6 7,230 Commercial ment Area 1% 7,230 2	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R	D WOI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100 \$2,817 97 \$2,89	7,230 6 7,230 Commercial ment Area 1% 7,230 2	Road and sub-precin reen Carngham Road a Strategic Justification	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth. Units Units	QUICK RE DIL R of the area and e Rate	ensures th Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100 \$2,817 97 \$2,89	orth-south road betw pment struction 7,230 6 7,230 Commercial ment Area % 7,230 2 8.28	Road and sub-precine reen Carngham Road a Strategic Justification Cost Breakdown	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK RE DIL R of the area and e Rate	ensures th Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100 \$2,817 97 \$2,89 nt Method	orth-south road betw pment struction 7,230 6 7,230 Commercial ment Area % 7,230 2 8.28	Road and sub-precin reen Carngham Road a Strategic Justification Cost Breakdown	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council officers (inde	QUICK RE DIL R of the area and e	Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100 \$2,817 97 \$2,89 nt Method	orth-south road betw pment struction 7,230 6 7,230 Commercial ment Area % 7,230 2 8.28	Road and sub-precin reen Carngham Road a Strategic Justification Cost Breakdown	ct 4 southern boundary         and sub-precinct 4 Southern boundary to Link standard (675m)         This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.         Units         Construction costs estimated by SMEC and verified by Council officers (inder in stages from the first subdivision between Carngham Road and the sub-	QUICK RE DIL R of the area and e	Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of new no Develop Road Cons \$2,817 09 \$2,817 Residential Main Catch 100 \$2,817 97 \$2,89 nt Method	orth-south road betw pment struction 7,230 6 7,230 Commercial ment Area % 7,230 2 8.28	Road and sub-precin reen Carngham Road a Strategic Justification Cost Breakdown	ct 4 southern boundary and sub-precinct 4 Southern boundary to Link standard (675m) This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council officers (inde	QUICK RE DIL R of the area and e Rate	Cost

urban enterprise

DI_RD_11	New N-S Road constru	ction - sub-precinct	2 northern section			QUICI	K REFERENCE
Project Description	Construction of the new	w north-south road b	etween sub-precinct 2	northern boundary and Greenhalghs Road (758m)		DIL	RD WORI
Levy Type Category	Develo Road Con		Strategic Justification	This project is required to provide for the orderly and pro	oper developmer	nt of the area a	nd ensures tha
category	Koad Con	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown	l	Units	Rate	Cost
Cost	\$3,16						
External	09						
Cost to MCA	\$3,16	,					
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$3,16						
Demand Units	97	,					
Levy Amount	\$3,25						
-,	1-7						
Cost Apportionme	nt Method		Costing	Construction costs estimated by Milward (July 2021) and	d indexed by Cour	ncil officer (ind	exed to July
	ed to the PSP area (interr	al road network).	Justification	2024).			
		,					
			Indicative Project	Staged construction from the first subdivision, school or o	community facili	ty Version	7.3
DI RD 12	New N-S Road constru	ction - sub-precipct	Trigger	requiring access to the section of road.		REF	89
•	New N-S Road constru Construction of the new		Trigger 2 southern section			REF	89 K REFERENCE
Project Description	Construction of the new	w north-south road b	Trigger 2 southern section vetween Greenhalghs I	requiring access to the section of road. Road and Glenelg Highway (462m)		REF QUICI DIL	89 K REFERENCE RD WOR
Project Description Levy Type	Construction of the new Develo	w north-south road b pment	Trigger 2 southern section netween Greenhalghs I Strategic	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro		REF QUICI DIL	89 K REFERENCE RD WOR
Project Description Levy Type	Construction of the new	w north-south road b pment	Trigger 2 southern section vetween Greenhalghs I	requiring access to the section of road. Road and Glenelg Highway (462m)		REF QUICI DIL	K REFERENCE RD WOR
Project Description Levy Type	Construction of the new Develo	w north-south road b pment	Trigger 2 southern section netween Greenhalghs I Strategic	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.		REF QUICI DIL	K REFERENCE RD WOR
Project Description Levy Type Category	Construction of the new Develo	w north-south road b pment struction	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	K REFERENCE RD WOR nd ensures tha
Project Description Levy Type Category Cost	Construction of the new Develo Road Con	w north-south road t pment struction 5,965	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	K REFERENCE RD WOR nd ensures tha
Project Description Levy Type Category Cost External	Construction of the new Develo Road Con \$1,93	v north-south road b pment struction 5,965 %	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	89 K REFERENCE RD WOR nd ensures tha
Project Description Levy Type Category Cost External Cost to MCA	Construction of the new Develo Road Con \$1,93	v north-south road b pment struction 5,965 %	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	K REFERENCE RD WOR nd ensures tha
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of the new Develo Road Con \$1,93 01 \$1,93	w north-south road b pment struction 5,965 6,965 Commercial	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	K REFERENCE RD WOP nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of the new Develo Road Con \$1,93 01 \$1,93 Residential	w north-south road b pment struction 5,965 6,965 Commercial ment Area	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	K REFERENCE RD WOP nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of the new Develo Road Con \$1,93 0; \$1,93 Residential Main Catch	v north-south road b pment struction 5,965 5,965 Commercial ment Area 2%	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	K REFERENCE RD WOR nd ensures tha
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of the new Develo Road Con \$1,93 0; \$1,93 Residential Main Catch 100	w north-south road b pment struction 5,965 % 5,965 Commercial ment Area % 5,965	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	K REFERENCE RD WOR nd ensures tha
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of the new Develo Road Con S1,93 O: S1,93 Residential Main Catch 100 \$1,93	w north-south road b pment struction 5,965 6,965 Commercial ment Area 1% 5,965 2	Trigger 2 southern section between Greenhalghs I Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer	REF QUICI DIL nt of the area a	89 K REFERENCE RD WOR nd ensures tha
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of the new Develo Road Con \$1,93 05 \$1,93 Residential Main Catch 100 \$1,93 97 \$1,95	w north-south road b pment struction 5,965 6,965 Commercial ment Area 1% 5,965 2	Trigger 2 southern section Strategic Justification Cost Breakdown	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer Units	REF QUICI DIL At of the area a Rate	K REFERENCE RD WOP Ind ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of the new Develo Road Con \$1,93 09 \$1,93 Residential Main Catch 100 \$1,93 97 \$1,95 nt Method	w north-south road b pment struction 5,965 6,965 Commercial ment Area 0% 6,965 2 2 2,69	Trigger 2 Southern section Strategic Justification Cost Breakdown Costing Costing	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer Units	REF QUICI DIL At of the area a Rate	K REFERENCE RD WOR nd ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of the new Develo Road Con \$1,93 05 \$1,93 Residential Main Catch 100 \$1,93 97 \$1,95	w north-south road b pment struction 5,965 6,965 Commercial ment Area 0% 6,965 2 2 2,69	Trigger 2 southern section Strategic Justification Cost Breakdown	requiring access to the section of road. Road and Glenelg Highway (462m) This project is required to provide for the orderly and pro the road hierarchy caters for traffic growth.	oper developmer Units	REF QUICI DIL At of the area a Rate	K REFERENCE RD WOR nd ensures that Cost

DI_RD_14	Greenhalghs Road upg	rade - western sect	on		QUICK	REFERENCE
Project Description	Upgrade of existing roa	ad to Link Road 1 sta	ndard between the nor	rth-south road (northern section) and future Western Link Road (632m)	DIL	RD WORK
evy Type	Develo		Strategic	This project is required to provide for the orderly and proper development	of the area and	d ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.		
			Cost Breakdown	Units	Rate	Cost
Cost	\$2,37	1,791				
xternal	09	%				
Cost to MCA	\$2,37	1,791				
Applies To	Residential	Commercial				
Cell	Main Catch	iment Area				
Apportionment	100	0%				
Capital Cost	\$2,37	1,791				
Demand Units	97					
Levy Amount	\$2,44	10.02				
Cost Apportionme	nt Method		Costing			
ull cost apportior	ned to the PSP area (interr	nal road network).	Justification	Construction costs estimated by SMEC and verified by Council officers (inde	exed to July 20.	24)
				Staged construction moving west from the LAC as access to adjacent	Version	7.2
			Indicative Project	development is required OR when a bus route is required along this section		
			Trigger	of Greenhalghs Road.	REF	91
DI_RD_15	Greenhalghs Road upg	rade - central sectio	n		QUICK	REFERENCE
				rth-south road (northern section) and the new north south road (southern		
Project				rth-south road (northern section) and the new north south road (southern	QUICK DIL	
Project Description	Upgrade of existing roa section) (344m)	ad to Link Road 1 sta	ndard between the nor		DIL	RD WOR
Project Description evy Type	Upgrade of existing roa section) (344m) Develo	ad to Link Road 1 sta pment	ndard between the nor Strategic	This project is required to provide for the orderly and proper development	DIL	RD WOR
Project Description evy Type	Upgrade of existing roa section) (344m)	ad to Link Road 1 sta pment	ndard between the nor		DIL	RD WOR
Project Description Levy Type Category	Upgrade of existing roa section) (344m) Develo Road Con	nd to Link Road 1 sta pment struction	ndard between the nor Strategic	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL	RD WOR
Project Description evy Type Category Cost	Upgrade of existing roa section) (344m) Develo Road Con \$708	nd to Link Road 1 sta pment struction ,170	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORH
Project Description evy Type Category Cost External	Upgrade of existing roa section) (344m) Develo Road Con \$708	nd to Link Road 1 sta pment struction ,170 %	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORI
roject Description evy Type ategory Cost External Cost to MCA	Upgrade of existing roa section) (344m) Develo Road Con \$708 0 \$708	d to Link Road 1 sta pment struction ,,170 % ,,170	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORK
Project Description evy Type Category Cost External Cost to MCA	Upgrade of existing roa section) (344m) Develo Road Con \$708	nd to Link Road 1 sta pment struction ,170 %	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To	Upgrade of existing roa section) (344m) Develo Road Con \$708 0 \$708	nd to Link Road 1 sta pment struction ,170 % ,170 Commercial	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORH
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Upgrade of existing roa section) (344m) Develo Road Con \$708 00 \$708 Residential	nd to Link Road 1 sta pment struction ,170 % ,170 Commercial iment Area	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORI
Project	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100 \$708	dd to Link Road 1 sta pment struction ,170 % ,170 Commercial ument Area 0% ,170	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100	dd to Link Road 1 sta pment struction ,170 % ,170 Commercial ument Area 0% ,170	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORK
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100 \$708	nd to Link Road 1 sta pment struction ,170 % ,170 Commercial mment Area 0% ,170 2	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100 \$708 977 \$728	nd to Link Road 1 sta pment struction ,170 % ,170 Commercial mment Area 0% ,170 2	ndard between the nor Strategic Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and Rate	RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100 \$708 977 \$728	dt to Link Road 1 sta pment struction ,170 ,170 ,170 ,170 Commercial ment Area )% ,170 ;2 3.54	ndard between the nor Strategic Justification Cost Breakdown	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL of the area and Rate	RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100 \$708 97 \$728	dt to Link Road 1 sta pment struction ,170 ,170 ,170 ,170 Commercial ment Area )% ,170 ;2 3.54	Andard between the nor Strategic Justification Cost Breakdown	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council officers (inde	DIL of the area and Rate exed to July 20:	RD WORI d ensures that Cost 24)
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100 \$708 97 \$728	dt to Link Road 1 sta pment struction ,170 ,170 ,170 ,170 Commercial ment Area )% ,170 ;2 3.54	Andard between the nor Strategic Justification Cost Breakdown	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council officers (inder The first subdivision requiring access to this section of road OR when a bus	DIL of the area and Rate exed to July 20: Version	RD WOR d ensures tha Cost
roject bescription evy Type category Cost xternal cost to MCA spplies To cell spportionment capital Cost bemand Units evy Amount cost Apportionme	Upgrade of existing roa section) (344m) Develo Road Con \$708 Residential Main Catch 100 \$708 97 \$728	dt to Link Road 1 sta pment struction ,170 ,170 ,170 ,170 Commercial ment Area )% ,170 ;2 3.54	Costing Justification	This project is required to provide for the orderly and proper development the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council officers (inde	DIL of the area and Rate exed to July 20: Version	RD WORI

