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BALLARAT WEST

DEVELOPMENT CONTRIBUTIONS PLAN

CITY OF BALLARAT | FEBRUARY 2025

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VERSION 7.2

ACKNOWLEDGEMENT OF COUNTRY

Urban Enterprise is located on Wurundjeri Woi-Wurrung Country. We pay our respects to elders past, present and emerging and also acknowledge all Traditional Owners of Country on which we work.

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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.

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.

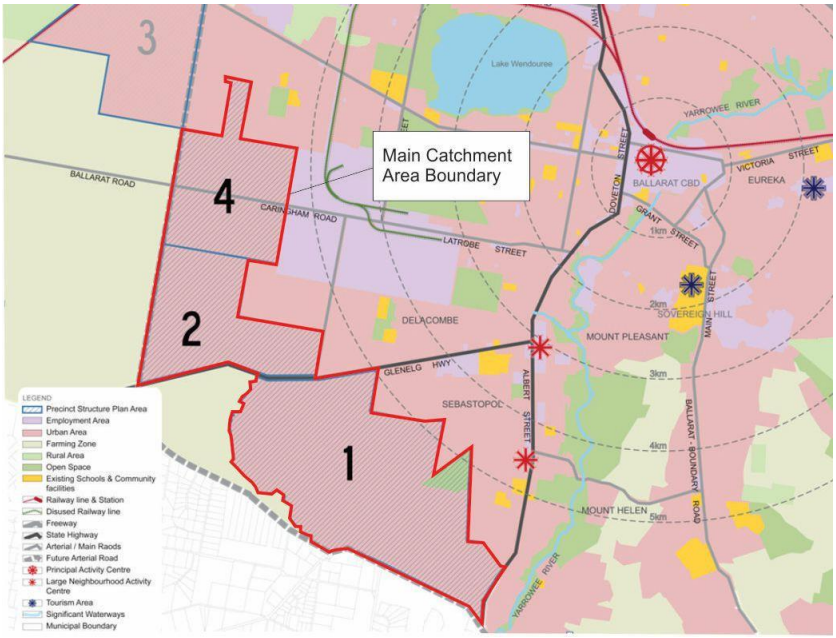
2.2.1. PLANNING AND ENVIRONMENT ACT 1987

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 46I);
- The provision to impose a development infrastructure levy and/or a community infrastructure levy (section 46J);
- The contents required of a DCP (Section 46K);
- The setting of limits in respect of a community infrastructure levy (section 46L);
- The provision for the Minister to issue written directions relating to the preparation and content of a DCP (section 46M);
- The collection of a development infrastructure levy, by way of a condition on a planning permit either requiring the payment of a levy within a specified time, or entering into an agreement to pay the levy within a specified time (section 46N);
- The collecting agency may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable (Section 46P (2)).

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 'per-dwelling' rate. The Planning and Environment Act 1987 stipulates that the amount that may be contributed under a Community Infrastructure Levy is no more than $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
CI_CF_1	**MAC Library (sub-precinct 1) co-located with Community Centre in MAC** Construction of one branch library of 1,800 sqm (excluding canopies, verandas, etc) to be co-located with the community centre in MAC.
CI_CF_2	**Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1)** Construction of a level 3 multi-purpose community centre, which includes community rooms and meeting space, administrative spaces for staff and community groups and carparking within a building area of approx. 4,400 sqm.
CI_CF_3	**Level 1 MAC Early Years Hub (sub-precinct 1) (CI component)** Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.
CI_CF_4	**Level 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)** Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.
CI_CF_5	**Level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub-precinct 2) (CI component)** 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.
CI_CF_6	**Level 1 NAC Multi-purpose Community Centre (sub-precinct 2) (CI component)** Construction of community infrastructure component of NAC early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.
CI_OS_1	**MR Power Park - Pavilion** Construction of a medium community pavilion to serve regional AOS Reserve.
CI_OS_2	**Mining Park - Pavilion** Construction of small pavilion to serve the AOS Reserve - Gold Mining Area.
CI_OS_3	**Glenelg Highway reserve (MAC) - Pavilion** Construction of medium pavilion to serve the AOS Reserve – MAC.
CI_OS_4	**Greenhalghs reserve (LAC) - Pavilion** Construction of medium pavilion to serve AOS Reserve – LAC.
CI_OS_5	**Carngham reserve (NAC) - Pavilion** 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
DI_CF_1	**Level 1 MAC Early Years Hub (sub-precinct 1) (DI component)** Construction of development component of early years hub, including kindergarten, maternal and child health centre and associated facilities, outdoor areas and parking.
DI_CF_2	**Level 1 Tait Street Early Years Hub (sub-precinct 1) (DI component)** Construction of development component of Early Years Hub, including kindergarten, associated facilities, outdoor areas and parking.
DI_CF_3	**Level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub-precinct 2) (DI component)** Construction of development component of LAC Multi-purpose Community Centre and Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.
DI_CF_4	**NAC Early Years Hub (sub-precinct 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** Land acquisition of 0.9 ha for the branch library.
DI_LA_3	**Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1) - Land** 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** 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** Land acquisition of 1.3 ha of LAC Early Years Hub site co-located with Level 1 Multi-purpose Community Centre.
DI_LA_7	**Level 1 MAC Multi-purpose Community Centre (sub-precinct 4) - Land** 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
DI_DR_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 areas.
DI_DR_AA/AB	**Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)** Construction of a drainage scheme for sub-catchment AA/AB, including drainage pipes, retarding basins and bioretention areas.
DI_DR_AC/AT	**Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)** Construction of a drainage scheme for sub-catchment AC/AT, including drainage pipes, retarding basins and bioretention areas.
DI_DR_AK/AM	**Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)** Construction of a drainage scheme for sub-catchment AK/AM, including drainage pipes, retarding basins and bioretention areas.
DI_DR_AU/AY	**Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)** Construction of a drainage scheme for sub-catchment AU/AY, including drainage pipes, retarding basins and bioretention areas.
DI_DR_AZ/CA	**Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)** Construction of a drainage scheme for sub-catchment AZ/CA, including drainage pipes, retarding basins and bioretention areas.
DI_DR_BA/BQ	**Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)** Construction of a drainage scheme for sub-catchment BA/BQ, including drainage pipes, retarding basins and bioretention areas.
DI_DR_BK/BL	**Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)** Construction of a drainage scheme for sub-catchment BK/BL, including drainage pipes, retarding basins and bioretention areas.
DI_DR_BU/CP	**Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)** Construction of a drainage scheme for sub-catchment BU/CP, including drainage pipes, retarding basins and bioretention areas.
DI_DR_BY/BZ	**Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)** Construction of a drainage scheme for sub-catchment BY/BZ, including drainage pipes, retarding basins and bioretention areas.
DI_DR_C/O	**Drainage Scheme in sub-catchment C/O (sub-precinct 4)** Construction of a drainage scheme for sub-catchment C/O, including drainage pipes, retarding basins and bioretention areas.
DI_DR_CB/CF	**Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)** Construction of a drainage scheme for sub-catchment CB/CF, including drainage pipes, retarding basins and bioretention areas.
DI_DR_CD/CR	**Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)** Construction of a drainage scheme for sub-catchment CD/CR, including drainage pipes, retarding basins and bioretention areas.
DI_DR_CQ/CW	**Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)** Construction of a drainage scheme for sub-catchment CQ/CW, including drainage pipes, retarding basins and bioretention areas.
DI_DR_CX/DC	**Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)** Construction of a drainage scheme for sub-catchment CX/DC, including drainage pipes, retarding basins and bioretention areas.
DI_DR_D/J	**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.
DI_DR_KL	**Drainage Scheme in sub-catchment KL (sub-precinct 4)** Construction of a drainage scheme for sub-catchment KL, including drainage pipes, retarding basins and bioretention areas.

Project Number	Project Name
DI_DR_M/Q	**Drainage Scheme in sub-catchment M/Q (sub-precinct 2)** Construction of a drainage scheme for sub-catchment M/Q, including drainage pipes, retarding basins and bioretention areas.
DI_DR_P/T	**Drainage Scheme in sub-catchment P/T (sub-precinct 2)** Construction of a drainage scheme for sub-catchment P/T, including drainage pipes, retarding basins and bioretention areas.
DI_DR_U/Z	**Drainage Scheme in sub-catchment U/Z (sub-precinct 2)** Construction of a drainage scheme for sub-catchment U/Z, including drainage pipes, retarding basins and bioretention areas.
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** 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** Acquisition of land for Retarding Basin 6A, total area: 1.6ha (developable).
DI_LA_RB6b	**Retarding Basin 6 (part b) – Land** Acquisition of land for Retarding Basin 6B, total area: 0.57ha (developable).
DI_LA_RB6c	**Retarding Basin 6 (part c) – Land** Acquisition of land for Retarding Basin 6C, total area: .14ha (developable).
DI_LA_RB7	**Retarding Basin 7 – Land** Acquisition of land for Retarding Basin 7, total area: 3.86ha (developable).
DI_LA_RB11	**Retarding Basin 11 – Land** Acquisition of land for Retarding Basin 11, total area: 1.9ha (both developable and encumbered).
DI_LA_RB12	**Retarding Basin 12 – Land** Acquisition of land for Retarding Basin 12, total area: 2.23ha (both developable and encumbered).
DI_LA_RB13	**Retarding Basin 13 – Land** Acquisition of land for Retarding Basin 13, total area: 2.37ha (both developable and encumbered).
DI_LA_RB14	**Retarding Basin 14 – Land** Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).
DI_LA_RB15	**Retarding Basin 15 – Land** Acquisition of land for Retarding Basin 15, total area: 2.25ha (encumbered)
DI_LA_RB17	**Retarding Basin 17 – Land** Acquisition of land for Retarding Basin 17, total area: 3.56ha (both developable and encumbered)
DI_LA_RB18	**Retarding Basin 18 – Land** Acquisition of land for Retarding Basin 18, total area: 1.04ha (developable)
DI_LA_RB24	**Retarding Basin 24 – Land** 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)
DI_LA_RB27	**Retarding Basin 27 - Land** 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

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** Acquisition of Crown Land for the Mining Park Active Open Space Reserve: area 10.19ha.
DI_LA_11	**Active Open Space - MAC (sub-precinct 1) - Land** 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.
DI_LA_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.
DI_OS_1	**AOS Reserve at MR Power Park (sub-precinct 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.
DI_OS_2	**AOS Reserve - Mining Park (sub-precinct 1)** Construction of the Mining Park Active Open Space reserve (10.19ha), including 3 soccer fields, local play space, water retention and car parking.
DI_OS_3	**AOS Reserve - MAC (sub-precinct 1)** Construction of Glenelg Highway AOS Reserve (3.5ha) adjacent to the MAC, including 2 soccer fields, 1 cricket pitch and car parking.
DI_OS_4	**AOS Reserve - LAC (sub-precinct 2)** 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.
DI_OS_5a	**AOS Reserve - NAC (sub-precinct 4) (part a)** Construction of 4ha Carngham Road AOS Reserve adjacent to the NAC, including 1 oval, rectangular courts, local play space, shelter, toilets and car parking.
DI_OS_5b	**AOS Reserve - NAC (sub-precinct 4) (part b)** Construction of 4ha AOS Reserve - West, including 1 football/cricket oval, rectangular hard courts, local play space and car parking.
DI_OS_6	**Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)** 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
DL_LA_14	**Western Link Road (Stage 2b) - Land** Acquisition of land for the Western Link Road reserve (20m) between Carngham Road and Glenelg Highway: length 2650m, width 20m, area: 5.3ha.
DL_LA_15	**Ascot Gardens Drive Extension - Land** Land acquisition for Ascot Gardens Drive extension between existing road reserve and PSP area boundary: length 266m, width 24m, area: 0.64ha
DL_LA_16	**Webb Rd Widening - Land** Land acquisition to widen the existing 20m Webb Road reservation to 24m (total area to be acquired 0.26ha).
DL_LA_17	**Schreenans Road widening - Land** Land acquisition for Schreenans Road widening and roundabout with Cherry Flat Road: length 1050m, width 4m, area: 0.42ha
DL_LA_18	**Schreenans Road extension (re-routed) - Land** Land acquisition for re-routed Schreenans Road between existing reserve and Ross Creek Road: 287.5m x 24m, area 0.69ha.
DL_LA_19	**Cobden Street extension (re-routed) - Land** Land acquisition for re-routed Cobden Street between existing reserve and Ross Creek Road: 258m x 24m, area 0.62ha.
DL_LA_20	**Cobden Street widening - Land** Land acquisition for widening of existing Cobden Street reservation between Bonshaw Street and beginning of re-routed alignment. 4m x 1000m, area 0.40ha.
DL_LA_21	**Cobden Street link to Bells Road - Land** Land acquisition for new Cobden Street reservation to link southern limit of existing reservation with Bells Road. 24m x 35m, area 0.08ha.
DL_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.
DL_LA_23	**Greenhalghs Road widening- Land** Land acquisition for the widening of Greenhalghs Road between Wiltshire Lane and the future Western Link Road. Width: 4m, length: 2275m, area: 0.91ha.
DL_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** Construction of new north-south road between Cuthberts Road and Cuzens Road to Link standard (747.5m).
DI_RD_03b	**New N-S Road (North) between Cuzens Road and Carngham Road** Construction of new north-south road between Cuzens Road and Carngham Road to Link standard (747.5m).
DI_RD_04	**New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary** Construction of new north-south road between Carngham Road and sub-precinct 4 Southern boundary to Link standard (675m)
DI_RD_11	**New N-S Road construction - sub-precinct 2 northern section** Construction of the new north-south road between sub-precinct 2 northern boundary and Greenhalghs Road (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).
DI_RD_14	**Greenhalghs Road upgrade - western section** Upgrade of existing road to Link Road 1 standard between the north-south road (northern section) and future Western Link Road (632m).
DI_RD_15	**Greenhalghs Road upgrade - central section** Upgrade of existing road to Link Road 1 standard between the north-south road (northern section) and the new north south road (southern section) (344m).
DI_RD_16	**Greenhalghs Road upgrade - eastern section** Upgrade of existing road to Link Road 1 standard between the north-south road (southern section) and Wiltshire Lane (1035m).
DI_RD_19	**Cherry Flat Road Upgrade - Wiltshire Road to Webb Road** Upgrade of existing road to Link Road between Wiltshire Lane and Webb Road (Length 320m).

