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Proposed C234ball

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**.

BALLARAT WEST DEVELOPMENT CONTRIBUTIONS PLAN

1.0

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Area covered by this development contributions plan

Land in Ballarat West within the DCPO1 area as shown in the Ballarat Planning Scheme maps.

2.0

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Summary of levies payable

Charge area	Levies payable by the development (\$)		
	Development infrastructure per hectare NDA	Community infrastructure per dwelling	All infrastructure
Residential	\$421,701.28	\$1,450.00	N/A
Commercial	\$277,301.78	\$0	N/A
TOTAL	N/A	N/A	N/A

Notes: Development Infrastructure Contributions are listed in July 2024 values.

The Development Contribution for each item must be adjusted as follows:

- In relation to the costs associated with all development infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, General construction (41) Victoria (Table 15 Selected Output of Division E Construction - Building Construction Victoria (for buildings) and Road and Bridge Victoria (for roads, intersections, trails, bridges etc.) published by the Australian Bureau of Statistics – Catalogue No. 6427.0.
 - The revised infrastructure costs and the adjustment of the contributions will be calculated as at 1 July in each year.
- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.
- The revised land value and the adjustment of the contributions must be calculated as at 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

3.0

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Land or development excluded from development contributions plan

Development of the following is exempt from the provisions of this overlay:

- Existing or approved dwelling
- Non government school, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* amended 15 January 2024
- Housing provided by or on behalf of the Department of Health and Human Services

BALLARAT PLANNING SCHEME

The development of land for a small second dwelling (as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* amended 15 January 2024) is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

Note: This schedule sets out a summary of the contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.