DI_RD_16	Greenhalghs Road upg	rade - eastern secti	on		OUICK	REFERENCE
Project Description	Upgrade of existing roa	d to Link Road 1 sta	ndard between the no	rth-south road (southern section) and Wiltshire Lane (1035m)	DIL	RD WORKS
Levy Type	Develo Road Con		Strategic	This project is required to provide for the orderly and proper development of	of the area and	d ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.		
			Cost Breakdown	Units	Rate	Cost
Cost	\$2,36	3,185				
External	09	6				
Cost to MCA	\$2,363	3,185				
Applies To	Residential	Commercial				
Cell	Main Catch	mont Aroa				
Apportionment	100					
Capital Cost	\$2,36					
Demand Units	97					
Levy Amount	\$2,43					
Cost Apportionme			Costing	Construction costs estimated by SMEC and verified by Council officers (inde	xed to July 202	24)
Full cost apportion	ed to the PSP area (intern	ial road network).	Justification			
				When a bus route is required along this section of Greenhalghs Road OR in	Version	7.2
						1.2
			Indicative Project			
	_		Trigger	stages as access to adjacent development on the southern side of Greenhalghs Road is required.	REF	93
DI_RD_19 Project	Cherry Flat Road Upgra		Trigger	stages as access to adjacent development on the southern side of Greenhalghs Road is required.	QUICK	REFERENCE
			Trigger	stages as access to adjacent development on the southern side of		REFERENCE
Project Description	Upgrade of existing roa	d to Link Road betw	Trigger I to Webb Road	stages as access to adjacent development on the southern side of Greenhalghs Road is required.	QUICK	REFERENCE RD WORKS
Project Description Levy Type		d to Link Road betw pment	Trigger I to Webb Road reen Wiltshire Lane and Strategic	stages as access to adjacent development on the southern side of Greenhalghs Road is required. I Webb Road (Length 320m) This project is required to provide for the orderly and proper development of	QUICK	REFERENCE RD WORKS
Project Description	Upgrade of existing roa	d to Link Road betw pment	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS
Project Description Levy Type Category	Upgrade of existing roa Develo Road Con	d to Link Road betw pment struction	Trigger I to Webb Road reen Wiltshire Lane and Strategic	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK	REFERENCE RD WORKS
Project Description Levy Type Category Cost	Upgrade of existing roa Develo Road Con \$1,434	d to Link Road betw pment struction 4,116	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS d ensures that
Project Description Levy Type Category Cost External	Upgrade of existing roa Develo Road Con \$1,43 09	d to Link Road betw pment struction 4,116 %	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA	Upgrade of existing roa Develo Road Con \$1,434 09 \$1,434	d to Link Road betw pment struction 4,116 % 4,116	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS d ensures that
Project Description Levy Type Category Cost External	Upgrade of existing roa Develo Road Con \$1,43 09	d to Link Road betw pment struction 4,116 %	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA	Upgrade of existing roa Develo Road Con \$1,434 09 \$1,434	d to Link Road betw pment struction 4,116 6 4,116 Commercial	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Upgrade of existing roa Develo Road Con \$1,43 07 \$1,43 Residential	d to Link Road betw pment struction 4,116 4,116 Commercial ment Area	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Upgrade of existing road Develo Road Con \$1,43 05 \$1,43 Residential Main Catch 100 \$1,43	d to Link Road betw pment struction 4,116 4,116 Commercial ment Area % 4,116	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Upgrade of existing road Develo Road Con \$1,43 \$1,43 \$1,43 Residential Main Catch 100 \$1,43 97	d to Link Road betw pment struction 4,116 % 4,116 Commercial ment Area )% 4,116 2	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Upgrade of existing road Develo Road Con \$1,43 05 \$1,43 Residential Main Catch 100 \$1,43	d to Link Road betw pment struction 4,116 % 4,116 Commercial ment Area )% 4,116 2	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Upgrade of existing road Develo Road Con \$1,43 09 \$1,43 Residential Main Catch 100 \$1,43 97 \$1,47	d to Link Road betw pment struction 4,116 % 4,116 Commercial ment Area )% 4,116 2	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth. Units	QUICK DIL Of the area and Rate	REFERENCE RD WORKS d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Upgrade of existing road Develo Road Con \$1,43 09 \$1,43 Residential Main Catch 100 \$1,43 97 \$1,47	d to Link Road betw pment struction 4,116 % 4,116 Commercial ment Area % 4,116 2 5.37	Trigger I to Webb Road veen Wiltshire Lane and Strategic Justification Cost Breakdown	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL Of the area and Rate	REFERENCE RD WORKS d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Upgrade of existing roa Develo Road Con \$1,43 (9) \$1,43 Residential Main Catch 100 \$1,43 97 \$1,47 nt Method	d to Link Road betw pment struction 4,116 % 4,116 Commercial ment Area % 4,116 2 5.37	Trigger to Webb Road veen Wiltshire Lane and Strategic Justification Cost Breakdown Costing Justification	stages as access to adjacent development on the southern side of Greenhalghs Road is required.	QUICK DIL of the area and Rate	REFERENCE RD WORKS d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Upgrade of existing roa Develo Road Con \$1,43 (9) \$1,43 Residential Main Catch 100 \$1,43 97 \$1,47 nt Method	d to Link Road betw pment struction 4,116 % 4,116 Commercial ment Area % 4,116 2 5.37	Trigger I to Webb Road reen Wiltshire Lane and Strategic Justification Cost Breakdown	stages as access to adjacent development on the southern side of Greenhalghs Road is required. Webb Road (Length 320m) This project is required to provide for the orderly and proper development of the road hierarchy caters for traffic growth. Units	QUICK DIL of the area and Rate	REFERENCE RD WORKS d ensures that Cost

DI_RD_20	Cherry Flat Road Upgra	ade - Webb Road to	Schreenans Road		OUICK	REFERENCE
Project Description	Upgrade of existing roa	ad to Link Road betw	een Webb Road and So	chreenans Road (Length 790m)	DIL	RD WORK
Jescription						
evy Type	Develo	pment	Strategic	This project is required to provide for the orderly and proper developme	nt of the area an	d ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.		
			Cost Breakdown	Units	Rate	Cost
Cost	\$3,49	9,851	COSt Breakdown	Units	Nate	COST
External	09	%				
Cost to MCA	\$3,49	9,851				
Applies To	Residential	Commercial				
Cell	Main Catch	iment Δrea				
Apportionment	100					
Capital Cost	\$3,49					
Demand Units	97	,				
evy Amount	\$3,60					
			<b>0</b>			
Cost Apportionme			Costing	Construction costs estimated by SMEC and verified by Council officers (ir	ndexed to July 20	24)
ull cost apportion	ned to the PSP area (interr	nal road network).	Justification	· · · · · · · · · · · · · · · · · · ·	,	
				Staged construction moving south from Webb Road as access to adjacen	t Version	7.2
			Indicative Project	development is required OR when a bus route is required along this section	ion	
			Trigger		REF	
			116601	of Cherry Flat Road.	1121	
			116601	of Cherry Flat Road.	T L I	
DI_RD_21	Cherry Flat Road Upgra	ade - Schreenans Ro		of Cherry Flat Road.		
DI_RD_21 Project	,		ad to Bells Road		QUICK	REFERENCE
	,		ad to Bells Road	of Cherry Flat Road. en Schreenans Road and Bells Road (Length 750m)		REFERENCE
Project Description	Upgrade of existing roa	ad to Duplicated Link	ad to Bells Road	en Schreenans Road and Bells Road (Length 750m)	QUICK	REFERENCE RD WORF
Project Description Levy Type	Upgrade of existing roa	ad to Duplicated Link pment	ad to Bells Road Road standard betwee Strategic	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme	QUICK	REFERENCE RD WORI
Project Description Levy Type	Upgrade of existing roa	ad to Duplicated Link pment	ad to Bells Road	en Schreenans Road and Bells Road (Length 750m)	QUICK	REFERENCE RD WORI
Project Description Levy Type Category	Upgrade of existing roa Develo Road Con	ad to Duplicated Link pment struction	ad to Bells Road Road standard betwee Strategic	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme	QUICK	REFERENCE RD WORI
Project Description Levy Type Category Cost	Upgrade of existing roa Develo Road Con \$4,30	nd to Duplicated Link pment struction 7,292	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORI
Project Description evy Type Category Cost External	Upgrade of existing roa Develo Road Con \$4,30	ad to Duplicated Link pment struction 7,292 %	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA	Upgrade of existing roa Develo Road Con \$4,30 07 \$4,30	ad to Duplicated Link pment struction 7,292 % 7,292	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORK d ensures that
Project Description Levy Type Category Cost External Cost to MCA	Upgrade of existing roa Develo Road Con \$4,30	ad to Duplicated Link pment struction 7,292 %	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORK d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To	Upgrade of existing roa Develo Road Con \$4,30 07 \$4,30	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Upgrade of existing roa Develo Road Con \$4,30 \$4,30 Residential	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial ument Area	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Category	Upgrade of existing roa Develo Road Con \$4,30 \$4,30 Residential Main Catch	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial ment Area 0%	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Upgrade of existing roa Develo Road Con \$4,30 0; \$4,30 Residential Main Catch 100	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial ument Area 0% 7,292	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORI
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Upgrade of existing roa Develo Road Con \$4,30 0 \$4,30 Residential Main Catch 100 \$4,30	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial ment Area 0% 7,292 72	ad to Bells Road Road standard betwee Strategic Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE RD WORI
Project Description Levy Type Category Cost External Cost to MCA External Cost to MCA Spelies To Cell Capital Cost Demand Units Levy Amount	Upgrade of existing roa Develo Road Con \$4,30 \$4,30 Residential Main Catch 100 \$4,30 97 \$4,43	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial ment Area 0% 7,292 72	ad to Bells Road Road standard between Strategic Justification Cost Breakdown	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth. Units	QUICK DIL Int of the area an Rate	REFERENCE RD WORI d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing roa Develo Road Con \$4,30 0; \$4,30 Residential Main Catch 100 \$4,30 97 \$4,43 ent Method	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial iment Area 0% 7,292 7,292 28 1,20	ad to Bells Road Road standard between Strategic Justification Cost Breakdown	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth. Units Construction costs estimated by Milward (July 2021) and indexed by Cou	QUICK DIL Int of the area an Rate	REFERENCE RD WORI d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing roa Develo Road Con \$4,30 \$4,30 Residential Main Catch 100 \$4,30 97 \$4,43	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial iment Area 0% 7,292 7,292 28 1,20	ad to Bells Road Road standard between Strategic Justification Cost Breakdown	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth. Units	QUICK DIL Int of the area an Rate	REFERENCE RD WORI d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing roa Develo Road Con \$4,30 0; \$4,30 Residential Main Catch 100 \$4,30 97 \$4,43 ent Method	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial iment Area 0% 7,292 7,292 28 1,20	And to Bells Road Road standard between Strategic Justification Cost Breakdown Costing Justification	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth. Units Construction costs estimated by Milward (July 2021) and indexed by Cou	QUICK DIL Int of the area an Rate	REFERENCE RD WORI d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing roa Develo Road Con \$4,30 0; \$4,30 Residential Main Catch 100 \$4,30 97 \$4,43 ent Method	ad to Duplicated Link pment struction 7,292 % 7,292 Commercial iment Area 0% 7,292 7,292 28 1,20	ad to Bells Road Road standard between Strategic Justification Cost Breakdown	en Schreenans Road and Bells Road (Length 750m) This project is required to provide for the orderly and proper developme the road hierarchy caters for traffic growth. Units Units Construction costs estimated by Milward (July 2021) and indexed by Cou 2024).	QUICK DIL Int of the area an Rate	REFERENCE RD WORH d ensures that Cost



DI_RD_22	Tait Street upgrade					QUICK	REFERENCE
Project Description	Upgrade of Tait Street b	etween Ross Creek	Road and sub-precinct	t 1 northern boundary to link road standard (780m)	).	DIL	RD WORKS
Levy Type	Develop		Strategic	This project is required to provide for the orderly	and proper develo	pment of the area an	nd ensures that
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$3,773	3,599					
External	0%	6					
Cost to MCA	\$3,773	,					
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$3,773	3,599					
Demand Units	97						
Levy Amount	\$3,88	2.16					
Cost Apportionme	ant Mathad		Costing				
	ned to the PSP area (intern	al road network).	Justification	Construction costs estimated by SMEC and verifie	ed by Council office	rs (indexed to July 20	024)
			Indicative Project	Staged construction moving south from the PSP a			7.2
			Trigger	adjacent development is required OR constructio	on of the Tait Street	REF	97
	_		-	adjacent development is required OR constructio School or LAC.	on of the Tait Street	REF	97
DI_RD_23	Cobden Street construc	ction north	-		on of the Tait Street	KEF	97 REFERENCE
DI_RD_23 Project			Trigger			QUICK	REFERENCE
		den Street and con	Trigger	School or LAC.		QUICK	REFERENCE
Project Description	Upgrade of existing Cob	den Street and con	Trigger	School or LAC.	eek Road and Miles	Street DIL	REFERENCE
Project	Upgrade of existing Cob to Link standard (400m)	oden Street and con ) oment	Trigger struction of re-routed (	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles	Street DIL	REFERENCE
Project Description Levy Type	Upgrade of existing Cob to Link standard (400m) Develop	oden Street and con ) oment	Trigger struction of re-routed ( Strategic Justification	School or LAC.	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category	Upgrade of existing Cob to Link standard (400m) Develop Road Cons	oden Street and con ) oment struction	Trigger struction of re-routed ( Strategic	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles	Street DIL	REFERENCE
Project Description Levy Type Category Cost	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783	oden Street and con ) oment struction 8,583	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783 0%	oden Street and con ) pment struction 8,583	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORKS
Project Description Levy Type Category Cost External Cost to MCA	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783	oden Street and con ) pment struction 8,583	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783 0% \$1,783 Residential	orden Street and con ) prment struction 8,583 6 5,583 Commercial	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783 0% \$1,783 Residential Main Catche	orden Street and con oment struction 3,583 6 5,583 Commercial ment Area	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Upgrade of existing Cob to Link standard (400m) Road Cons \$1,783 0% \$1,783 Residential Main Catchi 100	orden Street and con ) prment struction 8,583 6 8,583 Commercial ment Area %	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Upgrade of existing Cob to Link standard (400m) Develop Road Cons (1,783 0% \$1,783 Residential Main Catchn 100 \$1,783	orden Street and con poment struction 3,583 6 5,583 Commercial ment Area % 9,583	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783 0% \$1,783 Residential Main Catchi 100 \$1,783 97	orden Street and con proment struction 3,583 6 5,583 Commercial ment Area % 5,583 2	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Upgrade of existing Cob to Link standard (400m) Develop Road Cons (1,783 0% \$1,783 Residential Main Catchn 100 \$1,783	orden Street and con proment struction 3,583 6 5,583 Commercial ment Area % 5,583 2	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles r and proper develo	Street DIL	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783 (9) \$1,783 Residential Main Catchi 100 \$1,783 97 \$1,83	orden Street and con proment struction 3,583 6 5,583 Commercial ment Area % 5,583 2	Trigger struction of re-routed ( Strategic Justification	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly	eek Road and Miles v and proper develo Units	Rate	REFERENCE RD WORK and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing Cob to Link standard (400m) Develop Road Cons \$1,783 (9) \$1,783 Residential Main Catchi 100 \$1,783 97 \$1,83	den Street and con ) pment struction 8,583 6 8,583 Commercial ment Area % 8,583 2 4,89	Trigger struction of re-routed ( Strategic Justification Cost Breakdown	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly the road hierarchy caters for traffic growth.	eek Road and Miles v and proper develo Units	Rate	REFERENCE RD WORKS and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Upgrade of existing Cob to Link standard (400m) Road Cons (400m) (400m) Road Cons (400m) (40m	den Street and con ) pment struction 8,583 6 8,583 Commercial ment Area % 8,583 2 4,89	Trigger struction of re-routed ( Strategic Justification Cost Breakdown Costing	School or LAC. (north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly the road hierarchy caters for traffic growth.	eek Road and Miles v and proper develo Units	Rate	REFERENCE RD WORKS and ensures that Cost