Project Number	Project Name
DI_RD_20	**Cherry Flat Road Upgrade - Webb Road to Schreenans Road** Upgrade of existing road to Link Road between Webb Road and Schreenans Road (Length 790m).
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).
DI_RD_22	**Tait Street upgrade** Upgrade of Tait Street between Ross Creek Road and sub-precinct 1 northern boundary to link road standard (780m).
DI_RD_23	**Cobden Street construction north** Upgrade of existing Cobden Street and construction of re-routed (north) sections of Cobden Street between Ross Creek Road and Miles Street to Link standard (400m).
DI_RD_24	**Cobden Street construction south** Construction of new Cobden Street extension between Miles Street and Bells Road to Link standard (480m).
DI_RD_29	**Ascot Gardens Drive and Webb Rd** Construction of Ascot Gardens Drive and upgrading of Webb Road between PSP area boundary and Cherry Flat Road to Link standard (754m).
DI_RD_31a	**Schreenans Lane upgrade** Upgrade of Schreenans Lane between Cherry Flat Road and Webb Road to Link standard (440m).
DI_RD_31b	**Schreenans Lane extension west** Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m).
DI_RD_31c	**Schreenans Lane Creek Crossing** Construction of a creek crossing (bridge) for Schreenans Road.
DI_RD_31d	**Schreenans Lane extension east** Construction of Schreenans Lane between Ross Creek Road and creek crossing to Link standard (2317m).
DI_RD_38	**Ross Creek Road Upgrade** 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
DI_LA_25	**Western Link Intersections – Land** Land acquisition to widen road reserves to accommodate intersection treatments and turning movements on the future Western Link Road, totalling 0.23ha.
DI_JNC_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** Construction of a Signalised Intersection.
DI_JNC_04	**Greenhalghs Rd / New N-S Rd (North) Roundabout** 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.
DI_JNC_09	**Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection** Construction of a 4 Arm Signalised Intersection.
DI_JNC_10	**Cherry Flat Rd / Webb Rd Signalised Intersection** Construction of a 4 Arm Signalised Intersection.
DI_JNC_11	**Cherry Flat Rd / Schreenans Rd Roundabout** Construction of a 3 Arm 2 Lane Roundabout.
DI_JNC_12	**Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout** 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
DI_O_1	**Development Contributions Accounting Program** Purchase of Development Contributions Accounting Program
DI_O_2	**Heritage, Geotechnical and Contamination Studies - MR Power Park** Preparation of studies for MR Power Park on heritage, geotechnical and contamination to ascertain potential remediation works, encumbered areas and siting options for active open space reserves.
DI_O_3	**Heritage, Geotechnical and Contamination Studies - Mining Park** Preparation of studies for Mining Park on heritage, geotechnical and contamination to ascertain potential remediation works, encumbered areas and siting options for active open space reserves.
DI_O_4	**Strategic Planning Costs** Precinct Structure Plan and Development Contributions Plan Review.

Source: City of Ballarat, 2024

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 BY LAND USE AND TYPE

Levy Type	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.

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 Rate
Community Facilities	Yes	Yes	No
Drainage	No	Yes	Yes
Open Space	Yes	Yes	No
Roads	No	Yes	Yes
Traffic Management	No	Yes	Yes
Other	No	Yes	Yes

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 Infrastructure Levy											
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) (CI 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) (CI 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) (CI 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 Facilities											
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

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

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**

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

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**

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_O_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_O_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_O_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_O_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**				
DIL			*$358,354,560.07*	*$89,061,250.00*	*$447,895,819.21*		*$404,643,591.82*			*$421,701.28*	*$277,301.78*
CIL			*$64,143,130.43*	*$0.00*	*$64,143,130.43*		*$64,143,130.43*			*$4,131.87*	*$0.00*

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) (July 2024)	Rate (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.

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:

- 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.

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.

APPENDICES

APPENDIX A INFRASTRUCTURE LOCATION MAPS

Community Facilities

Community Facilities

DI_CF_4 Item number

BALLARAT WEST DCP

urban enterprise planning economics+tourism

CUTHBERTS ROAD
STURT STREET
FUTURE WESTERN LINK ROAD (DUNN'S ROAD)
CUTTENS ROAD
ALFREDTON
DI_CF_4
CI_CF_6
PS
BALLARAT - CARNGHAM ROAD
EYH & MPCC
LEARMONTH STREET
GILLIES STREET
NAC
LA TROBE STREET
Indoor Leisure Centre
WILTSHIRE LANE
GREENHALGHS ROAD
PS
SS
PrS
EYH & MPCC
DI_CF_3
CI_CF_5
AC
DELACOMBE
FUTURE WESTERN LINK ROAD
GLENELG HIGHWAY
EYH
SMYTHES ROAD
MAC
CI_CF_2
CI_CF_1
LIB & MPCC
WEBB ROAD
TAIT STREET
ALBERT STREET
SEBASTOPOL
DI_CF_1
CI_CF_3
CHERRY FLAT ROAD
BELLS ROAD
SCHREENANS ROAD
ROSS CREEK ROAD
EYH
PS
LAC
DI_CF_2
CI_CF_4
MILES STREET
BELLS ROAD
MIDLAND HIGHWAY

Active Open Space Facilities

Active Open Space Facilities

DI_OS_4 Item number

BALLARAT WEST DCP

urban enterprise planning economics+tourism

CUTHBERTS ROAD
STURT STREET
FUTURE WESTERN LINK ROAD (DUNDAS DRIVE)
CUZENS ROAD
ALFREDTON
DI_OS_5b
DI_OS_5a
CI_OS_5
PS
BALLARAT - CARNGHAM ROAD
EYH & MPCC
LEARMONTH STREET
GILLIES STREET
NAC
LA TROBE STREET
DI_OS_4
CI_OS_4
Indoor Leisure Centre
WILTSHIRE LANE
DI_OS_6
GREENHALGHS ROAD
PS
SS
PrS
EYH & MPCC
LAC
DELACOMBE
FUTURE WESTERN LINK ROAD
GLENELG HIGHWAY
EYH
SMYTHES ROAD
MAC
DI_OS_3
CI_OS_3
LIB & MPCC
WEBB ROAD
PS
CHERRY FLAT ROAD
SEBASTOPOL
ALBERT STREET
DI_OS_1
CI_OS_1
BELLS ROAD
SCHREENANS ROAD
ROSS CREEK ROAD
EYH
PS
LAC
MILES STREET
DI_OS_2
CI_OS_2
BELLS ROAD
MIDLAND HIGHWAY

Drainage Facilities (excluding pipes)

Retarding Basin

DI_DR04 Item number

BALLARAT WEST DCP

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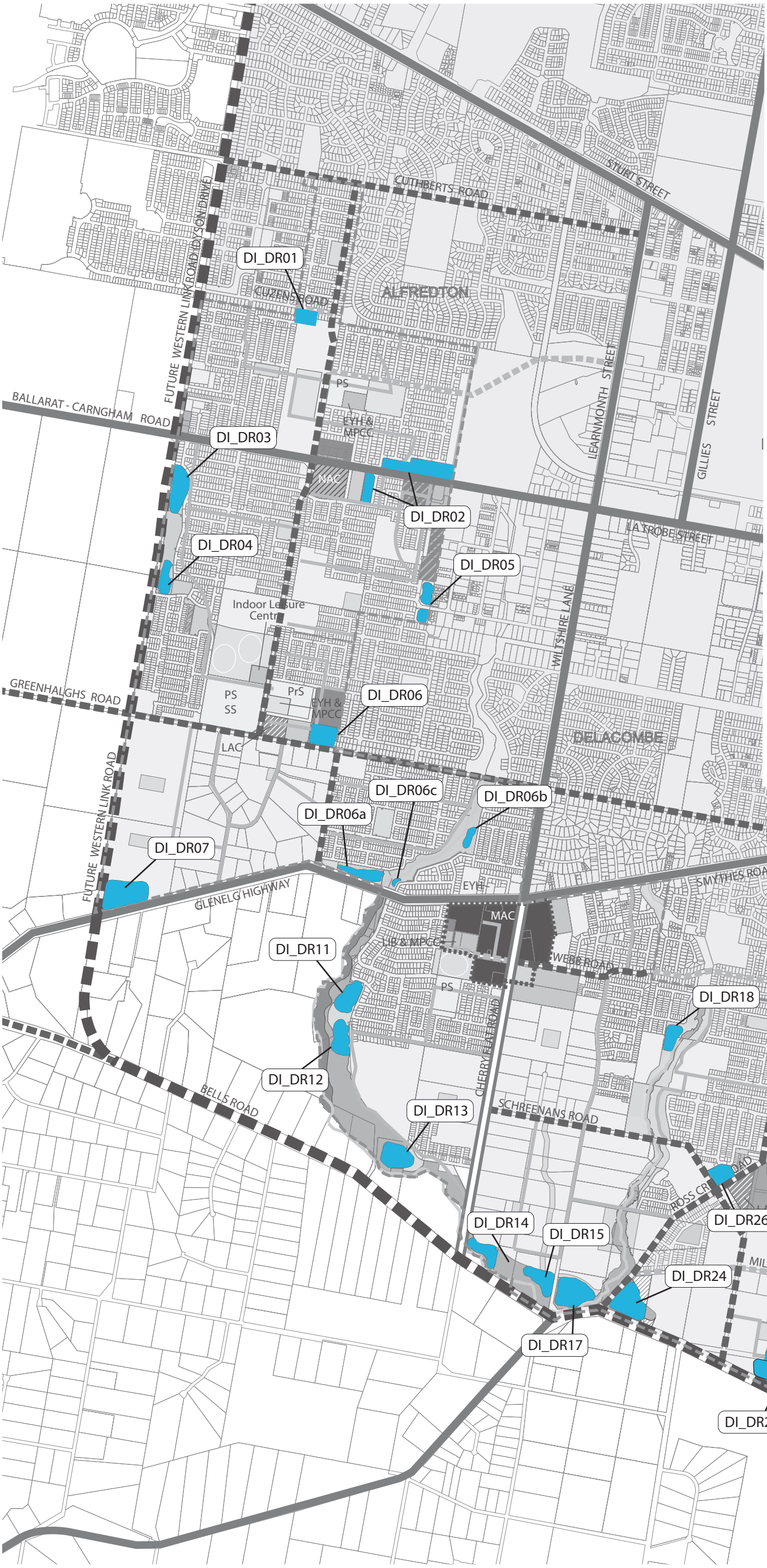

Roads and Traffic Management

- Road construction
- Signalised intersection
- Roundabout
- Creek crossing
- State roads
- DI_RD_04 — Item number

BALLARAT WEST DCP

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CUTHBERTS ROAD
STUART STREET
FUTURE WESTERN LINK ROAD (DUNDAS DRIVE)
CUTTENS ROAD
ALFREDTON
RD_03a
RD_03b
PS
EYH & MPCC
BALLARAT - CARNGHAM ROAD
LEARMONTH STREET
GILLIES STREET
JNC_01
JNC_02
NAC
RD_04
LA TROBE STREET
Indoor Leisure Centre
RD_11
WILTSHIRE LANE
GREENHALGHS ROAD
PS
PrS
EYH &
RD_14
RD_15
JNC_05
DELACOMBE
RD_16
JNC_04
RD_12
FUTURE WESTERN LINK ROAD
JNC_09
EYH
SMYTHES ROAD
JNC_08
GLENELG HIGHWAY
MAC
RD_19
LIB & MPCC
WEBB ROAD
JNC_10
RD_29
SEBASTOPOL
PS
CHERRY FLAT ROAD
RD_20
RD_31a
RD_31b
RD_22
ALBERT STREET
JNC_11
RD_31c
RD_31d
SCHREENANS ROAD
BELLS ROAD
EYH
PS
JNC_12
RD_23
RD_38
MILES STREET
RD_24
BELLS ROAD
MIDLAND HIGHWAY

Roads and Traffic Management

Full Road acquisition

Road widening

Land for intersection

DI_LA_04 Item number

BALLARAT WEST DCP

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CUTHBERTS ROAD
STURT STREET
FUTURE WESTERN LINK ROAD (DUNDAS DRIVE)
CUZENS ROAD
ALFREDTON
BALLARAT - CARNGHAM ROAD
LEARMONTH STREET
GILLIES STREET
LA TROBE STREET
WILTSHIRE LANE
DELACOMBE
GREENHALGHS ROAD
FUTURE WESTERN LINK ROAD
GLENELG HIGHWAY
SMYTHES ROAD
ALBERT STREET
SEBASTOPOL
WEBB ROAD
CHERRY FLAT ROAD
SCHREENANS ROAD
ROSS CREEK ROAD
MILES STREET
BELLS ROAD
MIDLAND HIGHWAY

DI_LA_14
DI_LA_25
DI_LA_24
DI_LA_22
DI_LA_23
DI_LA_23
DI_LA_22
DI_LA_16
DI_LA_15
DI_LA_17
DI_LA_18
DI_LA_19
DI_LA_20
DI_LA_21

PS
EYH & MPCC
NAC
Indoor Leisure Centre
PS
SS
PrS
EYH & MPCC
LAC
EYH
MAC
LIB & MPCC
PS
EYH
LAC

Land for Drainage, Active Recreation and Community Facilities

- Land for Active Recreation Facilities
- Land for Community Facilities
- Land for Retarding Basin
- DI_LA_1 — Item number

BALLARAT WEST DCP

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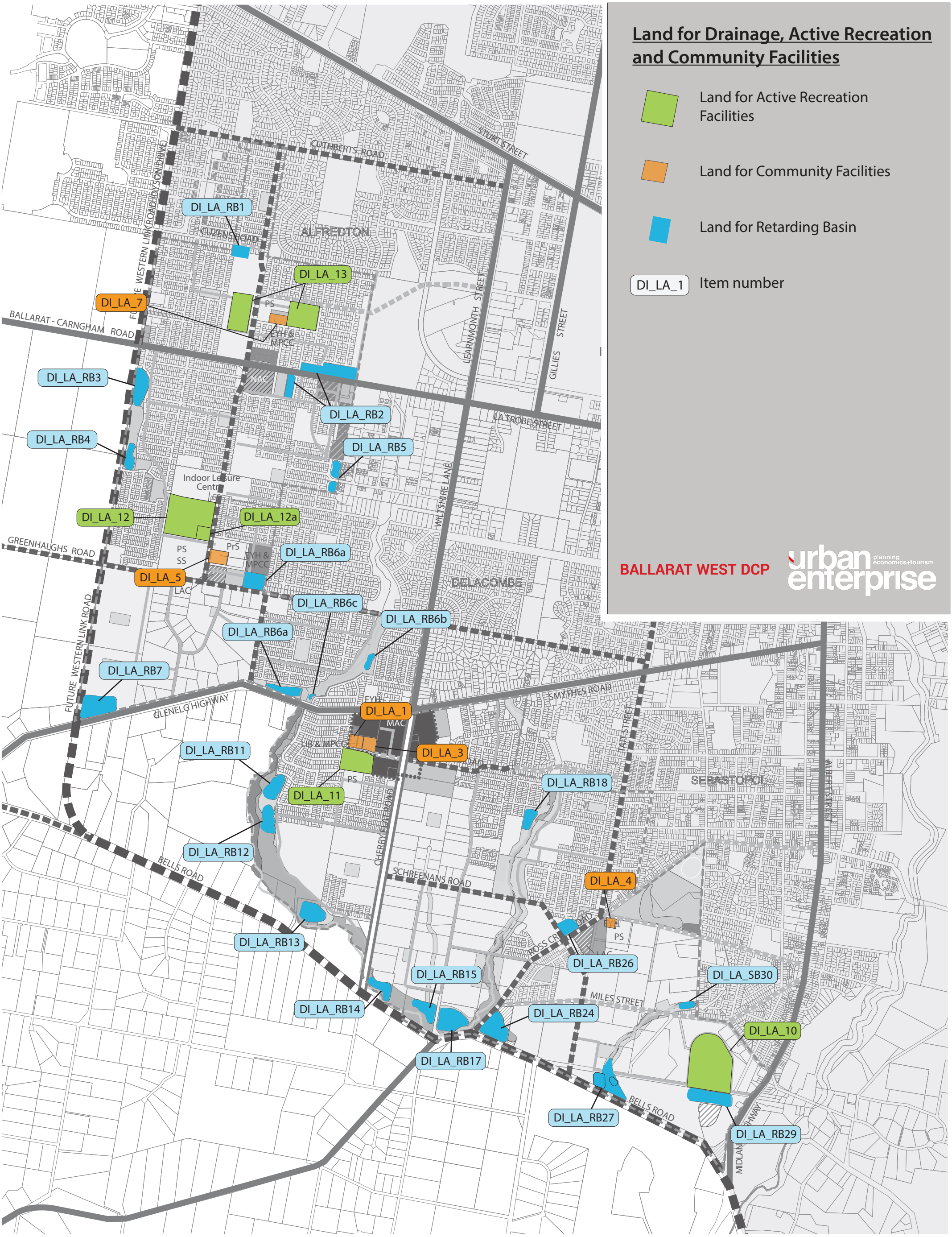

A

D/J

C/O

Increase in M/Q Area

K/L

M/Q

P/T

U/Z

Increase AA/AB Area

AA/AB

AZ/CA

AK/AM

AC/AT

BA/BQ

BK/BL

BY/BZ

BU/CP

CB/CF

AU/AY

CD/CR

CQ/CW

CX/DC

0 500 1,000 m

Scale in metres 1:19,000 @A3

Legend

Property Boundary

Drainage Catchments

- A
- AA/AB
- AC/AT
- AK/AM
- AU/AY
- AZ/CA
- BA/BQ
- BK/BL
- BU/CP
- BY/BZ
- C/O
- CB/CF
- CD/CR
- CQ/CW
- CX/DC
- D/J
- K/L
- M/Q
- P/T
- U/Z

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 with Community Centre in MAC	QUICK REFERENCE	
Project Description	Construction of one branch library of 1,800 sqm (excluding canopies, verandahs, etc) to be co-located with the community centre in MAC	CIL	CF WORKS

Levy Type	Community	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
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 Apportionment Method	Costing Justification	VPA Benchmark Costings (indexed to July 2024)		
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.	Indicative Project Trigger	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	1

CI_CF_2	Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1)	QUICK REFERENCE	
Project Description	Construction of a level 3 multi-purpose community centre, which includes community rooms and meeting space, administrative spaces for staff and community groups and carparking within a building area of approx 4,400 sqm	CIL	CF WORKS

Levy Type	Community	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
Cost	$4,836,907				
External	0%				
Cost to MCA	$4,836,907				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$4,836,907				
Demand Units	15,524				
Levy Amount	$311.58				

Cost Apportionment Method	Costing Justification	VPA Benchmark Costings (indexed to July 2024)		
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.	Indicative Project Trigger	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	2

CI_CF_3	Level 1 MAC Early Years Hub (sub-precinct 1) (CI component)	QUICK REFERENCE	
Project Description	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	CIL:	CF: WORKS:

Levy Type	Community	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
Cost	$5,027,177				
External	0%				
Cost to MCA	$5,027,177				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$5,027,177				
Demand Units	15,524				
Levy Amount	$323.83				

Cost Apportionment Method	Costing Justification	VPA Benchmark Costings (indexed to July 2024)	
The item is required to serve the future population of the entire 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	Version: 7.2 REF: 3

CI_CF_4	Level 1 Tait Street Early Years Hub (sub-precinct 1) (CI component)	QUICK REFERENCE	
Project Description	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	CIL:	CF: WORKS:

Levy Type	Community	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
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				
Demand Units	15,524				
Levy Amount	$339.25				

Cost Apportionment Method	Costing Justification	Prowse (indexed to July 2024)	
The item is required to serve the future population of the entire 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	Version: 7.2 REF: 4

CI_CF_5	level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub-precinct 2) (CI component)	QUICK REFERENCE	
Project Description	Construction of community infrastructure component of LAC multi-use centre and early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	CIL	CF WORKS

Levy Type	Community	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
Cost	$9,027,592				
External	0%				
Cost to MCA	$9,027,592				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$9,027,592				
Demand Units	15,524				
Levy Amount	$581.52				

Cost Apportionment Method	Costing Justification	VPA Benchmark Costings (indexed to July 2024)		
The item is required to serve the future population of the entire 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	Version	7.2
			REF	5

CI_CF_6	Level 1 NAC Multi-purpose Community Centre (sub-precinct 2) (CI component)	QUICK REFERENCE	
Project Description	Construction of community infrastructure component of NAC early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	CIL	CF WORKS

Levy Type	Community	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
Cost	$6,610,410				
External	0%				
Cost to MCA	$6,610,410				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$6,610,410				
Demand Units	15,524				
Levy Amount	$425.82				

Cost Apportionment Method	Costing Justification	Prowse (indexed to July 2024)		
The item is required to serve the future population of the entire 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	Version	7.2
			REF	6

CI_OS_1	MR Power Park - Pavilion					QUICK REFERENCE		
Project Description	Construction of a medium community pavilion to serve regional AOS Reserve					CIL	OS	WORKS
Levy Type	Community	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.					
Category	Open Space							
		Cost Breakdown		Units	Rate	Cost		
Cost	$2,066,580							
External	0%							
Cost to MCA	$2,066,580							
Applies To	Residential							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$2,066,580							
Demand Units	15,524							
Levy Amount	$133.12							
Cost Apportionment Method		Costing Justification	VPA Benchmark Costings (indexed to July 2024)					
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.			Version	7.2	
						REF	7	

CI_OS_2	Mining Park - Pavilion					QUICK REFERENCE		
Project Description	Construction of small pavilion to serve the AOS Reserve - Gold Mining Area					CIL	OS	WORKS
Levy Type	Community	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.					
Category	Open Space							
		Cost Breakdown		Units	Rate	Cost		
Cost	$3,435,868							
External	0%							
Cost to MCA	$3,435,868							
Applies To	Residential							
Cell	Main Catchment Area							
Apportionment	100%							
Capital Cost	$3,435,868							
Demand Units	15,524							
Levy Amount	$221.33							
Cost Apportionment Method		Costing Justification	VPA Benchmark Costings (indexed to July 2024)					
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.			Version	7.2	
						REF	8	

CI_OS_3	Glenelg Highway reserve (MAC) - Pavilion					QUICK REFERENCE
Project Description	Construction of medium pavilion to serve the AOS Reserve - MAC					CIL OS WORKS
Levy Type	Community	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Category	Open Space					
		Cost Breakdown		Units	Rate	Cost
Cost	$3,435,868					
External	0%					
Cost to MCA	$3,435,868					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$3,435,868					
Demand Units	15,524					
Levy Amount	$221.33					
Cost Apportionment Method		Costing Justification	VPA Benchmark Costings (indexed to July 2024)			
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.		Version	7.2
					REF	9

CI_OS_4	Greenhalghs reserve (LAC) - Pavilion					QUICK REFERENCE
Project Description	Construction of medium pavilion to serve AOS Reserve - LAC					CIL OS WORKS
Levy Type	Community	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.			
Category	Open Space					
		Cost Breakdown		Units	Rate	Cost
Cost	$4,803,101					
External	0%					
Cost to MCA	$4,803,101					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$4,803,101					
Demand Units	15,524					
Levy Amount	$309.40					
Cost Apportionment Method		Costing Justification	VPA Benchmark Costings (indexed to July 2024)			
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.		Indicative Project Trigger	When the trigger for construction of the Active Open Space reserve is reached.		Version	7.2
					REF	10

CI_OS_5	Carngham reserve (NAC) - Pavilion
Project Description	Construction of a medium pavilion to serve AOS Reserve - NAC

QUICK REFERENCE: CIL | OS | WORKS

Levy Type	Community
Category	Open Space
Cost	$3,435,868
External	0%
Cost to MCA	$3,435,868
Applies To	Residential
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$3,435,868
Demand Units	15,524
Levy Amount	$221.33

Strategic Justification: This project is required to provide adequate active open space facilities for the new community.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method: The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.