urban enterprise

DI_RD_24	Cobden Street construction south				OUIC	K REFERENCE
Project Description	Construction of new Cobden Street ex	tension between Miles Stre	et and Bells Road to Link standard (480m)		DIL	RD WORK
.evy Type	Development	Strategic	This project is required to provide for the orderly	v and proper develo	opment of the area a	nd ensures that
Category	Road Construction	Justification	the road hierarchy caters for traffic growth.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$2,012,722					
xternal	0%					
Cost to MCA	\$2,012,722					
Applies To	Residential Commerce	ial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,012,722					
Demand Units	972					
Levy Amount	\$2,070.62					
evy Amount	\$2,070.02					
Cost Apportionme	ent Method	Costing	Construction costs estimated by Milward (July 20	021) and indexed by	Council officer (ind	exed to July
	ned to the PSP area (internal road netwo	0	2024).	,,	, (	,
un cost apportion		k). Sustineation	2024).			
		Indicative Project	Construction of RD 36 OR when a bus route is re	equired along the ro	oad OR Version	7.2
		Trigger	in stages as access to adjacent development is re		REF	99
DI RD 29	Ascot Gardens Drive and Webb Rd					
DI_RD_29	Ascot Gardens Drive and Webb Rd				QUIC	K REFERENCE
Project		and upgrading of Webb Road	d between PSP area boundary and Cherry Flat Road	l to Link standard (7		
Project		and upgrading of Webb Road	d between PSP area boundary and Cherry Flat Road	l to Link standard (7		
Project Description	Construction of Ascot Gardens Drive a				754m) DIL	RD WOR
Project Description Levy Type	Construction of Ascot Gardens Drive a Development	Strategic	This project is requried to provide for the orderly		754m) DIL	RD WORK
Project Description Levy Type	Construction of Ascot Gardens Drive a				754m) DIL	RD WOR
Project Description Levy Type	Construction of Ascot Gardens Drive a Development	Strategic	This project is requried to provide for the orderly		754m) DIL	RD WOR
Project Description Levy Type Category	Construction of Ascot Gardens Drive a Development	Strategic Justification	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project Description Levy Type Category Cost	Construction of Ascot Gardens Drive a Development Road Construction	Strategic Justification	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675	Strategic Justification	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project Description Levy Type Category Cost External Cost to MCA	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0%	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project Description Levy Type Category Cost External	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area 100% \$3,077,675	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 (%) \$3,077,675 Residential Main Catchment Area 100% \$3,077,675 972	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area 100% \$3,077,675	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area 100% \$3,077,675 972 \$3,166.21	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo	754m) DIL	RD WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area 100% \$3,077,675 972 \$3,166.21	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly	y and proper develo Units	r54m) DIL	RD WOR
roject Description evy Type category Cost txternal cost to MCA spplies To cell spportionment capital Cost Demand Units evy Amount cost Apportionme	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area 100% \$3,077,675 972 \$3,166.21	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	y and proper develo Units	r54m) DIL	RD WORI
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area 100% \$3,077,675 972 \$3,166.21	Strategic Justification Cost Breakdown iial Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	y and proper develo Units	r54m) DIL opment of the area a Rate	RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of Ascot Gardens Drive a Development Road Construction \$3,077,675 0% \$3,077,675 Residential Commerce Main Catchment Area 100% \$3,077,675 972 \$3,166.21	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	y and proper develo Units ied by Council office area boundary as acc	r54m) DIL opment of the area a Rate ers (indexed to July 2 cess Version	RD WORK



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 requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	of the area and	l ensures that
		Cost Breakdown	Units	Rate	Cost
Cost	\$1,594,414				
External	11%				
Cost to MCA	\$1,419,028				
Applies To	Residential Commercial				
Cell	Main Catchment Area				
Apportionment	89%				
Capital Cost	\$1,419,028				
Demand Units	972				
Levy Amount	\$1,459.85				
Cost Apportionmer Construction costs split from SMEC tra	apportioned based on internal/external traffic	Costing Justification	Construction costs estimated by SMEC and verified by Council officers (ind		24)
		Indicative Project	On construction of the Schreenans Lane Creek Crossing (RD_31c) OR when bus route is required along the road OR in stages as access to adjacent		7.2
		Trigger	development is required.	REF	101
DI_RD_31b	Schreenans Lane extension west	Trigger			
DI_RD_31b Project Description	Schreenans Lane extension west Construction of Schreenans Lane between W		development is required.		REFERENCE
Project Description	Construction of Schreenans Lane between W	ebbs Rd and creek cr	development is required.	QUICK	REFERENCE RD WORKS
Project			development is required.	QUICK	REFERENCE RD WORK
Project Description Levy Type	Construction of Schreenans Lane between W Development	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category	Construction of Schreenans Lane between W Development Road Construction	ebbs Rd and creek cr	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development	QUICK	REFERENCE RD WORK
Project Description Levy Type Category Cost	Construction of Schreenans Lane between W Development Road Construction \$1,232,047	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11%	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA	Construction of Schreenans Lane between W Development Road Construction \$1,232,047	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11% \$1,096,522 Residential Commercial	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11% \$1,096,522 Residential Commercial Main Catchment Area	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11% \$1,096,522 Residential Commercial Main Catchment Area 89%	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11% \$1,096,522 Residential Commercial Main Catchment Area 89% \$1,096,522	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11% \$1,096,522 Residential Commercial Main Catchment Area 89% \$1,096,522 972	ebbs Rd and creek cr Strategic Justification	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11% \$1,096,522 Residential Commercial Main Catchment Area 89% \$1,096,522 972 \$1,128.07	ebbs Rd and creek cre Strategic Justification Cost Breakdown	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL of the area and	REFERENCE RD WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Construction of Schreenans Lane between W Development Road Construction \$1,232,047 11% \$1,096,522 Residential Commercial Main Catchment Area 89% \$1,096,522 972 \$1,128.07 t Method apportioned based on internal/external traffic	ebbs Rd and creek cresses of the second seco	development is required. ossing to Link standard (340m) This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL C of the area and Rate	REFERENCE RD WORK I ensures that Cost

DI_RD_31c	Schreenans Lane Creek	Crossing				QUIC	K REFERENCE
Project Description	Construction of a creek	crossing (bridge) for S	Schreenans Road.			DIL	RD WOR
Description							
Levy Type	Develop	oment	Strategic	This project is requried to provide for the orderly and pro-	roper developme	nt of the area a	nd ensures tha
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$13,03	1,299					
External	119	%					
Cost to MCA	\$11,59	7,856					
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	899						
Capital Cost	\$11,59						
Demand Units	97:	,					
Levy Amount	\$11,93						
Cost Apportionme	ent Method		Costing	Construction costs estimated by SMEC and verified by Co	Council officars (in	dowed to July 2	024)
Construction costs	s apportioned based on int	ernal/external traffic	Justification	construction costs estimated by siviec and vernied by co	Jourier officers (if	idexed to July 2	024)
split from SMEC tr	raffic model.						
Spine HOTH SIVIEC LE			Indicative Draiget			Version	7.2
phic it offit siviEC (I			Indicative Project	At the completion of both adjoining sections of Schreena	ians Road.		
apric il olli aiviEC (I			Trigger	At the completion of both adjoining sections of Schreena	nans Road.	REF	
DI_RD_31d	Schreenans Lane exten	sion east	-	At the completion of both adjoining sections of Schreena	nans Road.	REF	103
DI_RD_31d	Schreenans Lane exten		Trigger		nans Road.	REF	103 K REFERENCE
DI_RD_31d Project	Schreenans Lane exten		Trigger	At the completion of both adjoining sections of Schreena reek crossing to Link standard (317m)	nans Road.	REF	103 K REFERENCE
DI_RD_31d Project Description	Schreenans Lane exten Construction of Schreer	nans Lane between Ro	Trigger	reek crossing to Link standard (317m)		REF QUICI DIL	10: K REFERENCE RD WOR
DI_RD_31d Project Description Levy Type	Schreenans Lane exten Construction of Schreer Develop	nans Lane between Ro oment	Trigger oss Creek Road and c Strategic	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro		REF QUICI DIL	10: K REFERENCE RD WOR
DI_RD_31d Project Description Levy Type	Schreenans Lane exten Construction of Schreer	nans Lane between Ro oment	Trigger	reek crossing to Link standard (317m)		REF QUICI DIL	103 K REFERENCE RD WOR
DI_RD_31d Project Description Levy Type	Schreenans Lane exten Construction of Schreer Develop	nans Lane between Ro oment	Trigger oss Creek Road and c Strategic	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUICI DIL	10: K REFERENCE RD WOR
DI_RD_31d Project Description Levy Type Category	Schreenans Lane exten Construction of Schreer Develop	nans Lane between Ro oment struction	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.		REF QUIC DIL	K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost	Schreenans Lane exten Construction of Schreer Develop Road Cons	aans Lane between Ro oment struction 3,703	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	K REFERENCE RD WOR nd ensures that
DI_RD_31d Project	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148	aans Lane between Ro oment struction 8,703 %	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	103 K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA	Schreenans Lane exten Construction of Schreen Develop Road Cons \$1,148	aans Lane between Ro oment struction 8,703 %	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA Applies To	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148 119 \$1,022	anns Lane between Ro oment struction 8,703 % 2,346 Commercial	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148 115 \$1,022 Residential	nans Lane between Ro oment struction 3,703 % 2,346 Commercial ment Area	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	10. K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost External	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148 115 \$1,022 Residential Main Catche	nans Lane between Ro pment struction 8,703 % 2,346 Commercial ment Area %	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148 115 \$1,022 Residential Main Catchri 895	hans Lane between Ro prent struction 8,703 % 2,346 Commercial ment Area %	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148 115 \$1,022 Residential Main Catchn 899 \$1,022	hans Lane between Ro prent struction 8,703 % 2,346 Commercial ment Area % % 2,346 2	Trigger oss Creek Road and c Strategic Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme	REF QUIC DIL	103 K REFERENCE RD WOR nd ensures that
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Schreenans Lane exten Construction of Schreer Road Cons \$1,148 115 \$1,022 Residential Main Catchi 895 \$1,022 977 \$1,05	hans Lane between Ro prent struction 8,703 % 2,346 Commercial ment Area % % 2,346 2	Trigger oss Creek Road and c Strategic Justification Cost Breakdown	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme Units	REF QUICI DIL nt of the area a Rate	10: KREFERENCE RD WOR nd ensures that Cost
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Schreenans Lane exten Construction of Schreer Road Cons S1,148 115 S1,022 Residential Main Catch 899 \$1,022 977 \$1,05	hans Lane between Ro priment struction 3,703 % 2,346 Commercial ment Area % 2,346 2 1.76	Trigger oss Creek Road and c Strategic Justification Cost Breakdown	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	roper developme Units	REF QUICI DIL nt of the area a Rate	10: KREFERENCE RD WOR nd ensures that Cost
DI_RD_31d Project Description .evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units .evy Amount Cost Apportionme Cost Apportionme	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148 115 \$1,022 Residential Main Catchn 895 \$1,022 97 \$1,05 ent Method s apportioned based on int	hans Lane between Ro priment struction 3,703 % 2,346 Commercial ment Area % 2,346 2 1.76	Trigger oss Creek Road and c Strategic Justification Cost Breakdown Costing Justification	reek crossing to Link standard (317m) This project is requried to provide for the orderly and protide road hierarchy caters for traffic growth.	Council officers (ir	REF QUICI DIL nt of the area a Rate	10: KREFERENCE RD WOR nd ensures that Cost
DI_RD_31d Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Schreenans Lane exten Construction of Schreer Develop Road Cons \$1,148 115 \$1,022 Residential Main Catchn 895 \$1,022 97 \$1,05 ent Method s apportioned based on int	hans Lane between Ro priment struction 3,703 % 2,346 Commercial ment Area % 2,346 2 1.76	Trigger oss Creek Road and c Strategic Justification Cost Breakdown	reek crossing to Link standard (317m) This project is requried to provide for the orderly and pro the road hierarchy caters for traffic growth.	Council officers (ir	REF QUICI DIL nt of the area a Rate	KREFERENCE RD WOR nd ensures tha Cost