Costing Justification: VPA Benchmark Costings (indexed to July 2024)

Indicative Project Trigger: When the trigger for construction of the Active Open Space reserve is reached.

Version: 7.2
REF: 11

DI_CF_1	Level 1 MAC Early Years Hub (sub-precinct 1) (DI component)
Project Description	Construction of development component of early years hub, including kindergarten, maternal and child health centre and associated facilities, outdoor areas and parking.

QUICK REFERENCE: DIL | CF | WORKS

Levy Type	Development
Category	Community Facilities
Cost	$3,057,865
External	0%
Cost to MCA	$3,057,865
Applies To	Residential
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$3,057,865
Demand Units	931
Levy Amount	$3,283.59

Strategic Justification: Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method: The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.

Costing Justification: VPA Benchmark Costings (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

Version: 7.2
REF: 12

DI_CF_2	Level 1 Tait Street Early Years Hub (sub-precinct 1) (DI component)	QUICK REFERENCE	
Project Description	Construction of development component of Early Years Hub, including kindergarten, associated facilities, outdoor areas and parking.	DIL / CF / WORKS	

Levy Type	Development	Strategic Justification	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities and subsequent additions identified in ASR report (May 2024) to meet future needs in response to changes in government funding for kindergarten places.
Category	Community Facilities		

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

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method

Two thirds of this item (i.e. two kindergarten rooms) is required to serve the future population of the Ballarat West PSP Area (ASR, 2024).

Costing Justification	Prowse (indexed to July 2024) & VPA Benchmark Costings (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

Version 7.2

REF 13

DI_CF_3	Level 1 LAC Multi-purpose Community Centre and Early Years Hub (sub-precinct 2) (DI component)	QUICK REFERENCE	
Project Description	Construction of development component of LAC Multi-purpose Community Centre and Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.	DIL / CF / WORKS	

Levy Type	Development	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

Cost	$3,894,358
External	0%
Cost to MCA	$3,894,358
Applies To	Residential
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$3,894,358
Demand Units	931
Levy Amount	$4,181.83

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method

The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.

Costing Justification	VPA Benchmark Costings (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

Version 7.2

REF 14

DI_CF_4	NAC Early Years Hub (sub-precinct 4)					QUICK REFERENCE
Project Description	Construction of development component of NAC Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.					DIL CF WORKS
Levy Type	Development	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.			
Category	Community Facilities					
		Cost Breakdown		Units	Rate	Cost
Cost	$2,851,624					
External	0%					
Cost to MCA	$2,851,624					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$2,851,624					
Demand Units	931					
Levy Amount	$3,062.12					
Cost Apportionment Method		Costing Justification	Prowse (indexed to July 2024)			
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		Version	7.2
					REF	15

DI_LA_1	MAC Library (sub-precinct 1) - Land					QUICK REFERENCE
Project Description	Land acquisition of 0.9 ha for the branch library					DIL CF LAND
Levy Type	Development	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.			
Category	Community Facilities					
		Cost Breakdown		Units	Rate	Cost
Cost	$3,375,000	Property 3		0.90	$3,750,000	$3,375,000
External	0%					
Cost to MCA	$3,375,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$3,375,000					
Demand Units	931					
Levy Amount	$3,624.13					
Cost Apportionment Method		Costing Justification	Opteon Valuation			
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision		Version	7.2
					REF	16

DI_LA_3	Level 3 MAC Multi-Purpose Community Centre (sub-precinct 1) - Land	QUICK REFERENCE		
Project Description	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.	DIL	CF	LAND

Levy Type	Development	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	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				
Levy Amount	$4,026.82				

Cost Apportionment Method	Costing Justification	Opteon Valuation		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	17

DI_LA_4	Level 1 Tait Street Early Years Hub (sub-precinct 1) - Land	QUICK REFERENCE		
Project Description	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten and flexible community space	DIL	CF	LAND

Levy Type	Development	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
Cost	$550,000	Property 120	0.50	$1,100,000	$550,000
External	0%				
Cost to MCA	$550,000				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$550,000				
Demand Units	931				
Levy Amount	$590.60				

Cost Apportionment Method	Costing Justification	Opteon Valuation		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	18

DI_LA_5	LAC Early Years Hub - LAC (sub-precinct 2) - Land	QUICK REFERENCE	
Project Description	Land acquisition of 1.3ha of LAC Early Years Hub site consolidated with Level 1 Multipurpose Community Centre.	DIL / CF / LAND	

Levy Type	Development	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	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 Apportionment Method		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Costing Justification	Opteon Valuation
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision

Version 7.2
REF 19

DI_LA_7	Level 1 MAC Multi-purpose Community Centre (sub-precinct 4) - Land	QUICK REFERENCE	
Project Description	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.	DIL / CF / LAND	

Levy Type	Development	Strategic Justification	Item Identified in ASR report (May 2024) as required to meet the basic needs of the future community for community facilities.
Category	Community Facilities		

		Cost Breakdown	Units	Rate	Cost
Cost	$630,000	Property 213	0.70	$900,000	$630,000
External	0%				
Cost to MCA	$630,000				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$630,000				
Demand Units	931				
Levy Amount	$676.51				

Cost Apportionment Method		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Costing Justification	Opteon Valuation
	Indicative Project Trigger	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision

Version 7.2
REF 20

DI_DR_A	Drainage Scheme in sub-catchment A (sub-precinct 4)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment A, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			Cost Breakdown	Units	Rate	Cost	
Cost	$1,436,159						
External	0%						
Cost to MCA	$1,436,159						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$1,436,159						
Demand Units	972						
Levy Amount	$1,477.47						
Cost Apportionment Method			Costing Justification	SMEC Drainage Costs (indexed to July 2024)			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	21	

DI_DR_AA/AB	Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment AA/AB, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			Cost Breakdown	Units	Rate	Cost	
Cost	$6,009,936						
External	0%						
Cost to MCA	$6,009,936						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$6,009,936						
Demand Units	972						
Levy Amount	$6,182.83						
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	22	

DI_DR_AC/AT	Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment AC/AT, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$10,646,061				
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				

Cost Apportionment Method		Costing Justification	Engeny Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.
		Version	7.2
		REF	23

DI_DR_AK/AM	Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment AK/AM, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$4,446,270				
External	0%				
Cost to MCA	$4,446,270				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$4,446,270				
Demand Units	972				
Levy Amount	$4,574.18				

Cost Apportionment Method		Costing Justification	Engeny Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.
		Version	7.2
		REF	24

DI_DR_AU/AY	Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment AU/AY, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		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				
Apportionment	100%				
Capital Cost	$4,163,369				
Demand Units	972				
Levy Amount	$4,283.14				

Cost Apportionment Method	Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	25

DI_DR_AZ/CA	Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment AZ/CA, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$3,951,613				
External	0%				
Cost to MCA	$3,951,613				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$3,951,613				
Demand Units	972				
Levy Amount	$4,065.29				

Cost Apportionment Method	Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	26

DI_DR_BA/BQ	Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment BA/BQ, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

			Cost Breakdown	Units	Rate	Cost
Cost	$13,915,348					
External	0%					
Cost to MCA	$13,915,348					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$13,915,348					
Demand Units	972					
Levy Amount	$14,315.66					

Cost Apportionment Method	Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	27

DI_DR_BK/BL	Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment BK/BL, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

			Cost Breakdown	Units	Rate	Cost
Cost	$482,585					
External	0%					
Cost to MCA	$482,585					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$482,585					
Demand Units	972					
Levy Amount	$496.47					

Cost Apportionment Method	Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	28

DI_DR_BU/CP	Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment BU/CP, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024		
Category	Drainage					
			Cost Breakdown	Units	Rate	Cost
Cost	$11,549,186					
External	7%					
Cost to MCA	$10,715,216					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	93%					
Capital Cost	$10,715,216					
Demand Units	972					
Levy Amount	$11,023.47					
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs		
7% of costs in this sub-catchment have been apportioned to Council to reflect the proportion of works required to support existing urban development. The remaining cost has been apportioned based on NDA between all landowners in the Ballarat			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
					REF	29

DI_DR_BY/BZ	Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)			QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment BY/BZ, including drainage pipes, retarding basins and bioretention areas			DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024		
Category	Drainage					
			Cost Breakdown	Units	Rate	Cost
Cost	$2,773,808					
External	0%					
Cost to MCA	$2,773,808					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$2,773,808					
Demand Units	972					
Levy Amount	$2,853.61					
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
					REF	30

DI_DR_C/O	Drainage Scheme in sub-catchment C/O (sub-precinct 4)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment C/O, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			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 Apportionment Method			Costing Justification	SMEC Drainage Costs (indexed to July 2024)			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	31	

DI_DR_CB/CF	Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment CB/CF, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			Cost Breakdown	Units	Rate	Cost	
Cost	$2,007,756						
External	0%						
Cost to MCA	$2,007,756						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$2,007,756						
Demand Units	972						
Levy Amount	$2,065.51						
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	32	

DI_DR_CD/CR	Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment CD/CR, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			Cost Breakdown	Units	Rate	Cost	
Cost	$8,035,540						
External	0%						
Cost to MCA	$8,035,540						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$8,035,540						
Demand Units	972						
Levy Amount	$8,266.71						
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	33	

DI_DR_CQ/CW	Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment CQ/CW, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			Cost Breakdown	Units	Rate	Cost	
Cost	$11,242,999						
External	0%						
Cost to MCA	$11,242,999						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$11,242,999						
Demand Units	972						
Levy Amount	$11,566.44						
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	34	

DI_DR_CX/DC	Drainage Scheme in sub-catchment CX/DC (sub-pecinct 1)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment CX/DC, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$8,342,828				
External	0%				
Cost to MCA	$8,342,828				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$8,342,828				
Demand Units	972				
Levy Amount	$8,582.83				

Cost Apportionment Method	Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	35

DI_DR_D/J	Drainage Scheme in sub-catchment D/J (sub-precinct 4)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment D/J, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$12,454,842				
External	0%				
Cost to MCA	$12,454,842				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$12,454,842				
Demand Units	972				
Levy Amount	$12,813.14				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs (indexed to July 2024)		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	36

DI_DR_KL	Drainage Scheme in sub-catchment KL (sub-precinct 4)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment KL, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			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						
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	37	

DI_DR_M/Q	Drainage Scheme in sub-catchment M/Q (sub-precinct 2)				QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment M/Q, including drainage pipes, retarding basins and bioretention areas				DIL	DR	WORKS
Levy Type	Development		Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024			
Category	Drainage						
			Cost Breakdown	Units	Rate	Cost	
Cost	$7,213,612						
External	0%						
Cost to MCA	$7,213,612						
Applies To	Residential	Commercial					
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	$7,213,612						
Demand Units	972						
Levy Amount	$7,421.13						
Cost Apportionment Method			Costing Justification	Engeny Drainage Costs			
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.			Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2	
					REF	38	

DI_DR_P/T	Drainage Scheme in sub-catchment P/T (sub-precinct 2)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment P/T, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$10,494,470				
External	0%				
Cost to MCA	$10,494,470				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$10,494,470				
Demand Units	972				
Levy Amount	$10,796.37				

Cost Apportionment Method	Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	39

DI_DR_U/Z	Drainage Scheme in sub-catchment U/Z (sub-precinct 2)	QUICK REFERENCE		
Project Description	Construction of a drainage scheme for sub-catchment U/Z, including drainage pipes, retarding basins and bioretention areas	DIL	DR	WORKS

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$9,293,040				
External	0%				
Cost to MCA	$9,293,040				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$9,293,040				
Demand Units	972				
Levy Amount	$9,560.38				

Cost Apportionment Method	Costing Justification	Engeny Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5.	Version	7.2
			REF	40

DI_LA_RB1	Retarding Basin 1 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 1, total area: 0.9ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$838,500	Property 211	0.50	$950,000	$475,000
External	0%	Property 229	0.07	$950,000	$66,500
Cost to MCA	$838,500	Property 230	0.33	$900,000	$297,000
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$838,500				
Demand Units	972				
Levy Amount	$862.62				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	41

DI_LA_RB2	Retarding Basin 2 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 2, total area: 3.86ha (developable - non-residential).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$3,474,000	Property 212	2.76	$900,000	$2,484,000
External	0%	Property 216	1.10	$900,000	$990,000
Cost to MCA	$3,474,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$3,474,000				
Demand Units	972				
Levy Amount	$3,573.94				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	42

DI_LA_RB3	Retarding Basin 3 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 3, total area: 1.5ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,312,500	Property 220	1.50	$875,000	$1,162,500
External	0%				
Cost to MCA	$1,312,500				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$1,312,500				
Demand Units	972				
Levy Amount	$1,350.26				

Cost Apportionment Method		Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.
		Version	7.2
		REF	43

DI_LA_RB4	Retarding Basin 4 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 4, total area: 1.15ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$965,750	Property 155	0.81	$825,000	$668,250
External	0%	Property 220	0.34	$875,000	$297,500
Cost to MCA	$965,750				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$965,750				
Demand Units	972				
Levy Amount	$993.53				

Cost Apportionment Method		Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Indicative Project Trigger	As required for construction of the facility.
		Version	7.2
		REF	44

DI_LA_RB5	Retarding Basin 5 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 5, total area: 1.09ha (developable - non-residential).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$599,500	Property 214	1.09	$550,000	$599,500
External	0%				
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 Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 45

DI_LA_RB6	Retarding Basin 6 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 6, total area: 2.61ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,700,000	Property 157	2.00	$850,000	$1,700,000
External	0%				
Cost to MCA	$1,700,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$1,700,000				
Demand Units	972				
Levy Amount	$1,748.91				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 46

DI_LA_RB6a	Retarding Basin 6 (part a) - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 6A, total area: 1.6ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		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 Apportionment Method	Costing Justification	SMEC Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	47

DI_LA_RB6b	Retarding Basin 6 (part b) - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 6B, total area: 0.57ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$627,000	Property 160	0.57	$1,100,000	$627,000
External	0%				
Cost to MCA	$627,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$627,000				
Demand Units	972				
Levy Amount	$645.04				

Cost Apportionment Method	Costing Justification	SMEC Drainage land requirements, Opteon valuation		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	48

DI_LA_RB6c	Retarding Basin 6 (part c) - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 6C, total area: .14ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		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				
Apportionment	100%				
Capital Cost	$122,500				
Demand Units	972				
Levy Amount	$126.02				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 49

DI_LA_RB7	Retarding Basin 7 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 7, total area: 3.86ha (developable).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$3,088,000	Property 209	3.86	$800,000	$3,088,000
External	0%				
Cost to MCA	$3,088,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$3,088,000				
Demand Units	972				
Levy Amount	$3,176.84				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 50

DI_LA_RB11	Retarding Basin 11 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 11, total area: 1.9ha (both developable and encumbered).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,615,000	Property 2	1.90	$850,000	$1,615,000
External	0%				
Cost to MCA	$1,615,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$1,615,000				
Demand Units	972				
Levy Amount	$1,661.46				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 51

DI_LA_RB12	Retarding Basin 12 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 12, total area: 2.23ha (both developable and encumbered).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,895,500	Property 2	2.23	$850,000	$1,895,500
External	0%				
Cost to MCA	$1,895,500				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$1,895,500				
Demand Units	972				
Levy Amount	$1,950.03				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 52

DI_LA_RB13	Retarding Basin 13 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 13, total area: 2.37ha (both developable and encumbered).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,986,000	Property 11	0.45	$1,000,000	$450,000
External	0%	Property 12	1.92	$800,000	$1,536,000
Cost to MCA	$1,986,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$1,986,000				
Demand Units	972				
Levy Amount	$2,043.13				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	53

DI_LA_RB14	Retarding Basin 14 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 14, total area: 1.74ha (encumbered).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
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				
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	Costing Justification	SMEC Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	54

DI_LA_RB15	Retarding Basin 15 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 15, total area: 2.25ha (encumbered)	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,687,500	Property 83	2.25	$750,000	$1,687,500
External	0%				
Cost to MCA	$1,687,500				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$1,687,500				
Demand Units	972				
Levy Amount	$1,736.05				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 55

DI_LA_RB17	Retarding Basin 17 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 17, total area: 3.56ha (both developable and encumbered)	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$2,581,000	Property 96	3.56	$725,000	$2,581,000
External	0%				
Cost to MCA	$2,581,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$2,581,000				
Demand Units	972				
Levy Amount	$2,655.25				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 56

DI_LA_RB18	Retarding Basin 18 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 18, total area: 1.04ha (developable)	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$910,000	Property 65	0.40	$875,000	$350,000
External	0%	Property 67	0.64	$875,000	$560,000
Cost to MCA	$910,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$910,000				
Demand Units	972				
Levy Amount	$936.18				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 57

DI_LA_RB24	Retarding Basin 24 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 24, total area: 3.6ha (both developable and encumbered)	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$2,430,000	Property 101	3.40	$675,000	$2,295,000
External	0%	Property 102	0.20	$675,000	$135,000
Cost to MCA	$2,430,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$2,430,000				
Demand Units	972				
Levy Amount	$2,499.91				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 58

DI_LA_RB26	Retarding Basin 26 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 26, total area: 1.43ha (developable)	DIL	DR	LAND

Levy Type	Development
Category	Drainage
Cost	$1,339,000
External	0%
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

Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024

Cost Breakdown	Units	Rate	Cost
Property 68	1.04	$875,000	$910,000
Property 87	3.40	$1,100,000	$3,740,000

Cost Apportionment Method

Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.

Costing Justification	SMEC Drainage Costs
Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 59

DI_LA_RB27	Retarding Basin 27 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 27 (RB27, SB27B, WL27), total area: 4.48ha (both developable and encumbered)	DIL	DR	LAND

Levy Type	Development
Category	Drainage
Cost	$2,689,000
External	0%
Cost to MCA	$2,689,000
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$2,689,000
Demand Units	972
Levy Amount	$2,766.36

Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024

Cost Breakdown	Units	Rate	Cost
Property 134	1.13	$675,000	$762,750
Property 154	3.35	$575,000	$1,926,250

Cost Apportionment Method

Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.

Costing Justification	SMEC Drainage Costs
Indicative Project Trigger	As required for construction of the facility.

Version 7.2
REF 60

DI_LA_RB29	Retarding Basin 29 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Retarding Basin 29, total area: 3.43ha (developable)	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$2,089,250	Property 153	2.34	$625,000	$1,462,500
External	0%	Property 154	1.09	$575,000	$626,750
Cost to MCA	$2,089,250				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$2,089,250				
Demand Units	972				
Levy Amount	$2,149.35				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	61

DI_LA_SB30	Sediment Basin 30 - Land	QUICK REFERENCE		
Project Description	Acquisition of land for Sediment Basin 30, total area: 0.59ha (both developable and encumbered).	DIL	DR	LAND

Levy Type	Development	Strategic Justification	Ballarat West PSP Review Drainage Strategy Update, Engeny, 2024
Category	Drainage		

		Cost Breakdown	Units	Rate	Cost
Cost	$649,000	Property 128	0.59	$1,100,000	$649,000
External	0%				
Cost to MCA	$649,000				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$649,000				
Demand Units	972				
Levy Amount	$667.67				

Cost Apportionment Method	Costing Justification	SMEC Drainage Costs		
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Indicative Project Trigger	As required for construction of the facility.	Version	7.2
			REF	62

DI_LA_10	**Active Open Space - (Crown Land) - Mining Park (sub-precinct 1) - Land - Acquisition of Crown Land for the Mining Park Active Open Space Reserve: area 10.19ha**	QUICK REFERENCE		
Project Description	Acquisition of Crown Land for the Mining Park Active Open Space Reserve: area 10.19ha	DIL	OS	LAND

Levy Type	Development	Strategic Justification	This project is required to provide adequate regional open space facilities for the new community.
Category	Open Space		

		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				

Cost Apportionment Method	Costing Justification	Opteon Valuation		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	63

DI_LA_11	**Active Open Space - MAC (sub-precinct 1) - Land - Land acquisition (3.5ha) for the Glenelg Highway (MAC) Active Open Space Reserve.**	QUICK REFERENCE		
Project Description	Land acquisition (3.5ha) for the Glenelg Highway (MAC) Active Open Space Reserve.	DIL	OS	LAND

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$4,625,000	Property 2	0.50	$850,000	$425,000
External	0%	Property 3	3.00	$1,400,000	$4,200,000
Cost to MCA	$4,625,000				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$4,625,000				
Demand Units	931				
Levy Amount	$4,966.41				

Cost Apportionment Method	Costing Justification	Opteon Valuation		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	64

DI_LA_12	Active Open Space - LAC (sub-precinct 2) - Land - Land acquisition (9.03ha) for the Greenhalghs LAC Active Open Space Reserve.	QUICK REFERENCE
Project Description	Land acquisition (9.03ha) for the Greenhalghs LAC Active Open Space Reserve.	DIL OS LAND

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$7,675,500	Property 156	9.03	$850,000	$7,675,500
External	0%				
Cost to MCA	$7,675,500				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$7,675,500				
Demand Units	931				
Levy Amount	$8,242.09				

Cost Apportionment Method	Costing Justification	Opteon Valuation
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision

Version 7.2
REF 65

DI_LA_12a	Active Open Space - LAC (part a) (sub-precinct 2) - Land - Land acquisition of 1.3ha for Indoor Recreation Centre adjacent to LAC (sub-precinct 2)	QUICK REFERENCE
Project Description	Land acquisition of 1ha for Indoor Recreation Centre adjacent to LAC (sub-precinct 2)	DIL OS LAND

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$850,000	Property 156	1.00	$850,000	$850,000
External	0%				
Cost to MCA	$850,000				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$850,000				
Demand Units	931				
Levy Amount	$912.75				

Cost Apportionment Method	Costing Justification	Opteon Valuation
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision

Version 7.2
REF 66

DI_LA_13	**Active Open Space - NAC (sub-precinct 4) - Land - Land acquisition (8ha) for the Carngham Road Active Open Space Reserve colocated with the NAC.**	QUICK REFERENCE		
Project Description	Land acquisition (8ha) for the Carngham Road Active Open Space Reserve colocated with the NAC.	DIL	OS	LAND

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$7,200,000	Property 212	0.16	$900,000	$144,000
External	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				
Levy Amount	$7,731.49				

Cost Apportionment Method	Costing Justification	CPG Report (p.64)		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	67

DI_OS_1	**AOS Reserve at MR Power Park (sub-precinct 1)**	QUICK REFERENCE		
Project Description	Construction of 4ha AOS Reserve at MR Power Park, including 1 football/cricket oval, regional play space, site establishment, water supply and car parking	DIL	OS	WORKS

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$8,434,635				
External	0%				
Cost to MCA	$8,434,635				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$8,434,635				
Demand Units	931				
Levy Amount	$9,057.26				

Cost Apportionment Method	Costing Justification	Prowse		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	No later than 11,200 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	68

DI_OS_2	AOS Reserve - Mining Park (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of the Mining Park Active Open Space reserve (10.19ha), including 3 soccer fields, local play space, water retention and car parking.			DIL OS WORKS	
Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.		
Category	Open Space				
		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				
Levy Amount	$16,670.34				
Cost Apportionment Method		Costing Justification	Prowse		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	Version 7.2 REF 69	