DI_RD_38	Ross Creek Road Upgrad	de				QUIC	K REFERENCE
Project Description	Upgrade of Ross Creek F	Road between Bells	Road and Tait Street to	o link road standard (1080m).		DIL	RD
_evy Type	Develop	ment	Strategic	This project is requried to provide for the orderl	y and proper devel	opment of the area a	nd ensures that
Category	Road Cons	truction	Justification	the road hierarchy caters for traffic growth.			
			Cost Dreak down		11.21.2	Data	Cast
Cost	\$4,940	516	Cost Breakdown		Units	Rate	Cost
External	119						
Cost to MCA	\$4,397						
Applies To	Residential	Commercial					
Applies 10	Residential	commercial					
Cell	Main Catchr	nent Area					
Apportionment	89%						
Capital Cost	\$4,397						
Demand Units	972						
Levy Amount	\$4,523						
	1,2						
Cost Apportionme	nt Method		Costing	Construction costs estimated by Milward (July 2	021) and indexed I	ov Council officer (ind	exed to July
	s apportioned based on inte	ernal/external traffi	-	2024).	,	, ,	
plit from SMEC tra			c sustinuation	202.1).			
phil noni Siville tra	ame mouel.		Indicative Project	Staged construction moving south from Tait Stre	eet when either a b	us route Version	7.2
			Trigger	or access to adjacent development is required.		REF	105
DI_LA_25	Western Link Intersection				turo Western Link	QUIC	K REFERENCE
Project Description	Land acquisition to wide totalling 0.23ha.	n road reserves to	accommodate intersec	tion treatments and turning movements on the fu		QUIC Road, DIL	K REFERENCE
Project	Land acquisition to wide totalling 0.23ha.	n road reserves to ment	accommodate intersec Strategic			QUIC Road, DIL	K REFERENCE
Project Description Levy Type	Land acquisition to wide totalling 0.23ha.	n road reserves to ment	accommodate intersec	tion treatments and turning movements on the fu		QUIC Road, DIL	K REFERENCE
Project Description Levy Type	Land acquisition to wide totalling 0.23ha.	n road reserves to ment	accommodate intersec Strategic Justification	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel	Road, DIL opment of the area a	K REFERENCE JNC LAN nd ensures tha
Project Description Levy Type Category	Land acquisition to wide totalling 0.23ha. Develop Traffic Man	m road reserves to ment agement	accommodate intersec Strategic Justification Cost Breakdown	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units	Road, QUIC DIL opment of the area a Rate	K REFERENCE JNC LAN nd ensures tha Cost
Project Description Levy Type Category Cost	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,;	m road reserves to ment agement 250	accommodate intersec Strategic Justification Cost Breakdown Property 155	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07	Road, QUIC DIL opment of the area a Rate \$825,000	K REFERENCE JNC LAN nd ensures tha Cost \$57,750
Project Description Levy Type Category Cost External	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,7 0%	m road reserves to ment agement 250	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04	Road, QUIC DIL opment of the area a Rate \$825,000 \$800,000	K REFERENCE JNC LAN Ind ensures tha Cost \$57,750 \$32,000
Project Description evy Type Category Cost External Cost to MCA	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0%	m road reserves to ment agement 250 250	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$32,000 \$87,500
Project Description Levy Type Category Cost Cost External Cost to MCA	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,7 0%	m road reserves to ment agement 250	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04	Road, QUIC DIL opment of the area a Rate \$825,000 \$800,000	K REFERENCE JNC LAN Ind ensures tha Cost \$57,750 \$32,000
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0%	n road reserves to ment agement 250 Commercial	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$32,000 \$87,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0% \$205,; Residential	n road reserves to ment agement 250 Commercial nent Area	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$32,000 \$87,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cell	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0% \$205,; Residential Main Catchr	n road reserves to ment agement 250 250 Commercial ment Area %	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$57,750 \$32,000 \$87,500
Project Description	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0% \$205,; Residential Main Catchr 100	n road reserves to ment agement 250 250 Commercial nent Area % 250	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$57,750 \$32,000 \$87,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,: 0% \$205,: Residential Main Catchn 1000 \$205,:	n road reserves to ment agement 250 250 Commercial ment Area % 250 250	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LANN nd ensures tha Cost \$57,750 \$32,000 \$87,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0% \$205,; Residential Main Catcher 1000 \$205,; 972	n road reserves to ment agement 250 250 Commercial ment Area % 250 250	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$32,000 \$87,500
Project Description Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0% \$205,; Residential Main Catchm 1000 \$205,; 977 \$211.	n road reserves to ment agement 250 250 Commercial ment Area % 250 250	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220	tion treatments and turning movements on the fu This project is requried to provide for the order the road hierarchy caters for traffic growth.	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$57,750 \$32,000 \$87,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,; 0% \$205,; Residential Main Catchm 1000 \$205,; 977 \$211.	n road reserves to ment agement 250 250 Commercial ment Area % 250 2 50 2 15	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220 Property 222	tion treatments and turning movements on the fu This project is requried to provide for the orderl	y and proper devel Units 0.07 0.04 0.10	Road, DIL opment of the area a Rate \$825,000 \$800,000 \$875,000	K REFERENCE JNC LAN nd ensures tha Cost \$57,750 \$32,000 \$87,500
Project Description Levy Type Category Cost Cost Cost Cost o MCA Cost to MCA Cost to MCA Cost o MCA Cost o MCA Cost o MCA Cost o MCA Cost Cost Demand Units Levy Amount Cost Apportionmen	Land acquisition to wide totalling 0.23ha. Develop Traffic Man \$205,7 0% \$205,7 Residential Main Catchn 1000 \$205, 977 \$211.	n road reserves to ment agement 250 250 Commercial ment Area % 250 2 50 2 15	accommodate intersect Strategic Justification Cost Breakdown Property 155 Property 208 Property 220 Property 222	tion treatments and turning movements on the fu This project is requried to provide for the order the road hierarchy caters for traffic growth.	y and proper devel 0.07 0.04 0.10 0.02	QUIC           DIL           opment of the area a           Rate           \$825,000           \$800,000           \$875,000           \$1,400,000	K REFERENCE JNC LAN Ind ensures tha Cost \$57,750 \$32,000 \$87,500

	Carngham Rd / Dyson Rd Roundabout					
DI_JNC_01	Carngham Rd / Dyson Rd Roundabout				QUIC	K REFERENCE
Project Description	Construction of a 4 Arm 2 Lane Roundabout				DIL	JNC WOR
Jescription						
evy Type	Development	Strategic	This project is requried to provide for the orderly	and proper develop	oment of the area a	nd ensures th
Category	Traffic Management	Justification	the road hierarchy caters for traffic growth.			
						<b>.</b> .
Cost	\$2,697,168	Cost Breakdown		Units	Rate	Cost
External	41%					
Cost to MCA	\$1,591,329					
Applies To	Residential Commercial					
Applies 10	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	59%					
Capital Cost	\$1,591,329					
Demand Units	972					
evy Amount	\$1,637.11					
	+=,++++==					
Cost Apportionme	nt Method	Costing				
	on the basis of projected usage (SMEC Traffic	Justification	Construction costs estimated by SMEC and verifie	ed by Council office	rs (indexed to July 2	:024)
••	mand is generated by existing development.	Justineation				
viouel). 41% of ue	mand is generated by existing development.	Indicative Project	When either Dysons Dr adjoining the intersection	is upgraded (Item	RD 01) Version	7.
DI_JNC_02	Carngham Rd / New N-S Rd (North) Signalis	Trigger ed Intersection	OR the Western Link Road southward is construct	ed (Item RD_02).	REF	
Project	Carngham Rd / New N-S Rd (North) Signalis Construction of a Signalised Intersection		OR the Western Link Road southward is construct	ed (Item RD_02).		K REFERENCE
Project Description	Construction of a Signalised Intersection	ed Intersection			QUIC	JNC WOF
Project Description Levy Type	Construction of a Signalised Intersection Development	ed Intersection	This project is requried to provide for the orderly		QUIC	K REFERENCE
Project Description Levy Type	Construction of a Signalised Intersection	ed Intersection			QUIC	K REFERENCE
Project Description Levy Type	Construction of a Signalised Intersection Development	ed Intersection	This project is requried to provide for the orderly		QUIC	K REFERENCE
Project Description Levy Type Category	Construction of a Signalised Intersection Development	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOP
Project Description Levy Type Category Cost	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30%	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOP
Project Description Levy Type Category Cost External	Construction of a Signalised Intersection Development Traffic Management \$3,310,533	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOP
Project Description evy Type Category Cost External Cost to MCA	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30%	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOP
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Commercial	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOP
Project Description evy Type Category Cost External Cost to MCA Applies To Cell	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Commercial Main Catchment Area	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Commercial Main Catchment Area 70%	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Main Catchment Area 70% \$2,317,373	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOR
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Main Catchment Area 70% \$2,317,373 972	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOR
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Supportionment Capital Cost Demand Units	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Main Catchment Area 70% \$2,317,373	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop	QUIC DIL	K REFERENCE JNC WOR
roject bescription evy Type category cost txternal cost to MCA spplies To cell spportionment capital Cost bemand Units evy Amount	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Main Catchment Area 70% \$2,317,373 972 \$2,384.04	ed Intersection Strategic Justification	This project is requried to provide for the orderly	and proper develop Units	QUIC DIL oment of the area a Rate	K REFERENCE JNC WO nd ensures th Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Main Catchment Area 70% \$2,317,373 972 \$2,384.04	ed Intersection Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	and proper develop Units	QUIC DIL oment of the area a Rate	K REFERENCE JNC WOI nd ensures th Cost
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units evy Amount Cost Apportionme Costs apportioned	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Main Catchment Area 70% \$2,317,373 972 \$2,384.04 nt Method	ed Intersection Strategic Justification Cost Breakdown Cost Breakdown Costing Justification	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	and proper develop Units 21) and indexed by	QUIC DIL oment of the area a Rate Council officers (in	K REFERENCE JNC WO nd ensures th Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Construction of a Signalised Intersection Development Traffic Management \$3,310,533 30% \$2,317,373 Residential Main Catchment Area 70% \$2,317,373 972 \$2,384.04 nt Method on the basis of projected usage (SMEC Traffic	ed Intersection  Strategic Justification  Cost Breakdown  Cost Breakdown  Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	and proper develop Units 21) and indexed by	QUIC DIL oment of the area a Rate Council officers (in	K REFERENCE JNC WOR nd ensures that Cost

DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roun	dabout		QUICK	REFERENCE
Project Description	Construction of a 3 Arm 1 Lane Roundabout			DIL	JNC WOR
_evy Type	Development	Strategic	This project is requried to provide for the orderly and proper developme	nt of the area an	d ensures that
Category	Traffic Management	Justification	the road hierarchy caters for traffic growth.		
		Cost Breakdown	Units	Rate	Cost
Cost	\$1,430,233				
External	39%				
Cost to MCA	\$872,442				
Applies To	Residential Commercial				
Cell	Main Catchment Area				
Apportionment	61%				
Capital Cost	\$872,442				
Demand Units	972				
evy Amount	\$897.54				
Cost Apportionme	nt Method	Costing	Construction costs estimated by SMEC and verified by Council officers (in	ndexed to July 20	(24)
Costs apportioned	on the basis of projected usage (SMEC Traffic	Justification	construction costs estimated by sivile and vermed by council oncers (in	Idexed to July 20	24)
Aodel). 39% of de	mand is generated by existing development.				
		Indicative Project	Construction of both RD 11 and RD 04. A T-intersection will fuction	Version	
		Trigger	satisfactorily in the interim.	REF	109
		Trigger	satisfactorily in the interim.	REF	109
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Signa		satisfactorily in the interim.		109 REFERENCE
DI_JNC_05 Project Description	Greenhalghs Rd / New N-S Rd (South) Signal Construction of a Signalised Intersection		satisfactorily in the interim.		
Project Description	Construction of a Signalised Intersection	lised Intersection		QUICK	REFERENCE JNC WOR
Project Description Levy Type	Construction of a Signalised Intersection Development	lised Intersection Strategic	This project is requried to provide for the orderly and proper developme	QUICK	REFERENCE JNC WOR
Project Description Levy Type	Construction of a Signalised Intersection	lised Intersection		QUICK	REFERENCE JNC WOR
Project Description Levy Type	Construction of a Signalised Intersection Development	lised Intersection Strategic	This project is requried to provide for the orderly and proper developme	QUICK	REFERENCE JNC WOR
Project Description Levy Type Category	Construction of a Signalised Intersection Development	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
Project Description Levy Type Category Cost	Construction of a Signalised Intersection Development Traffic Management	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
Project	Construction of a Signalised Intersection Development Traffic Management \$1,901,261	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
roject Jescription evy Type ategory ost ost xternal iost to MCA	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42%	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
Project Description Levy Type Category Cost External	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Commercial	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Commercial Main Catchment Area	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Cost	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Commercial Main Catchment Area 58%	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
roject Jescription evy Type Category Cost ixternal Sost to MCA spplies To Sell Sepportionment Capital Cost Demand Units	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Main Catchment Area 58% \$1,102,731	lised Intersection Strategic Justification	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WOR d ensures tha
roject Description evy Type Cost External Cost to MCA spplies To Cost Cost to MCA spplies To Cost Cost to MCA spplies To Cost Cost to MCA spplies To Cost Cost Cost Cost Cost Cost Cost Cos	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Commercial Main Catchment Area 58% \$1,102,731 972 \$1,134.45	lised Intersection Strategic Justification Cost Breakdown	This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL ent of the area and Rate	REFERENCE JNC WOR d ensures that Cost
Project Description evy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units evy Amount Cost Apportionment	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Commercial Main Catchment Area 58% \$1,102,731 972 \$1,134.45 ht Method	lised Intersection Strategic Justification Cost Breakdown Cost Breakdown	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL ent of the area and Rate	REFERENCE JNC WOR d ensures tha Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Demand Units Levy Amount Cost Apportionment Cost Apportionment	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Commercial Main Catchment Area 58% \$1,102,731 972 \$1,134.45 at Method on the basis of projected usage (SMEC Traffic	lised Intersection Strategic Justification Cost Breakdown	This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	QUICK DIL ent of the area and Rate	REFERENCE JNC WOR d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Demand Units Levy Amount Cost Apportionment Cost Apportionment	Construction of a Signalised Intersection Development Traffic Management \$1,901,261 42% \$1,102,731 Residential Commercial Main Catchment Area 58% \$1,102,731 972 \$1,134.45 ht Method	lised Intersection Strategic Justification Cost Breakdown Cost Breakdown	This project is requried to provide for the orderly and proper developme the road hierarchy caters for traffic growth.	QUICK DIL Int of the area and Rate	REFERENCE JNC WOR d ensures tha Cost