DI_OS_3	AOS Reserve - MAC (sub-precinct 1)			QUICK REFERENCE	
Project Description	Construction of Glenelg Highway AOS Reserve (3.5ha) adjacent to the MAC, including 2 soccer fields, 1 cricket pitch and car parking.			DIL OS WORKS	
Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.		
Category	Open Space				
		Cost Breakdown	Units	Rate	Cost
Cost	$8,611,294				
External	0%				
Cost to MCA	$8,611,294				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$8,611,294				
Demand Units	931				
Levy Amount	$9,246.96				
Cost Apportionment Method		Costing Justification	Opteon Valuation Report		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.		Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	Version 7.2 REF 70	

DI_OS_4	AOS Reserve - LAC (sub-precinct 2)	QUICK REFERENCE	
Project Description	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.	DIL	OS / WORKS

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		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 Apportionment Method	Costing Justification	
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Opteon Valuation Report	
	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision

Version 7.2
REF 71

DI_OS_5a	AOS Reserve - NAC (sub-precinct 4) (part a)	QUICK REFERENCE	
Project Description	Construction of 4ha Carngham Road AOS Reserve adjacent to the NAC, including 1 oval, rectangular courts, local play space, shelter, toilets and car parking.	DIL	OS / WORKS

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$2,782,273				
External	0%				
Cost to MCA	$2,782,273				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$2,782,273				
Demand Units	931				
Levy Amount	$2,987.65				

Cost Apportionment Method	Costing Justification	
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Actual cost incurred (indexed to July 2024)	
	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision

Version 7.2
REF 72

DI_OS_5b	AOS Reserve - NAC (sub-precinct 4) (part b)	QUICK REFERENCE		
Project Description	Construction of 4ha AOS Reserve - West, including 1 football/cricket oval, rectangular hard courts, local play space and car parking.	DIL	OS	WORKS

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$8,434,635				
External	0%				
Cost to MCA	$8,434,635				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$8,434,635				
Demand Units	931				
Levy Amount	$9,057.26				

Cost Apportionment Method	Costing Justification	Opteon Valuation Report		
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	Indicative Project Trigger	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	73

DI_OS_6	Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)	QUICK REFERENCE		
Project Description	Construction of Indoor Recreation Centre adjacent to the Greenhalghs AOS Reserve (8 courts)	DIL	OS	WORKS

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space facilities for the new community.
Category	Open Space		

		Cost Breakdown	Units	Rate	Cost
Cost	$58,004,362				
External	50%				
Cost to MCA	$29,002,181				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	50%				
Capital Cost	$29,002,181				
Demand Units	931				
Levy Amount	$31,143.06				

Cost Apportionment Method	Costing Justification	Opteon Valuation Report		
50% of costs in this item have been apportioned externally to reflect the proportion of works need to support the future populalation of Ballarat West PSP. , based on the Community Needs Assessment (ASR, 2024)	Indicative Project Trigger	No later than 14,000 dwellings occupied in the PSP area or at the discretion of the Responsible Authority for earlier provision	Version	7.2
			REF	74

DI_LA_14	Western Link Road (Stage 2b) - Land
Project Description	Acquisition of land for the Western Link Road reserve (20m) between Carngham Road and Glenelg Highway: length 2650m, width 20m, area: 5.3ha

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$4,323,750
External	0%
Cost to MCA	$4,323,750
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$4,323,750
Demand Units	972
Levy Amount	$4,448.14

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 155	1.73	$825,000	$1,427,250
Property 208	1.25	$800,000	$1,000,000
Property 209	1.78	$800,000	$1,424,000
Property 220	0.54	$875,000	$472,500

Cost Apportionment Method: That part of the Western Link Road reservation which is required to serve the PSP area only. Land for future duplication to act as a bypass for the wider city is not included.

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version: 7.2
REF: 75

DI_LA_15	Ascot Gardens Drive Extension - Land
Project Description	Land acquisition for Ascot Gardens Drive extension between existing road reserve and PSP area boundary: length 266m, width 24m, area: 0.64ha

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$738,500
External	0%
Cost to MCA	$738,500
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$738,500
Demand Units	972
Levy Amount	$759.75

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 29	0.63	$1,150,000	$724,500
Property 57	0.01	$1,400,000	$14,000

Cost Apportionment Method: Full cost apportioned to the PSP Area (internal road network).

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version: 7.2
REF: 76

DI_LA_16	Webb Rd Widening - Land
Project Description	Land acquisition to widen the existing 20m Webb Road reservation to 24m (total area to be acquired 0.26ha)

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$451,500
External	0%
Cost to MCA	$451,500
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$451,500
Demand Units	972
Levy Amount	$464.49

Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 19	0.08	$2,400,000	$192,000
Property 23	0.05	$1,800,000	$90,000
Property 24	0.05	$1,300,000	$65,000
Property 26	0.05	$1,400,000	$70,000
Property 29	0.03	$1,150,000	$34,500

Cost Apportionment Method

Full cost apportioned to the PSP Area (internal road network).

Costing Justification	Opteon Valuation Report
Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 77

DI_LA_17	Schreenans Road widening - Land
Project Description	Land acquisition for Schreenans Road widening and roundabout with Cherry Flat Road: length 1050m, width 4m, area: 0.42ha

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$578,500
External	0%
Cost to MCA	$578,500
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$578,500
Demand Units	972
Levy Amount	$595.14

Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 42	0.03	$1,600,000	$48,000
Property 43	0.02	$1,650,000	$33,000
Property 44	0.02	$1,650,000	$33,000
Property 48	0.04	$1,600,000	$64,000
Property 52	0.03	$1,650,000	$49,500
Property 55	0.03	$1,625,000	$48,750
Property 56	0.05	$1,600,000	$80,000
Property 64	0.09	$1,400,000	$126,000
Property 68	0.11	87500000%	$96,250

Cost Apportionment Method

Full cost apportioned to the PSP Area (internal road network).

Costing Justification	Opteon Valuation Report
Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 78

DI_LA_18	Schreenans Road extension (re-routed) - Land
Project Description	Land acquisition for re-routed Schreenans Road between existing reserve and Ross Creek Road: 287.5m x 24m, area 0.69ha.

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$690,000
External	0%
Cost to MCA	$690,000
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$690,000
Demand Units	972
Levy Amount	$709.85

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 86	0.69	$1,000,000	$690,000

Cost Apportionment Method: Full cost apportioned to the PSP Area (internal road network).

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 79

DI_LA_19	Cobden Street extension (re-routed) - Land
Project Description	Land acquisition for re-routed Cobden Street between existing reserve and Ross Creek Road: 258m x 24m, area 0.62ha.

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$620,000
External	0%
Cost to MCA	$620,000
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$620,000
Demand Units	972
Levy Amount	$637.84

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 97	0.62	$1,000,000	$620,000

Cost Apportionment Method: Full cost apportioned to the PSP Area (internal road network).

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 80

DI_LA_20	Cobden Street widening - Land
Project Description	Land acquisition for widening of existing Cobden Street reservation between Bonshaw Street and beginning of re-routed alignment. 4m x 1000m, area 0.40ha.

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$350,750
External	0%
Cost to MCA	$350,750
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$350,750
Demand Units	972
Levy Amount	$360.84

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 99	0.22	$900,000	$198,000
Property 104	0.05	$675,000	$33,750
Property 103	0.13	$1,300,000	$169,000

Cost Apportionment Method: Full cost apportioned to the PSP Area (internal road network).

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version: 7.2
REF: 81

DI_LA_21	Cobden Street link to Bells Road - Land
Project Description	Land acquisition for new Cobden Street reservation to link southern limit of existing reservation with Bells Road. 24m x 35m, area 0.08ha.

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$46,000
External	0%
Cost to MCA	$46,000
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$46,000
Demand Units	972
Levy Amount	$47.32

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 154	0.08	$575,000	$46,000

Cost Apportionment Method: Full cost apportioned to the PSP Area (internal road network).

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version: 7.2
REF: 82

DI_LA_22	New north south road in sub-precinct 2 - Land
Project Description	Acquisition of road reserve for new north south road in sub-precinct 2. Reserve width: 24m, length 1483m, area: 3.56ha.

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$3,065,750
External	0%
Cost to MCA	$3,065,750
Applies To	Residential, Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$3,065,750
Demand Units	972
Levy Amount	$3,153.95

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 156	1.00	$850,000	$850,000
Property 157	0.97	$850,000	$824,500
Property 158	1.59	$875,000	$1,391,250

Cost Apportionment Method

Full cost apportioned to the PSP Area (internal road network).

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 83

DI_LA_23	Widening of Greenhalghs Road - Land
Project Description	Land acquisition for the widening of Greenhalghs Road between Wiltshire Lane and the future Western Link Road. Width: 4m, length: 2275m, area: 0.91ha.

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$819,250
External	0%
Cost to MCA	$819,250
Applies To	Residential, Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$819,250
Demand Units	972
Levy Amount	$842.82

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 155	0.15	$825,000	$123,750
Property 156	0.15	$850,000	$127,500
Property 157	0.15	$850,000	$127,500
Property 158	0.15	$875,000	$131,250
Property 159	0.19	$875,000	$166,250
Property 160	0.04	$1,100,000	$44,000
Property 161	0.04	$900,000	$36,000
Property 163	0.03	$1,550,000	$46,500
Property 164	0.01	165000000%	$16,500

Cost Apportionment Method

Full cost apportioned to the PSP area (internal road network).

Costing Justification: Opteon Valuation Report

Indicative Project Trigger: In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 84

DI_LA_24	New north south road in sub-precinct 4 - Land
Project Description	Land acquisition for new north south road reserve in sub-precinct 4: length: 2458m, width 24m, area: 5.89ha.

QUICK REFERENCE: DIL | RD | LAND

Levy Type	Development
Category	Road Construction
Cost	$5,398,000
External	0%
Cost to MCA	$5,398,000
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$5,398,000
Demand Units	972
Levy Amount	$5,553.29

Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Property 211 (actual credit value)	1.94	$950,000	$1,843,000
Property 218 (actual credit value)	1.94	$900,000	$1,746,000
Property 230	2.01	$900,000	$1,809,000

Cost Apportionment Method	Costing Justification	Indicative Project Trigger
Full cost apportioned to the PSP area (internal road network).	Opteon Valuation Report	In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 85

DI_RD_03a	New N-S Road (North) between Cuthberts Road and Cuzens Road
Project Description	Construction of new north-south road between Cuthberts Road and Cuzens Road to Link standard (747.5m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Cost	$3,103,436
External	0%
Cost to MCA	$3,103,436
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$3,103,436
Demand Units	972
Levy Amount	$3,192.72

Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method	Costing Justification	Indicative Project Trigger
Full cost apportioned to the PSP area (internal road network).	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)	Staged construction as access to adjacent development is required OR 600 lots in Precinct 4 and RD_03b completed.

Version 7.2
REF 86

DI_RD_03b	New N-S Road (North) between Cuzens Road and Carngham Road	QUICK REFERENCE	
Project Description	Construction of new north-south road between Cuzens Road and Carngham Road to Link standard (747.5m)	DIL RD WORKS	

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$3,103,436				
External	0%				
Cost to MCA	$3,103,436				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$3,103,436				
Demand Units	972				
Levy Amount	$3,192.72				

Cost Apportionment Method		Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)
Full cost apportioned to the PSP area (internal road network).			
		Indicative Project Trigger	In stages from the first subdivision between Cuzens Road and Carngham Road that requires access from the North South Road.

Version	7.2
REF	87

DI_RD_04	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary	QUICK REFERENCE	
Project Description	Construction of new north-south road between Carngham Road and sub-precinct 4 Southern boundary to Link standard (675m)	DIL RD WORKS	

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$2,817,230				
External	0%				
Cost to MCA	$2,817,230				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$2,817,230				
Demand Units	972				
Levy Amount	$2,898.28				

Cost Apportionment Method		Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)
Full cost apportioned to the PSP area (internal road network).			
		Indicative Project Trigger	In stages from the first subdivision between Carngham Road and the sub-Precinct 4 southern boundary that requries access from the North South Road.

Version	7.2
REF	88

DI_RD_11	New N-S Road construction - sub-precinct 2 northern section	QUICK REFERENCE	
Project Description	Construction of the new north-south road between sub-precinct 2 northern boundary and Greenhalghs Road (758m)	DIL RD WORKS	

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$3,165,532				
External	0%				
Cost to MCA	$3,165,532				
Applies To	Residential Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$3,165,532				
Demand Units	972				
Levy Amount	$3,256.60				

Cost Apportionment Method	Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officer (indexed to July 2024).	
Full cost apportioned to the PSP area (internal road network).	Indicative Project Trigger	Staged construction from the first subdivision, school or community facility requiring access to the section of road.	Version 7.2 REF 89

DI_RD_12	New N-S Road construction - sub-precinct 2 southern section	QUICK REFERENCE	
Project Description	Construction of the new north-south road between Greenhalghs Road and Glenelg Highway (462m)	DIL RD WORKS	

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,936,965				
External	0%				
Cost to MCA	$1,936,965				
Applies To	Residential Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$1,936,965				
Demand Units	972				
Levy Amount	$1,992.69				

Cost Apportionment Method	Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officer (indexed to July 2024).	
Full cost apportioned to the PSP area (internal road network).	Indicative Project Trigger	Staged construction from one end as required for access to subdivision.	Version 7.2 REF 90

DI_RD_14	Greenhalghs Road upgrade - western section
Project Description	Upgrade of existing road to Link Road 1 standard between the north-south road (northern section) and future Western Link Road (632m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost	$2,371,791
External	0%
Cost to MCA	$2,371,791
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$2,371,791
Demand Units	972
Levy Amount	$2,440.02

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method

Full cost apportioned to the PSP area (internal road network).

Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)
Indicative Project Trigger	Staged construction moving west from the LAC as access to adjacent development is required OR when a bus route is required along this section of Greenhalghs Road.

Version 7.2

REF 91

DI_RD_15	Greenhalghs Road upgrade - central section
Project Description	Upgrade of existing road to Link Road 1 standard between the north-south road (northern section) and the new north south road (southern section) (344m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost	$708,170
External	0%
Cost to MCA	$708,170
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$708,170
Demand Units	972
Levy Amount	$728.54

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method

Full cost apportioned to the PSP area (internal road network).

Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)
Indicative Project Trigger	The first subdivision requiring access to this section of road OR when a bus route is required along this section of Greenhalghs Road OR construction of RD_11 commencing.

Version 7.2

REF 92

DI_RD_16	Greenhalghs Road upgrade - eastern section
Project Description	Upgrade of existing road to Link Road 1 standard between the north-south road (southern section) and Wiltshire Lane (1035m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Cost	$2,363,185
External	0%
Cost to MCA	$2,363,185
Applies To	Residential, Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$2,363,185
Demand Units	972
Levy Amount	$2,431.17

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method: Full cost apportioned to the PSP area (internal road network).

Costing Justification: Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)

Indicative Project Trigger: When a bus route is required along this section of Greenhalghs Road OR in stages as access to adjacent development on the southern side of Greenhalghs Road is required.

Version: 7.2

REF: 93

DI_RD_19	Cherry Flat Road Upgrade - Wiltshire Road to Webb Road
Project Description	Upgrade of existing road to Link Road between Wiltshire Lane and Webb Road (Length 320m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Cost	$1,434,116
External	0%
Cost to MCA	$1,434,116
Applies To	Residential, Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$1,434,116
Demand Units	972
Levy Amount	$1,475.37

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method: Full cost apportioned to the PSP area (internal road network).

Costing Justification: Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)

Indicative Project Trigger: The first commercial subdivision adjacent to this section of Cheery Flat Road OR when a bus route is required.

Version: 7.2

REF: 94

DI_RD_20	Cherry Flat Road Upgrade - Webb Road to Schreenans Road	QUICK REFERENCE	
Project Description	Upgrade of existing road to Link Road between Webb Road and Schreenans Road (Length 790m)	DIL / RD / WORKS	

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$3,499,851				
External	0%				
Cost to MCA	$3,499,851				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$3,499,851				
Demand Units	972				
Levy Amount	$3,600.53				

Cost Apportionment Method		Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)
Full cost apportioned to the PSP area (internal road network).			
		Indicative Project Trigger	Staged construction moving south from Webb Road as access to adjacent development is required OR when a bus route is required along this section of Cherry Flat Road.
		Version	7.2
		REF	95

DI_RD_21	Cherry Flat Road Upgrade - Schreenans Road to Bells Road	QUICK REFERENCE	
Project Description	Upgrade of existing road to Duplicated Link Road standard between Schreenans Road and Bells Road (Length 750m)	DIL / RD / WORKS	

Levy Type	Development	Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$4,307,292				
External	0%				
Cost to MCA	$4,307,292				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$4,307,292				
Demand Units	972				
Levy Amount	$4,431.20				

Cost Apportionment Method		Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officer (indexed to July 2024).
Full cost apportioned to the PSP area (internal road network).			
		Indicative Project Trigger	Staged construction moving south from Schreenans Road as access to adjacent development is required OR when a bus route is required along this section of Cherry Flat Road.
		Version	7.2
		REF	96

DI_RD_22	Tait Street upgrade
Project Description	Upgrade of Tait Street between Ross Creek Road and sub-precinct 1 northern boundary to link road standard (780m).

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Cost	$3,773,599
External	0%
Cost to MCA	$3,773,599
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$3,773,599
Demand Units	972
Levy Amount	$3,882.16

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method: Full cost apportioned to the PSP area (internal road network).

Costing Justification: Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)

Indicative Project Trigger: Staged construction moving south from the PSP area boundary as access to adjacent development is required OR construction of the Tait Street Primary School or LAC.

Version: 7.2

REF: 97

DI_RD_23	Cobden Street construction north
Project Description	Upgrade of existing Cobden Street and construction of re-routed (north) sections of Cobden Street between Ross Creek Road and Miles Street to Link standard (400m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Cost	$1,783,583
External	0%
Cost to MCA	$1,783,583
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	100%
Capital Cost	$1,783,583
Demand Units	972
Levy Amount	$1,834.89

Strategic Justification: This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method: Full cost apportioned to the PSP area (internal road network).

Costing Justification: Construction costs estimated by Milward (July 2021) and indexed by Council officer (indexed to July 2024).

Indicative Project Trigger: The first subdivision requiring access from this section of road OR construction of the Tait Street Primary School or LAC.

Version: 7.2

REF: 98

DI_RD_24	Cobden Street construction south
Project Description	Construction of new Cobden Street extension between Miles Street and Bells Road to Link standard (480m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction

Strategic Justification	This project is required to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Cost	$2,012,722		
External	0%		
Cost to MCA	$2,012,722		
Applies To	Residential / Commercial		
Cell	Main Catchment Area		
Apportionment	100%		
Capital Cost	$2,012,722		
Demand Units	972		
Levy Amount	$2,070.62		

Cost Apportionment Method	Costing Justification
Full cost apportioned to the PSP area (internal road network).	Construction costs estimated by Milward (July 2021) and indexed by Council officer (indexed to July 2024).
	Indicative Project Trigger: Construction of RD_36 OR when a bus route is required along the road OR in stages as access to adjacent development is required.

Version 7.2
REF 99

DI_RD_29	Ascot Gardens Drive and Webb Rd
Project Description	Construction of Ascot Gardens Drive and upgrading of Webb Road between PSP area boundary and Cherry Flat Road to Link standard (754m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction

Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost
Cost	$3,077,675		
External	0%		
Cost to MCA	$3,077,675		
Applies To	Residential / Commercial		
Cell	Main Catchment Area		
Apportionment	100%		
Capital Cost	$3,077,675		
Demand Units	972		
Levy Amount	$3,166.21		

Cost Apportionment Method	Costing Justification
Full cost apportioned to the PSP area (internal road network).	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)
	Indicative Project Trigger: Staged construction moving west from the PSP area boundary as access from adjacent development is required OR when a bus route is required

Version 7.2
REF 100

DI_RD_31a	Schreenans Lane upgrade
Project Description	Upgrade of Schreenans Lane between Cherry Flat Road and Webb Road to Link standard (440m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

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 Breakdown	Units	Rate	Cost

Cost Apportionment Method	Costing Justification	Indicative Project Trigger	Version	REF
Construction costs apportioned based on internal/external traffic split from SMEC traffic model.	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)	On construction of the Schreenans Lane Creek Crossing (RD_31c) OR when a bus route is required along the road OR in stages as access to adjacent development is required.	7.2	101

DI_RD_31b	Schreenans Lane extension west
Project Description	Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m)

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development
Category	Road Construction
Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost	$1,232,047	
External	11%	
Cost to MCA	$1,096,522	
Applies To	Residential	Commercial
Cell	Main Catchment Area	
Apportionment	89%	
Capital Cost	$1,096,522	
Demand Units	972	
Levy Amount	$1,128.07	

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method	Costing Justification	Indicative Project Trigger	Version	REF
Construction costs apportioned based on internal/external traffic split from SMEC traffic model.	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)	In stages as access to adjacent development is required OR on construction of Schreenans Lane extension east (RD_31d).	7.2	102

DI_RD_31c	Schreenans Lane Creek Crossing	QUICK REFERENCE
Project Description	Construction of a creek crossing (bridge) for Schreenans Road.	DIL RD WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$13,031,299				
External	11%				
Cost to MCA	$11,597,856				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	89%				
Capital Cost	$11,597,856				
Demand Units	972				
Levy Amount	$11,931.50				

Cost Apportionment Method	Costing Justification	Indicative Project Trigger	Version	REF
Construction costs apportioned based on internal/external traffic split from SMEC traffic model.	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)	At the completion of both adjoining sections of Schreenans Road.	7.2	103

DI_RD_31d	Schreenans Lane extension east	QUICK REFERENCE
Project Description	Construction of Schreenans Lane between Ross Creek Road and creek crossing to Link standard (317m)	DIL RD WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,148,703				
External	11%				
Cost to MCA	$1,022,346				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	89%				
Capital Cost	$1,022,346				
Demand Units	972				
Levy Amount	$1,051.76				

Cost Apportionment Method	Costing Justification	Indicative Project Trigger	Version	REF
Construction costs apportioned based on internal/external traffic split from SMEC traffic model.	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)	4,500 lots in sub-Precinct 1 OR at the discretion of the Responsible Authority for early provision.	7.2	104

DI_RD_38	Ross Creek Road Upgrade
Project Description	Upgrade of Ross Creek Road between Bells Road and Tait Street to link road standard (1080m).

QUICK REFERENCE: DIL | RD | WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Road Construction		

		Cost Breakdown	Units	Rate	Cost
Cost	$4,940,516				
External	11%				
Cost to MCA	$4,397,060				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	89%				
Capital Cost	$4,397,060				
Demand Units	972				
Levy Amount	$4,523.55				

Cost Apportionment Method		Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officer (indexed to July 2024).
Construction costs apportioned based on internal/external traffic split from SMEC traffic model.		Indicative Project Trigger	Staged construction moving south from Tait Street when either a bus route or access to adjacent development is required.

Version 7.2
REF 105

DI_LA_25	Western Link Intersections – Land
Project Description	Land acquisition to widen road reserves to accommodate intersection treatments and turning movements on the future Western Link Road, totalling 0.23ha.

QUICK REFERENCE: DIL | JNC | LAND

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Traffic Management		

		Cost Breakdown	Units	Rate	Cost
Cost	$205,250	Property 155	0.07	$825,000	$57,750
External	0%	Property 208	0.04	$800,000	$32,000
Cost to MCA	$205,250	Property 220	0.10	$875,000	$87,500
Applies To	Residential / Commercial	Property 222	0.02	$1,400,000	$28,000
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$205,250				
Demand Units	972				
Levy Amount	$211.15				

Cost Apportionment Method		Costing Justification	Opteon Valuation
Full cost apportioned to the PSP area (internal road network).		Indicative Project Trigger	In stages as immediately adjacent land is subdivided OR when required for road construction.

Version 7.2
REF 106

DI_JNC_01	Carngham Rd / Dyson Rd Roundabout
Project Description	Construction of a 4 Arm 2 Lane Roundabout

QUICK REFERENCE: DIL | JNC | WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Traffic Management		

		Cost Breakdown	Units	Rate	Cost
Cost	$2,697,168				
External	41%				
Cost to MCA	$1,591,329				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	59%				
Capital Cost	$1,591,329				
Demand Units	972				
Levy Amount	$1,637.11				

Cost Apportionment Method	Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)	
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 41% of demand is generated by existing development.	Indicative Project Trigger	When either Dysons Dr adjoining the intersection is upgraded (Item RD_01) OR the Western Link Road southward is constructed (Item RD_02).	Version 7.2 REF 107

DI_JNC_02	Carngham Rd / New N-S Rd (North) Signalised Intersection
Project Description	Construction of a Signalised Intersection

QUICK REFERENCE: DIL | JNC | WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Traffic Management		

		Cost Breakdown	Units	Rate	Cost
Cost	$3,310,533				
External	30%				
Cost to MCA	$2,317,373				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	70%				
Capital Cost	$2,317,373				
Demand Units	972				
Levy Amount	$2,384.04				

Cost Apportionment Method	Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officers (indexed to July 2024).	
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 30% of demand is generated by existing development.	Indicative Project Trigger	Completion of all of the following items: RD_4 and RD_3b, RD_3a and RD_11. An uncontrolled intersection will function satisfatorily in the interim.	Version 7.2 REF 108

DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout
Project Description	Construction of a 3 Arm 1 Lane Roundabout

QUICK REFERENCE: DIL | JNC | WORKS

Levy Type	Development
Category	Traffic Management
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
Levy Amount	$897.54

Strategic Justification: This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method

Costs apportioned on the basis of projected usage (SMEC Traffic Model). 39% of demand is generated by existing development.