DI_JNC_08	Glenelg Hwy / New N-S	Rd (South) Roundab					
Project	Gieneig nwy / New N-3	ina (South) Noulluar				QUICK	REFERENCE
Description	Construction of a 3 Arm	2 Lane Roundabout				DIL	JNC WOR
Levy Type	Develop	oment	Strategic	This project is requried to provide for the order	ly and proper developm	ent of the area ar	nd ensures tha
Category	Traffic Man	nagement	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$1,813	3,171	COSt Dicakdown		Offics	Nate	COST
External	55%	%					
Cost to MCA	\$815,	927					
Applies To	Residential	Commercial					
Cell	Main Catchr	ment Area					
Apportionment	459						
Capital Cost	\$815,	927					
Demand Units	972						
Levy Amount	\$839	.40					
Cost Apportionme	nt Method		Costing	Construction costs estimated by Milward (July 2	2021) and indexed by Co	ouncil officers (ind	lexed to Julv
	l on the basis of projected i	usage (SMEC Traffic	Justification	2024).	,		
	mand is generated by exist		Justinication	202.1).			
	intanta is generated by exist	ting development.	Indicative Project			Version	7.
DI_JNC_09	Glenelg Hwy / Wiltshire		Trigger Signalised Intersectio	Construction of north-south link road (south) jo	ining Glenelg Highway.		REFERENCE
DI_JNC_09 Project Description	Construction of a 4 Arm	Signalised Intersection	Trigger Signalised Intersection	on		QUICK	REFERENCE
DI_INC_09 Project Description Levy Type	Construction of a 4 Arm	Signalised Intersection	Trigger Signalised Intersection on Strategic	on This project is requried to provide for the order		QUICK	REFERENCE
DI_INC_09 Project Description Levy Type	Construction of a 4 Arm	Signalised Intersection	Trigger Signalised Intersection	on		QUICK	REFERENCE
DI_JNC_09 Project Description Levy Type Category	Construction of a 4 Arm Develop Traffic Man	Signalised Intersection Soment Dagement	Trigger Signalised Intersection on Strategic	on This project is requried to provide for the order		QUICK	REFERENCE
DI_INC_09 Project Description Levy Type Category Cost	Construction of a 4 Arm Develop Traffic Man \$7,137	Signalised Intersection Soment Lagement 7,373	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_JNC_09 Project Description Levy Type Category Cost External	Construction of a 4 Arm Develop Traffic Man \$7,137 559	Signalised Intersection oment nagement 7,373	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_JNC_09 Project Description Levy Type Category Cost External Cost to MCA	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211	Signalised Intersection oment Jagement 7,373 %	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	JNC WOR
DI_JNC_09 Project Description Levy Type Category Cost External Cost to MCA	Construction of a 4 Arm Develop Traffic Man \$7,137 559	Signalised Intersection oment nagement 7,373	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_INC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr	signalised Intersection ment agement 7,373 % ,818 Commercial ment Area	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_JNC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459	Signalised Intersection oment lagement 2,373 % L,818 Commercial ment Area %	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_JNC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459 \$3,211	Signalised Intersection ment hagement 7,373 % ,,818 Commercial ment Area % ,,818	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_INC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459 \$3,211 972	Signalised Intersection ment ,373 % ,818 Commercial ment Area % ,818 2	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_INC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459 \$3,211	Signalised Intersection ment ,373 % ,818 Commercial ment Area % ,818 2	Trigger Signalised Intersection on Strategic Justification	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar	TREFERENCE
DI_JNC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459 \$3,211 977 \$3,304	Signalised Intersection ment ,373 % ,818 Commercial ment Area % ,818 2	Trigger Signalised Intersection on Strategic Justification	This project is requried to provide for the order the road hierarchy caters for traffic growth.	ly and proper developm	QUICK DIL ent of the area ar Rate	reference Inc Wor nd ensures th Cost
DI_JNC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459 \$3,211 977 \$3,304	Signalised Intersection ment hagement 7,373 % 1,818 Commercial ment Area % 1,818 2 4.22	Trigger Signalised Intersection Strategic Justification Cost Breakdown	on This project is requried to provide for the order	ly and proper developm	QUICK DIL ent of the area ar Rate	reference Inc Wor nd ensures th Cost
DI_JNC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Cost apportioned	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459 \$3,211 977 \$3,300 mt Method I on the basis of projected of	Signalised Intersection ment agement 7,373 % ,,818 Commercial ment Area % t,818 2 4.22 usage (SMEC Traffic	Trigger Signalised Intersectio on Strategic Justification Cost Breakdown Cost Breakdown Costing	This project is requried to provide for the order the road hierarchy caters for traffic growth.	ly and proper developm	QUICK DIL ent of the area ar Rate	A REFERENCE INC WOR and ensures the Cost
DI_INC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Construction of a 4 Arm Develop Traffic Man \$7,137 \$59 \$3,211 Residential Main Catchr 459 \$3,211 977 \$3,304	Signalised Intersection ment agement 7,373 % ,,818 Commercial ment Area % t,818 2 4.22 usage (SMEC Traffic	Trigger Signalised Intersectio on Strategic Justification Cost Breakdown Cost Breakdown Cost greakdown Use Strategic Use Strategic Use Strategic Use Strategic Strategic Use Strategic Str	This project is requried to provide for the order the road hierarchy caters for traffic growth.	ly and proper developm Units fied by Council officers ( cur at traffic levels equiv	QUICK DIL ent of the area ar Rate	Cost
DI_INC_09 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Construction of a 4 Arm Develop Traffic Man \$7,137 559 \$3,211 Residential Main Catchr 459 \$3,211 977 \$3,300 mt Method I on the basis of projected of	Signalised Intersection ment agement 7,373 % ,,818 Commercial ment Area % t,818 2 4.22 usage (SMEC Traffic	Trigger Signalised Intersectio on Strategic Justification Cost Breakdown Cost Breakdown Costing	This project is requried to provide for the order the road hierarchy caters for traffic growth.	ly and proper developm Units fied by Council officers ( cur at traffic levels equiv icles per hour through th	QUICK DIL ent of the area ar Rate	A REFERENCE INC WOR and ensures the Cost

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DI_JNC_10	Cherry Flat Rd / Webb Rd Si	ignalised Intersection			QUICK	REFERENCE
Project Description	Construction of a 4 Arm Sign	nalised Intersection			DIL	JNC WORKS
Levy Type	Developmen	nt Strateg	zic	This project is requried to provide for the orderly and proper development of	of the area an	d ensures that
Category	Traffic Manager		-	the road hierarchy caters for traffic growth.		
category	Traffic Wallager	Justine	duon	the road merarchy caters for trainc growth.		
		Cost Br	reakdown	Units	Rate	Cost
Cost	\$2,941,739					
External	17%					
Cost to MCA	\$2,441,644	ļ				
Applies To	Residential	Commercial				
Cell	Main Catchment	t Area				
Apportionment	83%					
Capital Cost	\$2,441,644	1				
Demand Units	972					
Levy Amount	\$2,511.88					
Cost Apportionme	ent Method	Costing	B	Construction costs estimated by SMEC and verified by Council officers (inde	vod to July 20	124)
Costs apportioned	l on the basis of projected usage	e (SMEC Traffic Justific	ation	Construction costs estimated by siviec and vermed by council oncers (inde	xeu to July 20	124)
Model). 17% of de	emand is generated by existing of	development.				
		Indicat	ive Project	Duplication of Cherry Flat Road OR when a primary school is established at	Version	7.2
		mulcat	ive Floject			110
		Triggor		the MAC		
		Trigger	r	the MAC.	REF	113
		Trigger	r	the MAC.	REF	115
DI_JNC_11	Cherry Flat Rd / Schreenans		r	the MAC.		REFERENCE
DI_JNC_11 Project		Rd Roundabout	r	the MAC.	QUICK	REFERENCE
	Cherry Flat Rd / Schreenans Construction of a 3 Arm 2 La	Rd Roundabout	r	the MAC.		REFERENCE
Project Description	Construction of a 3 Arm 2 La	Rd Roundabout			QUICK DIL	REFERENCE
Project Description Levy Type	Construction of a 3 Arm 2 La	Rd Roundabout	gic	This project is requried to provide for the orderly and proper development of	QUICK DIL	REFERENCE
Project Description Levy Type	Construction of a 3 Arm 2 La	Rd Roundabout	gic		QUICK DIL	REFERENCE
Project Description Levy Type	Construction of a 3 Arm 2 La	Rd Roundabout Ine Roundabout Int Strateg ment Justific	gic	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE
Project Description Levy Type Category	Construction of a 3 Arm 2 La	Rd Roundabout ane Roundabout nt Strateg ment Justific Cost Br	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost	Construction of a 3 Arm 2 La Developmen Traffic Manager	Rd Roundabout ane Roundabout nt Strateg ment Justific Cost Br	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost External	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817	Rd Roundabout ane Roundabout tht Strateg ment Justific Cost Br	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477	Rd Roundabout ane Roundabout tht Strateg ment Justific Cost Br	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential	Rd Roundabout ane Roundabout the Stratego ment Justific Cost Br , Commercial	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential Main Catchment	Rd Roundabout ane Roundabout the Stratego ment Justific Cost Br , Commercial	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential Main Catchment 67%	Rd Roundabout ane Roundabout tht Strateg ment Justific Cost Br Commercial t Area	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential Main Catchment	Rd Roundabout ane Roundabout tht Strateg ment Justific Cost Br Commercial t Area	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential Main Catchment 67% \$1,058,477	Rd Roundabout ane Roundabout tht Strateg ment Justific Cost Br Commercial t Area	gic vation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL	REFERENCE JNC WORKS d ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential Main Catchment 67% \$1,058,477 972 \$1,088.93	Rd Roundabout ane Roundabout ant Strateg ment Justific Cost Br , Commercial t Area ,	gic ation reakdown	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL Of the area an	REFERENCE INC WORKS d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Construction of a 3 Arm 2 La Developmen Traffic Manager 33% \$1,058,477 Residential Main Catchment 67% \$1,058,477 972 \$1,088.93 ent Method	Rd Roundabout ane Roundabout at the Strateg ment Justific Cost Br Commercial t Area Costing	gic ation reakdown	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth. Units Construction costs estimated by Milward (July 2021) and indexed by Council	QUICK DIL Of the area an	REFERENCE INC WORKS d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential Main Catchment 67% \$1,058,477 972 \$1,088,93 ent Method I on the basis of projected usage	Rd Roundabout ane Roundabout ant Strateg ment Justific Cost Br , Commercial t Area , Costing ustific Locating L	gic ation reakdown	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.	QUICK DIL Of the area an	REFERENCE INC WORKS d ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Construction of a 3 Arm 2 La Developmen Traffic Manager 33% \$1,058,477 Residential Main Catchment 67% \$1,058,477 972 \$1,088.93 ent Method	Rd Roundabout int Stratege ment Justific Cost Br , Commercial t Area , Costing t Area L Stratege L SMEC Traffic development.	gic ation reakdown g ation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth.           Units         0           Construction costs estimated by Milward (July 2021) and indexed by Council 2024).         0	QUICK DIL of the area an Rate	REFERENCE JNC WORKS d ensures that Cost exed to July
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme Costs apportioned	Construction of a 3 Arm 2 La Developmen Traffic Manager \$1,579,817 33% \$1,058,477 Residential Main Catchment 67% \$1,058,477 972 \$1,088,93 ent Method I on the basis of projected usage	Rd Roundabout int Stratege ment Justific Cost Br , Commercial t Area , Costing ge (SMEC Traffic development.	gic ation reakdown sation sation	This project is requried to provide for the orderly and proper development of the road hierarchy caters for traffic growth. Units Construction costs estimated by Milward (July 2021) and indexed by Council	QUICK DIL Of the area an	REFERENCE INC WORKS d ensures that Cost

DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ C	obden St (realignme	nt) Roundabout			
Project						REFERENCE
Description	Construction of a 4 Arm 1 Lane Roundabout				DIL	JNC WOR
		o				
Levy Type	Development	Strategic	This project is requried to provide for the orderly a	ind proper develop	ment of the area ar	id ensures that
Category	Traffic Management	Justification	the road hierarchy caters for traffic growth.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$1,206,422					
External	16%					
Cost to MCA	\$1,013,394					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	84%					
Capital Cost	\$1,013,394					
•						
Demand Units Levy Amount	972 \$1,042.55					
Levy Amount	\$1,042.55					
Cost Apportionme	nt Method	Costing	Construction costs estimated by Milward (July 202	1) and indexed by (	Council officers (ind	exed to July
	on the basis of projected usage (SMEC Traffic	Justification	2024).			
	mand is generated by existing development.		- )			
1000017. 1070 01 00	mana is generated by existing development.	Indicative Project	Construction of all Schreenans Road items OR cons	struction of all Cobo	den Version	7.2
					0.55	
		Trigger	Street road items.		REF	115
	_	Trigger	Street road items.		REF	115
DI_0_1	Development Contributions Accounting Pro		Street road items.			
		gram	Street road items.		QUICK	115 REFERENCE
DI_O_1 Project Description	Development Contributions Accounting Pro Purchase of Development Contributions Accounting	gram	Street road items.			REFERENCE
Project Description	Purchase of Development Contributions Acco	gram Dounting Program			QUICK	REFERENCE
Project Description	Purchase of Development Contributions Accor	gram Dounting Program Strategic	Street road items. The item is required to provide adequate accounting	ng and reporting of	QUICK	REFERENCE
Project Description Levy Type	Purchase of Development Contributions Acco	gram Dounting Program		ng and reporting of	QUICK	REFERENCE
Project Description Levy Type	Purchase of Development Contributions Accor	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category	Purchase of Development Contributions Acco Development Other	gram Dounting Program Strategic	The item is required to provide adequate accounting	ng and reporting of Units	QUICK	REFERENCE
Project Description Levy Type Category Cost	Purchase of Development Contributions Acco Development Other \$68,819	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External	Purchase of Development Contributions Acco Development Other \$68,819 0%	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA	Purchase of Development Contributions Acco Development Other \$68,819	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100%	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100% \$68,819	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100% \$68,819 972	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100% \$68,819	gram punting Program Strategic Justification	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100% \$68,819 972 \$70.80	gram Dunting Program Strategic Justification Cost Breakdown	The item is required to provide adequate accounting infrastructure provision.		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100% \$68,819 972 \$70.80 mt Method	gram punting Program Strategic Justification Cost Breakdown Cost Breakdown	The item is required to provide adequate accounting		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100% \$68,819 972 \$70.80 nt Method ed to provide adequate accounting and	gram Dunting Program Strategic Justification Cost Breakdown	The item is required to provide adequate accounting infrastructure provision.		QUICK DIL	REFERENCE PL WOR
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	Purchase of Development Contributions Acco Development Other \$68,819 0% \$68,819 Residential Commercial Main Catchment Area 100% \$68,819 972 \$70.80 mt Method	gram punting Program Strategic Justification Cost Breakdown Cost Breakdown	The item is required to provide adequate accounting infrastructure provision.	Units	QUICK DIL	REFERENCE PL WOR

urban enterprise 6.2.3

DI_0_2	Heritage, Geotechnical	and Contamination	Studies - MR Power F	Park	OUIC	REFERENCE
Project	Preparation of studies f	or MR Power Park o	n heritage, geotechini	cal and contamination to ascertain potential remediation works, encum	pered	
Description	areas and siting options			······································	DIL	PL WORKS
sesenption	areas and shing option.					
Levy Type	Develo	oment	Strategic	This project is required to provide adequate active open space and dra	ainage facilities for	the new
Category	Oth	er	Justification	community.		
0,						
			Cost Breakdown	Units	Rate	Cost
Cost	\$348	,223				
xternal	09	6				
Cost to MCA	\$348	,223				
Applies To	Residential	Commercial				
Cell	Main Catch	ment Area				
Apportionment	100	)%				
Capital Cost	\$348					
Demand Units	97					
Levy Amount	\$358	3.24				
Cost Apportionme	nt Method		Costing	Prowse (indexed to July 2024)		
his project is requ	uired to provide adequate	active open space	Justification			
nd drainage facilit	ties for the new communi	ty.				
-		•	Indicative Project	Prior to the commencement of construction of drainage basin RB28 o	V CI DIOII	7.2
			-	Power Park or at the discretion of the Responsible Authority for earlie	r	
			Trigger	Tower rank of at the discretion of the Responsible Authority for earlier	REE	117
			Trigger	provision.	REF	117
	_		Trigger	· · · ·	REF	117
DI_O_3	Heritage, Geotechnical	and Contaminatior		provision.	REF	
			Studies - Mining Park	provision.	QUICH	117 REFERENCE
Project	Preparation of studies f	or Mining Park on h	Studies - Mining Park	provision.	QUICH	REFERENCE
Project		or Mining Park on h	Studies - Mining Park	provision.	REF QUIC	REFERENCE
Project Description	Preparation of studies f areas and siting options	or Mining Park on h for active open spa	<b>Studies - Mining Park</b> eritage, geotechinical a ce reserves.	provision.	ed DIL	REFERENCE
Project Description Levy Type	Preparation of studies f areas and siting options Develop	or Mining Park on h s for active open spa oment	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic	provision. and contamination to ascertain potential remediation works, encumbere This project is required to provide adequate drainage facilities and act	ed DIL	REFERENCE
Project Description Levy Type	Preparation of studies f areas and siting options	or Mining Park on h s for active open spa oment	<b>Studies - Mining Park</b> eritage, geotechinical a ce reserves.	provision.	ed DIL	REFERENCE
Project Description Levy Type	Preparation of studies f areas and siting options Develop	or Mining Park on h s for active open spa oment	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category	Preparation of studies f areas and siting options Develop Oth	for Mining Park on h s for active open spa pment ier	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic	provision. and contamination to ascertain potential remediation works, encumbere This project is required to provide adequate drainage facilities and act	ed DIL	REFERENCE
Project Description Levy Type Category Cost	Preparation of studies f areas and siting options Develop Oth \$605,	or Mining Park on h s for active open spa pment ier .606	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost	Preparation of studies f areas and siting options Develop Oth \$605 09	or Mining Park on h s for active open spa pment ler ,606 6	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA	Preparation of studies f areas and siting options Develop Oth \$605 09 \$605	or Mining Park on h s for active open spa pment ler ,606 6 ,606	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORKS
Project Description Levy Type Category Cost External Cost to MCA	Preparation of studies f areas and siting options Develop Oth \$605 09	or Mining Park on h s for active open spa pment ler ,606 6	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Preparation of studies f areas and siting options Develoy Oth \$605, 09 \$605, Residential	or Mining Park on h s for active open spa oment ler ,606 6 ,606 Commercial	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Preparation of studies f areas and siting options Develop Oth \$605 (09) \$605 Residential Main Catch	or Mining Park on h s for active open spa oment leer ,606 & ,606 Commercial ment Area	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100	or Mining Park on h s for active open spa pment leer 6006 606 Commercial ment Area 1%	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605	or Mining Park on h s for active open spa oment leer ,606 6 ,606 Commercial ment Area 1% ,606	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost Cost Cost to MCA Cost to MCA Applies To Cell Capital Cost Demand Units	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605 97	or Mining Park on h for active open spa oment leer .606 6. .606 Commercial ment Area 1% .606 2	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605	or Mining Park on h for active open spa oment leer .606 6. .606 Commercial ment Area 1% .606 2	A Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification Cost Breakdown	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605 97 605	or Mining Park on h for active open spa oment leer .606 6. .606 Commercial ment Area 1% .606 2	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community. Units	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605 97 605	or Mining Park on h for active open spa oment leer .606 6. .606 Commercial ment Area 1% .606 2	A Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification Cost Breakdown	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community.	ed QUICH	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Deportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605 97 605	or Mining Park on h for active open spa oment leer .606 6. .606 Commercial ment Area 1% .606 2	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification Cost Breakdown	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community. Units Prowse (indexed to July 2024)	REF ed QUICK DIL cive open space fac	REFERENCE PL WORK
roject Description evy Type Category Cost External Cost to MCA Sost to MCA Sopplies To Cell Deportionment Capital Cost Demand Units evy Amount Cost Apportionmen	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605 97 605	or Mining Park on h for active open spa oment leer .606 6. .606 Commercial ment Area 1% .606 2	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification Cost Breakdown Cost Breakdown Justification	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community. Units	REF ed QUICK DIL cive open space fac	REFERENCE PL WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Preparation of studies f areas and siting options Develop Oth \$605 Residential Main Catch 100 \$605 97 605	or Mining Park on h or active open spa oment leer .606 6. .606 Commercial ment Area 1% .606 2	Studies - Mining Park eritage, geotechinical a ce reserves. Strategic Justification Cost Breakdown	provision. and contamination to ascertain potential remediation works, encumbered This project is required to provide adequate drainage facilities and act new community. Units Prowse (indexed to July 2024)	REF ed QUICH DIL sive open space fac	REFERENCE PL WORK



Ballarat West DCP (February 2025)

DI_0_4	Strategic Planning Cos	ts				QUIC	K REFERENCE
Project Description	Precinct Structure Plar	and Development C	ontributions Plan Revi	ew		DIL	PL WORK
Levy Type	Develo	pment	Strategic	The item is required to ensure the accurate and	suitable preparation	of a revised develo	pment
Category	Ot	her	Justification	contributions plan.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$432	2,466					
External	0	%					
Cost to MCA	\$432	2,466					
Applies To	Residential	Commercial					
Cell	Main Catch	nment Area					
Apportionment	10	0%					
Capital Cost	\$432	2,466					
Demand Units	9	72					
Levy Amount	\$44	4.91					
Cost Apportionmer	nt Method d to ensure the accurate	and suitable	Costing Justification	City of Ballarat			
	vised development contr		Justineation				
	vised development contr	ibutions pidli.	Indicative Project			Version	7.2
			Trigger	Incorporation of the Revised DCP into the Plann	iing Scheme	REF	119

APPENDIX C DETAILED LAND BUDGET BY TITLE



					TRANS	PORT			ENCUMBER	RED LAND		COMN	IUNITY	UNENCL	IMBERED LAI SPACE	ND OPEN	ea
Proper         Prode         <	Property Number		Total Area (Hectares)	Future Western Link Road		Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	HeritageConservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	Total Net Developable A (Hectares)
Pace 2.114 iPace 3.14Pace 3.14<				Included in	Included in	Included in	Included in	Included in	Included in	Included in	Included in	Included in	Included in				
PeepsiDeepsiDeepsiDescDeepsi		2012292															
Piperj-1SizeNo<		2012201															
Paperine 1NomeNoNome<																	
ProperiseDescriptionSumeSu																	
Proop:1Zuror<		2035446															
Promp:12000100<		2002746															
Proop:Proo																	
Promy <th< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></th<>																	
Promp: 2Nome of a strategyNome of a stra		2002749															
Promy2Dim <t< th=""><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th><th></th></t<>																	
Prodery 3 A2 A2 A0 m0 m </th <th></th> <th>2029914</th> <th></th>		2029914															
Properly 2Nome <th></th>																	
Propery 3752m <th></th> <th>2029912</th> <th></th>		2029912															
Progenty 1200901330.000.010.00 <th></th> <th>2029911</th> <th></th>		2029911															
Progery 12 13 3212100<		2029909	15.33	0.00	0.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89	0.00	12.80
Property 34         20447         1.81         0.00		2034414															
Property 3         201944         6.81         0.00		2034/17															
Property 37         20533         42         0.00																	
Property 31         203537         244         0.00	Property 36	2051665	0.93	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93
Property 34         20033         242         0.00																	
Property 4         20441         1.81         0.00																	
Property 42233441100																	
Property 412028816.640.000.020.00 </th <th></th> <th>2034420</th> <th>1.87</th> <th>0.00</th> <th>1.87</th>		2034420	1.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.87
Property 412029910.690.00 </th <th></th>																	
Property 4:2449704.70.00 <th></th>																	
Property 412447050.640.00 </th <th></th>																	
Property 442447000.240.00 </th <th></th>																	
Property 4420497020.700.00<																	
Property 502049706.650.00 </th <th></th>																	
Property 5224H6996.650.00 </th <th>Property 50</th> <th>2049701</th> <th>0.65</th> <th>0.00</th> <th>0.65</th>	Property 50	2049701	0.65	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.65
Property 33         203540         2.03         0.00																	
Property 542035412.030.00 </th <th></th>																	
Property 56         251433         1.19         0.00																	
Property 572034303.320.00 </th <th></th>																	
Property 582034/292.530.00<																	
Property 59         2034/28         2.83         0.00																	
Property 65 to 6624.580.000.000.000.001.750.400.000.000.000.000.001.830.001.83Property 67204249524.420.00 <th></th>																	
Property 67204249524.420.00																	
Property 692035443.250.000.120.110.00 </th <th></th> <th>2042495</th> <th></th>		2042495															
Property 71         203544         2.04         0.00         0.14         0.00																	
Property 72         2035448         4.07         0.00																	
Property 73         235445         4.03         0.00         0.27         0.00																	
Property 74         251046         2.18         0.00																	
Property 76         2147568         4.06         0.00         0.26         0.00																	
Property 77         202891         4.05         0.00																	
Property 78 to \$1         16.84         0.00         0.00         0.00         0.00         0.00         0.00         1.31         0.00         1.34           Property 82         202742         2.36         0.00         0																	
Property 82         202742         2.36         0.00         0.00         0.00         1.43         0.04         0.00		2028691															
Property 84 & 88         8.35         0.00		2002742															
Property 68 & 87         28.27         0.00         0.11         0.01         0.00         2.23         1.43         0.00         1.06         0.00         0.00         0.00         3.96         0.00         19.47           Property 89         2028688         4.02         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         0.00         3.96         0.00         19.47		2002741															
Property 89 2026688 4.02 0.00 0.00 0.00 0.00 0.29 0.00 0.00 0																	
		2028688															

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

				TRANS	PORT			ENCUMBE	RED LAND		COMM	UNITY	UNENCU	IMBERED LAI SPACE	ND OPEN	3
		(sa	t Road	ning						r.	ø					opable Area
<b>Number</b>		۱ (Hectares)	Western Link Road	ad / Wider	ŧ	ve	ge Reserve	asins	ental tion Area	nservatic	nity Facilities		Open Space	sive Open Space cal parks & Linear erves)	Regional ion	
Property Number		Total Area	ure Wes	erial Road	undabout	ad Reserve	lin age R	linage Basins	Ervironmental Conservation Area	itageC o	mmunity	Schools	Active Open	ssive Op cal park erves)	ver - Reg creation	Total Net Deve (Hectares)
ž		To	Fut	Art	Roi	Roa	Dra	Dra	ŜĒ	Herit Area	Ŝ	Sch	Act	Pas (Lo res	Oth Rec	우원
			Not Included in		Not Included in		Not Included in	Not Included in	Included in OS%	Included in OS%	Included in OS%					
			NDA	NDA	NDA	NDA	OS%	OS%	OS%	OS%	NDA	NDA				
Property 85 & 86 & 91 Property 92	2028690	12.78 5.70	0.00	0.62	0.07	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.76 1.47	0.00	10.20 4.14
Property 93	2027855	5.26	0.00	0.00	0.00	0.00	1.44	0.00	0.00	0.00	0.00	0.00	0.00	1.25	0.00	2.57
Property 94 Property 95	2039846 2041312	5.39 3.91	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.33	0.00	5.06 1.17
Property 96	2031574	5.36	0.00	0.00	0.02	0.00	0.59	3.56	0.00	0.00	0.00	0.00	0.00	0.43	0.00	0.77
Property 97 & 98 & 100 Property 99	2027853 2005747	15.62 4.42	0.00	0.62	0.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.30 0.01	0.00	13.65 4.19
Property 101	2000321	4.21	0.00	0.00	0.00	0.00	0.00	3.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Property 102 Property 103	2000321 2000321	8.22 9.92	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.02 9.79
Property 104	2000521	0.50	0.00	0.15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.45
Property 105 & 106 & 107		4.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.43
Property 108 Property 109 & 110	2031571	3.67 1.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.67 1.77
Property 111 & 112	2006617	4.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.14
Property 113 Property 114	2041363 2012845	0.36 9.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36	0.00	0.00	0.00
Property 115	2012845	0.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.32	0.00	0.00
Property 116 Property 117 & 118	2012844	11.41 0.80	0.00	0.00	0.00	0.00	0.00	4.43 0.00	0.00	0.00	0.00	0.00	0.00	6.98 0.00	0.00	0.00
Property 119 & 120		7.39	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	2.52	0.00	0.00	0.00	4.37
Property 121	2012842	2.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.15	0.00	1.90
Property 122 Property 123	2012842 2012842	1.48 8.21	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.48
Property 124	2005750	8.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85	0.00	0.00	0.00	7.78
Property 125 Property 126	2023250 2001990	5.86 5.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.86 5.85
Property 127 & 128	2045173	7.66	0.00	0.00	0.00	0.00	0.00	0.59	0.00	0.00	0.00	0.00	0.00	1.96	0.00	5.11
Property 129	2012840 2000321	2.03 1.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.03 1.47
Property 130 Property 131	2000321	1.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.47
Property 132	2000321	2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	2.23
Property 133 Property 134	2000321 2000321	6.46 8.11	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.62	0.00	5.84 6.11
Property 135	2000321	2.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.31	0.00	1.94
Property 136 Property 137	2000321 2000321	2.20 7.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27	0.00	1.93 7.10
Property 138	2049676	22.46	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.19	0.44	0.00	11.83
Property 139 & 140 & 141	2026429	1.98 0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.98 0.70
Property 142 & 143 Property 144	2026428	1.54	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.54
Property 145	2000330	0.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.41
Property 146 Property 147	2000328 2000328	0.36	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.36
Property 148	2000327	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
Property 149 Property 150	2000326 2000325	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.06
Property 151	2000324	0.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.38
Property 152 Property 153	2000322 2000323	0.20 10.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.20
Property 154	2000323	19.51	0.00	0.79	0.00	0.00	0.00	3.35	0.00	0.00	0.00	0.00	0.00	0.58	0.00	15.50
Property 155	2012306	32.90	1.60	0.14	0.00	0.00	0.00	0.85	0.00	0.00	0.00	0.00	0.00	2.61	0.00	27.69
Properties 156 to 157 Property 158 & 159 & 160 & 161	2012998 2012289	65.44 82.32	0.00	2.15 1.80	0.22	0.00	0.00	2.00 2.31	0.00	0.00	1.30 0.00	13.50 0.00	10.03 0.00	0.00	0.00	36.24 67.07
Property 162	2012289	1.64	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.64
Property 163 Property 164	2039201 2039199	1.09 0.68	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09 0.68
Property 165	2039200	1.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.09
Property 166 Property 167	2013004 2010410	0.73 1.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.73 1.89
Property 167 Property 168	2010410 2040644	1.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89
Property 169	2040447	1.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.44
Property 170 Property 171	2010408 2040200	5.46 1.26	0.00	0.00	0.00 0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.46 1.25
Property 172	2012288	2.33	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.33
Property 173 Property 174	2010411 2040444	3.46 2.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.46 2.47
	2040444	2.41	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.41