Costing Justification: Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)

Indicative Project Trigger: Construction of both RD_11 and RD_04. A T-intersection will fuction satisfactorily in the interim.

Version: 7.2

REF: 109

DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Signalised Intersection
Project Description	Construction of a Signalised Intersection

QUICK REFERENCE: DIL | JNC | WORKS

Levy Type	Development
Category	Traffic Management
Cost	$1,901,261
External	42%
Cost to MCA	$1,102,731
Applies To	Residential / Commercial
Cell	Main Catchment Area
Apportionment	58%
Capital Cost	$1,102,731
Demand Units	972
Levy Amount	$1,134.45

Strategic Justification: This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.

Cost Breakdown	Units	Rate	Cost

Cost Apportionment Method

Costs apportioned on the basis of projected usage (SMEC Traffic Model). 42% of demand is generated by existing development.

Costing Justification: Construction costs estimated by Milward (July 2021) and indexed by Council officers (indexed to July 2024).

Indicative Project Trigger: Completion of the north-south link road (south) joining Glenelg Highway Road. A T-intersection will fuction satisfactorily in the interim.

Version: 7.2

REF: 110

DI_JNC_08	Glenelg Hwy / New N-S Rd (South) Roundabout	QUICK REFERENCE	
Project Description	Construction of a 3 Arm 2 Lane Roundabout	DIL JNC	WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Traffic Management		

		Cost Breakdown	Units	Rate	Cost
Cost	$1,813,171				
External	55%				
Cost to MCA	$815,927				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	45%				
Capital Cost	$815,927				
Demand Units	972				
Levy Amount	$839.40				

Cost Apportionment Method		Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officers (indexed to July 2024).
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 55% of demand is generated by existing development.		Indicative Project Trigger	Construction of north-south link road (south) joining Glenelg Highway.
		Version	7.2
		REF	111

DI_JNC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	QUICK REFERENCE	
Project Description	Construction of a 4 Arm Signalised Intersection	DIL JNC	WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Traffic Management		

		Cost Breakdown	Units	Rate	Cost
Cost	$7,137,373				
External	55%				
Cost to MCA	$3,211,818				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	45%				
Capital Cost	$3,211,818				
Demand Units	972				
Levy Amount	$3,304.22				

Cost Apportionment Method		Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 55% of demand is generated by existing development.		Indicative Project Trigger	At Level of Service E or worse, which should occur at traffic levels equivalent to 47% of the ultimate year volumes (2280 vehicles per hour through the intersection and 650 vehicles per hour on Cherry Flat Road)
		Version	7.2
		REF	112

DI_JNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection					QUICK REFERENCE
Project Description	Construction of a 4 Arm Signalised Intersection					DIL JNC WORKS
Levy Type	Development		Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Traffic Management					
			Cost Breakdown	Units	Rate	Cost
Cost	$2,941,739					
External	17%					
Cost to MCA	$2,441,644					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	83%					
Capital Cost	$2,441,644					
Demand Units	972					
Levy Amount	$2,511.88					
Cost Apportionment Method			Costing Justification	Construction costs estimated by SMEC and verified by Council officers (indexed to July 2024)		
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 17% of demand is generated by existing development.			Indicative Project Trigger	Duplication of Cherry Flat Road OR when a primary school is established at the MAC.	Version	7.2
					REF	113

DI_JNC_11	Cherry Flat Rd / Schreenans Rd Roundabout					QUICK REFERENCE
Project Description	Construction of a 3 Arm 2 Lane Roundabout					DIL JNC WORKS
Levy Type	Development		Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.		
Category	Traffic Management					
			Cost Breakdown	Units	Rate	Cost
Cost	$1,579,817					
External	33%					
Cost to MCA	$1,058,477					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	67%					
Capital Cost	$1,058,477					
Demand Units	972					
Levy Amount	$1,088.93					
Cost Apportionment Method			Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officers (indexed to July 2024).		
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 33% of demand is generated by existing development.			Indicative Project Trigger	Duplication of Cherry Flat Road OR costruction of Schreenans Road bridge (Item RD_31c).	Version	7.2
					REF	114

DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout
Project Description	Construction of a 4 Arm 1 Lane Roundabout

QUICK REFERENCE: DIL | JNC | WORKS

Levy Type	Development	Strategic Justification	This project is requried to provide for the orderly and proper development of the area and ensures that the road hierarchy caters for traffic growth.
Category	Traffic Management		

		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	972				
Levy Amount	$1,042.55				

Cost Apportionment Method		
Costs apportioned on the basis of projected usage (SMEC Traffic Model). 16% of demand is generated by existing development.	Costing Justification	Construction costs estimated by Milward (July 2021) and indexed by Council officers (indexed to July 2024).
	Indicative Project Trigger	Construction of all Schreenans Road items OR construction of all Cobden Street road items.

Version 7.2
REF 115

DI_O_1	Development Contributions Accounting Program
Project Description	Purchase of Development Contributions Accounting Program

QUICK REFERENCE: DIL | PL | WORKS

Levy Type	Development	Strategic Justification	The item is required to provide adequate accounting and reporting of development contributions and infrastructure provision.
Category	Other		

		Cost Breakdown	Units	Rate	Cost
Cost	$68,819				
External	0%				
Cost to MCA	$68,819				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$68,819				
Demand Units	972				
Levy Amount	$70.80				

Cost Apportionment Method		
The item is required to provide adequate accounting and reporting of development contributions and infrastructure provisions.	Costing Justification	Urban Enterprise (indexed to July 2024)
	Indicative Project Trigger	Incorporation of the DCP into the Planning Scheme

Version 7.2
REF 116

DI_O_2	Heritage, Geotechnical and Contamination Studies - MR Power Park
Project Description	Preparation of studies for MR Power Park on heritage, geotechinical and contamination to ascertain potential remediation works, encumbered areas and siting options for active open space reserves.

QUICK REFERENCE: DIL | PL | WORKS

Levy Type	Development	Strategic Justification	This project is required to provide adequate active open space and drainage facilities for the new community.
Category	Other		

		Cost Breakdown	Units	Rate	Cost
Cost	$348,223				
External	0%				
Cost to MCA	$348,223				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$348,223				
Demand Units	972				
Levy Amount	$358.24				

Cost Apportionment Method		Costing Justification	Prowse (indexed to July 2024)
This project is required to provide adequate active open space and drainage facilities for the new community.		Indicative Project Trigger	Prior to the commencement of construction of drainage basin RB28 or MR Power Park or at the discretion of the Responsible Authority for earlier provision.

Version 7.2
REF 117

DI_O_3	Heritage, Geotechnical and Contamination Studies - Mining Park
Project Description	Preparation of studies for Mining Park on heritage, geotechinical and contamination to ascertain potential remediation works, encumbered areas and siting options for active open space reserves.

QUICK REFERENCE: DIL | PL | WORKS

Levy Type	Development	Strategic Justification	This project is required to provide adequate drainage facilities and active open space facilities for the new community.
Category	Other		

		Cost Breakdown	Units	Rate	Cost
Cost	$605,606				
External	0%				
Cost to MCA	$605,606				
Applies To	Residential / Commercial				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	$605,606				
Demand Units	972				
Levy Amount	$623.03				

Cost Apportionment Method		Costing Justification	Prowse (indexed to July 2024)
As above		Indicative Project Trigger	Prior to the commencement of construction of drainage basin RB29 or Mining Park or at the discretion of the Responsible Authority for earlier provision.

Version 7.2
REF 118

DI_O_4	Strategic Planning Costs			QUICK REFERENCE		
Project Description	Precinct Structure Plan and Development Contributions Plan Review			DIL	PL	WORKS

Levy Type	Development		Strategic Justification	The item is required to ensure the accurate and suitable preparation of a revised development contributions plan.		
Category	Other					
			Cost Breakdown	Units	Rate	Cost
Cost	$432,466					
External	0%					
Cost to MCA	$432,466					
Applies To	Residential	Commercial				
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	$432,466					
Demand Units	972					
Levy Amount	$444.91					

Cost Apportionment Method	Costing Justification	City of Ballarat		
The item is required to ensure the accurate and suitable preparation of a revised development contributions plan.	Indicative Project Trigger	Incorporation of the Revised DCP into the Planning Scheme	Version	7.2
			REF	119

APPENDIX C DETAILED LAND BUDGET BY TITLE

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

Property Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (Hectares)
			Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	HeritageConservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	
			Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in NDA	Not Included in NDA	Included in OS%	Included in OS%	Included in OS%	
Property 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	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	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 42	2034421	**1.00**	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	2028681	**0.68**	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	**0.66**
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 45	2049703	**0.77**	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	**0.77**
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 Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (Hectares)
			Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	Heritage Conservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	
			Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in NDA	Not Included in NDA	Included in OS%	Included in OS%	Included in OS%	
Property 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**
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**
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	2000325	**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 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	2000322	**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	2040200	**1.26**	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**
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	2010411	**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 Number		Total Area (Hectares)	TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Total Net Developable Area (Hectares)
			Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	Heritage Conservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	
			Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in NDA	Not Included in NDA	Included in OS%	Included in OS%	Included in OS%	
Property 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	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**
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 Reserves		**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**
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**

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

Property Number		Total Area (Hectares)	Total net Developable Area (Hectares)	OTHER LAND USES			Total Net Residential Area (Hectares)	CONVENTIONAL DENSITY (Up to 20 Dwellings/NRHa)		MEDIUM DENSITY (Up to 30 Dwellings/NRHa)		TOTAL COMBINED		
				Activity Centre (retail/office/mixed 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	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	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	2034420	**1.87**	**1.87**	0.00	0.00	0.00	1.87	1.87	37	0.00	0	1.87	20	37
Property 42	2034421	**1.00**	**0.94**	0.00	0.00	0.00	0.94	0.94	19	0.00	0	0.94	20	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	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	**0.65**	**0.65**	0.00	0.00	0.00	0.65	0.65	13	0.00	0	0.65	20	13
Property 51	2049700	**0.65**	**0.65**	0.00	0.00	0.00	0.65	0.65	13	0.00	0	0.65	20	13
Property 52	2049699	**0.65**	**0.62**	0.00	0.00	0.00	0.62	0.62	12	0.00	0	0.62	20	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	**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
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 Number		Total Area (Hectares)	Total net Developable Area (Hectares)	OTHER LAND USES			Total Net Residential Area (Hectares)	CONVENTIONAL DENSITY (Up to 20 Dwellings/NRHa)		MEDIUM DENSITY (Up to 30 Dwellings/NRHa)		TOTAL COMBINED		
				Activity Centre (retail/office/mixed 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	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
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	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	0.00	0	0.06	20	1
Property 150	2000325	**0.18**	**0.18**	0.00	0.00	0.00	0.18	0.18	4	0.00	0	0.18	20	4
Property 151	2000324	**0.38**	**0.38**	0.00	0.00	0.00	0.38	0.38	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 & 16	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
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	**0.56**	**0.56**	0.00	0.00	0.00	0.56	0.56	11	0.00	0	0.56	20	11
Property 179	2022633	**1.05**	**1.05**	0.00	0.00	0.00	1.05	1.05	21	0.00	0	1.05	20	21
Property 180	2012285	**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 Number		Total Area (Hectares)	Total net Developable Area (Hectares)	OTHER LAND USES			Total Net Residential Area (Hectares)	CONVENTIONAL DENSITY (Up to 20 Dwellings/NRHa)		MEDIUM DENSITY (Up to 30 Dwellings/NRHa)		TOTAL COMBINED		
				Activity Centre (retail/office/mixed 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	**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	**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**	**0.81**	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
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**	**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**

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