				TRAN	SPORT			ENCUMBE	RED LAND		COMM	UNITY	UNENCU	MBERED LAI SPACE	ID OPEN	Area
Property Number		Total Area (Hectares)	Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	HeritageConservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	Total Net Developable A (Hectares)
			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 175	2012287	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Property 176	2012286	0.99	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.99
Property 177	2042211	0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60
Property 178 Property 179	2022615 2022633	0.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.56
Property 180	2012285	0.79	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.79
Property 181	2022616	1.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.03
Property 182	2012284	0.78	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.78
Property 183	2012283	0.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.89
Property 184	2012307	0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95
Property 185	2046230	2.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.01
Property 186	2046231	2.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.01
Property 187 Property 188	2022619 2022620	3.87 0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.87 0.88
Property 189	2022620	2.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.07
Property 190	2022622	0.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.90
Property 191	2022623	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
Property 192	2022624	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
Property 193	2022625	0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80
Property 194	2022626	1.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.60
Property 195	2022627	1.72	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.72
Property 196	2022628	0.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.86
Property 197 Property 199	2022629 2022630	0.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.85
Property 198 Property 199	2022630	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Property 200	2022632	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Property 201	2010409	0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81
Property 202	2022614	0.94	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94
Property 203	2010407	3.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.00	3.35
Property 204	2013003	1.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.24
Property 205	2047864	0.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.27
Property 206	2045820	0.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.83
Property 207 Property 208 & 209	2045819 2012306	1.00 43.92	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.93 34.80
Property 208 & 209 Property 210	2012306	43.92 0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.40
Property 211	2036739	21.77	0.00	1.94	0.00	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.00	1.02	0.00	18.31
Property 212 & 213	2036752	65.40	0.00	0.00	0.00	0.00	0.00	2.76	3.27	0.00	0.70	3.46	3.98	0.00	0.00	51.23
Property 214	2001989	32.03	0.00	0.00	0.00	0.00	0.58	1.09	0.00	0.07	0.00	0.00	0.00	0.00	0.00	30.29
Properties 215 to 216		33.23	0.00	0.93	0.08	0.00	0.00	1.10	0.00	0.00	0.00	0.00	0.00	2.37	0.00	28.75
Property 217	2001991	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.09
Property 218	2001992	16.39	0.00	1.89	0.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	13.37
Property 219 Property 220	2001993 2001994	15.83 32.73	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00 2.33	0.00	15.83 26.44
Property 220 Property 221	2036749	4.05	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.74
Property 222	2036748	2.14	0.00	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.83
Property 223	2042384	1.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.89
Property 224	2036747	3.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.42
Property 225	2036746	4.34	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.34
Property 226 & 227	2036744	8.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	8.30
Property 228 & 229	2036750	20.28	0.00	0.05	0.00	0.00	0.00	0.07	0.00	0.00	0.00	0.00	0.00	1.00	0.00	19.16
Property 230 Sub-Total	2036751	19.74 1223.01	0.00	1.81 16.17	0.20	0.00	0.00 42.37	0.33 48.67	0.00 4.86	0.00 3.41	0.00	0.61 24.36	4.00 35.70	0.00 65.11	0.00	12.79 970.60
Sub- Lotal Existing Road Reserves		63.76	0.00	0.00	0.00	61.38	42.37	48.67	4.86	0.00	4.40	0.00	0.94	0.00	0.00	970.60
Total		1286.77	5.20	16.17	1.57	61.97	42.37	48.67	4.86	3.41	4.40	24.36	36.64	65.11	0.00	972.04

umber		ectares)	ıpable Area es)	OTHER LAND USES			T otal Net Residential Area (Hectares)	CONVENTIO (Up to 20 Dw	NAL DENSITY vellings/NRHa)		A DENSITY vellings/NRHa)		TOTAL COMBINE	D
Property Number		Total Area (Hectares)	Total net Developable (Hectares)	Activity Centre (retail/office/mi xed 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 & 7 & 16		72.46	52.85	0.00	0.00	0.00	52.85	52.85	735	0.00	0	52.85	14	735
Property 3 Property 4	2012291 2035436	8.70 9.43	3.35 9.43	2.99 9.43	0.00	0.00	0.37	0.01	0	0.36	54 0	0.37	148	54 0
Property 5	2035447	8.10	5.15	0.00	0.00	0.29	4.86	4.86	64	0.00	0	4.86	13	64
Property 6	2035446	8.09	7.62	0.00	0.00	0.00	7.62	7.62	133	0.00	0	7.62	17	133
Properties 8 to 11		30.89	25.23	0.00	0.00	0.00	25.23	25.23	439	0.00	0	25.23	17	439
Property 12 Property 13	2002746 2002747	3.33 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 17 to 19		6.25	6.06	1.20	4.86	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 20 to 21 Property 22	2029914	8.13 2.06	7.92	1.00	0.00	0.00	6.92	4.01	59 0	2.91	145 0	6.92 0.00	29	204
Property 23	2029915	2.00	2.04	0.00	0.00	0.00	2.04	0.00	0	2.04	56	2.04	27	56
Property 25	2029912	2.04	2.04	0.00	0.00	0.00	2.04	2.04	33	0.00	0	2.04	16	33
Property 24 & 26		7.17	7.00	0.00	0.00	0.00	7.00	7.00	85	0.00	0	7.00	12	85
Property 27 Property 28 & 29 & 30	2029911 2029909	2.02 15.33	2.02 12.80	0.00	0.00	0.00	2.02	2.02	34 180	0.00	0	2.02	17	34 180
Property 28 & 29 & 30 Property 31	2029909 2034414	15.33	12.80	0.00	0.00	0.00	12.80	12.80	31	0.00	0	12.80	14	180
Property 32 to 33		2.91	2.91	0.00	0.00	0.00	2.91	2.91	50	0.00	0	2.91	17	50
Property 34	2034417	1.61	1.61	0.00	0.00	0.00	1.61	1.61	32	0.00	0	1.61	20	32
Property 35	2051664	0.91	0.91	0.00	0.00	0.00	0.91	0.91	18	0.00	0	0.91	20	18
Property 36 Property 37	2051665 2035439	0.93 8.27	0.93 7.27	0.00	0.00	0.00	0.93	0.93	19 145	0.00	0	0.93	20	19 145
Property 38	2035437	2.04	2.04	0.00	0.00	0.00	2.04	2.04	41	0.00	0	2.04	20	41
Property 39	2035438	2.02	2.02	0.00	0.00	0.00	2.02	2.02	33	0.00	0	2.02	16	33
Property 40	2034419	1.93	1.93	0.00	0.00	0.00	1.93	1.93	34	0.00	0	1.93	18	34
Property 41 Property 42	2034420 2034421	1.87	1.87 0.94	0.00	0.00	0.00	1.87 0.94	1.87 0.94	37 19	0.00	0	1.87	20 20	37 19
Property 43	2028681	0.68	0.66	0.00	0.00	0.00	0.66	0.66	13	0.00	0	0.66	20	13
Property 44	2028681	0.69	0.67	0.00	0.00	0.00	0.67	0.67	13	0.00	0	0.67	20	13
Property 45	2049703	0.77	0.77	0.00	0.00	0.00	0.77	0.77	15	0.00	0	0.77	20	15
Property 46 Property 47	2049704 2049705	0.64	0.64	0.00	0.00	0.00	0.64	0.64	13	0.00	0	0.64	20	13
Property 48	2049706	0.92	0.88	0.00	0.00	0.00	0.88	0.88	18	0.00	0	0.88	20	18
Property 49	2049702	0.70	0.70	0.00	0.00	0.00	0.70	0.70	14	0.00	0	0.70	20	14
Property 50	2049701	0.65	0.65	0.00	0.00	0.00	0.65	0.65	13	0.00	0	0.65	20	13
Property 51 Property 52	2049700 2049699	0.65	0.65	0.00	0.00	0.00	0.65	0.65	13	0.00	0	0.65	20 20	13 12
Property 53	2035440	2.03	2.03	0.00	0.00	0.00	2.03	2.03	41	0.00	0	2.03	20	41
Property 54	2035441	2.03	2.03	0.00	0.00	0.00	2.03	2.03	41	0.00	0	2.03	20	41
Property 55	2051432	0.79	0.68	0.00	0.00	0.00	0.68	0.68	14	0.00	0	0.68	20	14
Property 56	2051433 2034430	1.19	1.14	0.00	0.00	0.00	1.14	1.14	23 60	0.00	0	1.14	20 15	23 60
Property 57 Property 58	2034430	3.92 2.53	3.92 2.53	0.00	0.00	0.00	2.53	2.53	39	0.00	0	2.53	15	39
Property 59	2034428	2.83	2.83	0.00	0.00	0.00	2.83	2.83	43	0.00	0	2.83	15	43
Property 60 to 64		10.94	10.83	0.00	0.00	0.00	10.83	10.83	189	0.00	0	10.83	17	189
Property 65 to 66 Property 67	2042495	24.58 24.42	18.93 20.57	0.00	0.00	0.00	18.93 20.57	18.93 20.57	276 345	0.00	0	18.93 20.57	15 17	276 345
Property 69	2042493	3.25	20.57	0.00	0.00	0.00	2.85	2.85	57	0.00	0	2.85	20	57
Property 70	2039204	2.04	1.90	0.00	0.00	0.00	1.90	1.90	38	0.00	0	1.90	20	38
Property 71	2035444	2.04	1.90	0.00	0.00	0.00	1.90	1.90	38	0.00	0	1.90	20	38
Property 72 Property 73	2035448 2035445	4.07 4.03	3.62 3.76	0.00	0.00	0.00	3.62	3.62 3.76	72 75	0.00	0	3.62	20 20	72 75
Property 74	2051046	2.18	1.92	0.00	0.00	0.00	1.92	1.92	38	0.00	0	1.92	20	38
Property 75	2051047	1.91	1.67	0.00	0.00	0.00	1.67	1.67	33	0.00	0	1.67	20	33
Property 76	2047568	4.06	3.80	0.00	0.00	0.00	3.80	3.80	76	0.00	0	3.80	20	76
Property 77 Property 78 to 81	2028691	4.05 16.84	3.59 13.49	0.00	0.00	0.00	3.59 13.49	3.59 13.49	72 235	0.00	0	3.59 13.49	20	72 235
Property 78 to 81 Property 82	2002742	2.36	0.89	0.00	0.00	0.00	0.89	0.89	235	0.00	0	0.89	20	235
Property 83	2002741	6.17	1.60	0.00	0.00	0.00	1.60	1.60	32	0.00	0	1.60	20	32
Property 84 & 88		8.35	7.87	0.00	0.00	0.00	7.87	7.87	157	0.00	0	7.87	20	157
Property 68 & 87	2020500	28.27	19.47	0.00	0.00	0.00	19.47	19.47	297	0.00	0	19.47	15	297
Property 89 Property 90	2028688 2028689	4.02 3.95	3.32 3.17	0.00	0.00	0.00	3.32	3.32 3.17	66 63	0.00	0	3.32	20 20	66 63
Property 85 & 86 & 91		12.78	10.20	0.00	0.00	0.00	10.20	10.20	184	0.00	0	10.20	18	184
Property 92	2028690	5.70	4.14	0.00	0.00	0.00	4.14	4.14	83	0.00	0	4.14	20	83
Property 93	2027855	5.26	2.57	0.00	0.00	0.00	2.57	2.57	51	0.00	0	2.57	20	51
Property 94	2039846	5.39	5.06	0.00	0.00	0.00	5.06	5.06	101	0.00	0	5.06	20	101

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

umber		ectares)	pable Area ss)	OTHER LAND USES			Total Net Residential Area (Hectares)		NAL DENSITY vellings/NRHa)		I DENSITY vellings/NRHa)		TOTAL COMBINE	D
Property Number		Total Area (Hectares)	Total net Developable (Hectares)	Activity Centre (retail/office/mi xed use)	Bulky Goods	Industrial/ Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings/NRHa	Indicative Dwellings
Property 95	2041312	3.91	1.17	0.00	0.00	0.00	1.17	1.17	23	0.00	0	1.17	20	23
Property 96	2031574	5.36	0.77	0.00	0.00	0.00	0.77	0.77	15	0.00	0	0.77	20	15
Property 97 & 98 & 100	2027853	15.62	13.65	1.81	0.00	0.00	11.84	9.97	157	1.87	64	11.84	19	221
Property 99	2005747	4.42	4.19	0.00	0.00	0.00	4.19	4.19	84	0.00	0	4.19	20	84
Property 101 Property 102	2000321 2000321	4.21 8.22	0.81 8.02	0.00	0.00	0.00	0.81 8.02	0.81 8.02	16 160	0.00	0	0.81 8.02	20	16 160
Property 103	2000321	9.92	9.79	0.00	0.00	0.00	9.79	9.79	196	0.00	0	9.79	20	196
Property 104	2031578	0.50	0.45	0.00	0.00	0.00	0.45	0.45	9	0.00	0	0.45	20	9
Property 105 & 106 & 107		4.43	4.43	0.00	0.00	0.00	4.43	4.43	89	0.00	0	4.43	20	89
Property 108	2031571	3.67	3.67	0.00	0.00	0.00	3.67	3.67	64	0.00	0	3.67	17	64
Property 109 & 110		1.77	1.77	0.00	0.00	0.00	1.77	1.77	34	0.00	0	1.77	19	34
Property 111 & 112	2006617 2041363	4.14 0.36	4.14	0.00	0.00	0.00	4.14	4.14	84	0.00	0	4.14	20	84
Property 113 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 & 118		0.80	0.80	0.00	0.00	0.00	0.80	0.00	0	0.80	20	0.80	25	20
Property 119 & 120		7.39	4.37	0.00	0.00	0.00	4.37	3.12	61	1.25	31	4.37	21	92
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 Property 123	2012842 2012842	1.48 8.21	1.48	0.00	0.00	0.00	1.48	1.48	22	0.00	0	1.48	15 15	22 116
Property 123 Property 124	2005750	8.63	7.78	0.00	0.00	0.00	7.78	7.05	135	0.00	22	7.78	20	157
Property 125	2023250	5.86	5.86	0.00	0.00	0.00	5.86	5.86	117	0.00	0	5.86	20	117
Property 126	2001990	5.85	5.85	0.00	0.00	0.00	5.85	5.85	117	0.00	0	5.85	20	117
Property 127 & 128	2045173	7.66	5.11	0.00	0.00	0.00	5.11	5.11	82	0.00	0	5.11	16	82
Property 129	2012840	2.03	2.03	0.00	0.00	0.00	2.03	2.03	41	0.00	0	2.03	20	41
Property 130	2000321	1.47	1.47	0.00	0.00	0.00	1.47	1.47	29	0.00	0	1.47	20	29
Property 131 Property 132	2000321 2000321	1.47 2.25	1.47 2.23	0.00	0.00	0.00	1.47	1.47 2.23	29 45	0.00	0	1.47	20 20	29 45
Property 132 Property 133	2000321	6.46	5.84	0.00	0.00	0.00	5.84	5.84	45	0.00	0	5.84	20	40
Property 134	2000321	8.11	6.11	0.00	0.00	0.00	6.11	6.11	122	0.00	0	6.11	20	122
Property 135	2000321	2.25	1.94	0.00	0.00	0.00	1.94	1.94	39	0.00	0	1.94	20	39
Property 136	2000321	2.20	1.93	0.00	0.00	0.00	1.93	1.93	39	0.00	0	1.93	20	39
Property 137	2000321	7.10	7.10	0.00	0.00	0.00	7.10	7.10	142	0.00	0	7.10	20	142
Property 138	2049676	22.46	11.83	0.00	0.00	0.00	11.83	11.83	237	0.00	0	11.83	20	237
Property 139 & 140 & 141 Property 142 & 143	2026429	1.98 0.70	1.98 0.70	0.00	0.00	0.00	1.98	1.98	33 14	0.00	0	1.98	17 20	33
Property 142 & 143 Property 144	2026428	1.54	1.54	0.00	0.00	0.00	1.54	1.54	31	0.00	0	1.54	20	31
Property 145	2000330	0.41	0.41	0.00	0.00	0.00	0.41	0.41	8	0.00	0	0.41	20	8
Property 146	2000328	0.36	0.36	0.00	0.00	0.00	0.36	0.36	7	0.00	0	0.36	20	7
Property 147	2000328	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	20	1
Property 148	2000327	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	20	1
Property 149	2000326	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1 4	0.00	0	0.06	20 20	1
Property 150 Property 151	2000325 2000324	0.18	0.18	0.00	0.00	0.00	0.18	0.18	8	0.00	0	0.18	20 20	8
Property 151 Property 152	2000324	0.38	0.38	0.00	0.00	0.00	0.38	0.38	4	0.00	0	0.38	20	4
Property 153	2000323	10.69	5.28	0.00	0.00	0.00	5.28	5.28	105	0.00	0	5.28	20	105
Property 154	2000321	19.51	15.50	0.00	0.00	0.00	15.50	15.50	105	0.00	0	15.50	7	105
Property 155	2012306	32.90	27.69	0.00	0.00	0.00	27.69	27.09	429	0.60	15	27.69	16	444
Properties 156 to 157	2012998	65.44	36.24	3.26	0.00	0.00	32.98	28.67	483	4.31	108	32.98	18	591
Property 158 & 159 & 160 & 16 Property 162	2012289 2012289	82.32 1.64	67.07 1.64	0.00	0.00	1.37	65.70 1.64	64.90 1.64	952 33	0.80	28 0	65.70 1.64	15 20	980 33
Property 162 Property 163	2012289	1.64	1.64	0.00	0.00	0.00	1.04	1.04	22	0.00	0	1.04	20	22
Property 164	2039199	0.68	0.68	0.00	0.00	0.00	0.68	0.68	14	0.00	0	0.68	20	14
Property 165	2039200	1.09	1.09	0.00	0.00	0.00	1.09	1.09	22	0.00	0	1.09	20	22
Property 166	2013004	0.73	0.73	0.00	0.00	0.00	0.73	0.73	15	0.00	0	0.73	20	15
Property 167	2010410	1.89	1.89	0.00	0.00	0.00	1.89	1.89	38	0.00	0	1.89	20	38
Property 168	2040644	1.30	1.30	0.00	0.00	0.00	1.30	1.30	26	0.00	0	1.30	20	26
Property 169 Property 170	2040447 2010408	1.44 5.46	1.44 5.46	0.00	0.00	0.00	1.44 5.46	1.44 5.46	29 109	0.00	0	1.44 5.46	20 20	29 109
Property 170 Property 171	2010408	5.46	1.25	0.00	0.00	0.00	1.25	1.25	25	0.00	0	1.25	20	25
Property 172	2012288	2.33	2.33	0.00	0.00	0.00	2.33	2.33	47	0.00	0	2.33	20	47
Property 173	2010411	3.46	3.46	0.00	0.00	0.00	3.46	3.46	69	0.00	0	3.46	20	69
Property 174	2040444	2.47	2.47	0.00	0.00	0.00	2.47	2.47	49	0.00	0	2.47	20	49
Property 175	2012287	0.81	0.81	0.00	0.00	0.00	0.81	0.81	16	0.00	0	0.81	20	16
Property 176	2012286	0.99	0.99	0.00	0.00	0.00	0.99	0.99	20	0.00	0	0.99	20	20
Property 177	2042211	0.60	0.60	0.00	0.00	0.00	0.60	0.60	12	0.00	0	0.60	20	12
Property 178 Property 179	2022615 2022633	0.56	0.56 1.05	0.00	0.00	0.00	0.56	0.56	11 21	0.00	0	0.56	20 20	11 21
Property 1/9 Property 180	2022035	0.79	0.79	0.00	0.00	0.00	0.79	0.79	16	0.00	0	0.79	20	16
Property 181	2022616	1.03	1.03	0.00	0.00	0.00	1.03	1.03	21	0.00	0	1.03	20	21

đen se		Area (Hectares)	ораble Ап es)	OTHER LAND USE			Total Net Residentia Area (Hectares)	CONVENTIO (Up to 20 Dw	NAL DENSITY vellings/NRHa)		A DENSITY vellings/NRHa)		TOTAL COMBINE	D
Property Number		Total Area (H	Total net Developable Ar (Hectares)	Activity Centre (retail/office/mi xed use)	Bulky Goods	Industrial/ Commercial		NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings/NRHa	Indicative Dwellings
Property 182	2012284	0.78	0.78	0.00	0.00	0.00	0.78	0.78	16	0.00	0	0.78	20	16
Property 183	2012283	0.89	0.89	0.00	0.00	0.00	0.89	0.89	18	0.00	0	0.89	20	18
Property 184	2012307	0.95	0.95	0.00	0.00	0.00	0.95	0.95	19	0.00	0	0.95	20	19
Property 185	2046230	2.01	2.01	0.00	0.00	0.00	2.01	2.01	40	0.00	0	2.01	20	40
Property 186	2046231	2.01	2.01	0.00	0.00	0.00	2.01	2.01	40	0.00	0	2.01	20	40
Property 187	2022619	3.87	3.87	0.00	0.00	0.00	3.87	3.87	77	0.00	0	3.87	20	77
Property 188	2022620	0.88	0.88	0.00	0.00	0.00	0.88	0.88	18	0.00	0	0.88	20	18
Property 189	2022621	2.07	2.07	0.00	0.00	0.00	2.07	2.07	41	0.00	0	2.07	20	41
Property 190	2022622 2022623	0.90	0.90	0.00	0.00	0.00	0.90	0.90	18	0.00	0	0.90	20	18
Property 191	2022623 2022624	0.80	0.80	0.00	0.00	0.00	0.80	0.80	16	0.00	0	0.80	20	16 16
Property 192 Property 193	2022625	0.80	0.80	0.00	0.00	0.00	0.80	0.80	16	0.00	0	0.80	20	16
Property 193 Property 194	2022625	1.60	1.60	0.00	0.00	0.00	1.60	1.60	32	0.00	0	1.60	20	32
Property 195	2022627	1.72	1.00	0.00	0.00	0.00	1.00	1.00	34	0.00	0	1.00	20	34
Property 196	2022628	0.86	0.86	0.00	0.00	0.00	0.86	0.86	17	0.00	0	0.86	20	17
Property 197	2022629	0.85	0.85	0.00	0.00	0.00	0.85	0.85	17	0.00	0	0.85	20	17
Property 198	2022630	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 199	2022631	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 200	2022632	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 201	2010409	0.81	0.80	0.00	0.00	0.00	0.81	0.81	16	0.00	0	0.81	20	16
Property 202	2022614	0.94	0.94	0.00	0.00	0.00	0.94	0.94	19	0.00	0	0.94	20	19
Property 203	2010407	3.60	3.35	0.00	0.00	0.00	3.35	3.35	67	0.00	0	3.35	20	67
Property 204	2013003	1.24	1.24	0.00	0.00	0.00	1.24	1.24	25	0.00	0	1.24	20	25
Property 205	2047864	0.27	0.27	0.00	0.00	0.00	0.27	0.27	5	0.00	0	0.27	20	5
Property 206	2045820	0.83	0.83	0.00	0.00	0.00	0.83	0.83	17	0.00	0	0.83	20	17
Property 207	2045819	1.00	0.93	0.00	0.00	0.34	0.59	0.59	12	0.00	0	0.59	20	12
Property 208 & 209	2012306	43.92	34.80	0.00	0.00	0.00	34.80	34.31	550	0.49	12	34.80	16	562
Property 210	2036739	0.40	0.40	0.00	0.00	0.10	0.30	0.30	5	0.00	0	0.30	17	5
Property 211	2036738	21.77	18.31	0.00	0.00	0.00	18.31	18.31	265	0.00	0	18.31	14	265
Property 212 & 213	2036752	65.40	51.23	0.00	0.00	0.00	51.23	51.23	608	0.00	0	51.23	12	608
Property 214	2001989	32.03	30.29	3.12	0.00	3.54	23.63	23.63	345	0.00	0	23.63	15	345
Properties 215 to 216		33.23	28.75	3.99	0.00	0.00	24.76	23.63	356	1.13	47	24.76	16	403
Property 217	2001991	0.09	0.09	0.00	0.00	0.00	0.09	0.09	1	0.00	0	0.09	16	1
Property 218	2001992	16.39	13.37	0.00	0.00	0.30	13.07	11.82	180	1.25	31	13.07	16	211
Property 219	2001993	15.83	15.83	0.00	0.00	0.00	15.83	15.83	229	0.00	0	15.83	14	229
Property 220	2001994	32.73	26.44	0.00	0.00	0.00	26.44	26.44	350	0.00	0	26.44	13	350
Property 221	2036749	4.05	3.74	0.00	0.00	0.00	3.74	3.74	65	0.00	0	3.74	17	65
Property 222	2036748	2.14	1.83	0.00	0.00	0.58	1.25	1.25	18	0.00	0	1.25	14	18
Property 223	2042384	1.89	1.89	0.00	0.00	0.34	1.55	1.55	31	0.00	0	1.55	20	31
Property 224	2036747	3.42	3.42	0.00	0.00	0.00	3.42	3.42	69	0.00	0	3.42	20	69
Property 225	2036746	4.34	4.34	0.00	0.00	0.00	4.34	4.34	85	0.00	0	4.34	20	85
Property 226 & 227	2036744	8.30	8.30	0.00	0.00	0.00	8.30	8.30	117	0.00	0	8.30	14	117
Property 228 & 229	2036750	20.28	19.16	0.00	0.00	0.00	19.16	19.16 12.79	277	0.00	0	19.16 12.79	14	277
Property 230	2036751	19.74 1223.01	12.79 970.60	0.00 26.80	0.00	0.00 9.12	12.79 929.82	12.79 911.27	194 14859	0.00	0 634	12.79 929.82	15 17	194 15492
Sub-Total		1223.01	970.60	26.80	4.86	9.12	929.82	911.27	14859	18.55	634	929.82	17	15492
Existing Road Reserves		63.76	1.44	0.00	0.00	0.00	1.44	0.86	17	0.58	15	1.44	22	32
Total		1286.77	972.04	26.80	4.86	9.12	931.26	912.13	14876	19.13	648	931.26	17	15524