

22/05/2008
C47(Part 1)

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

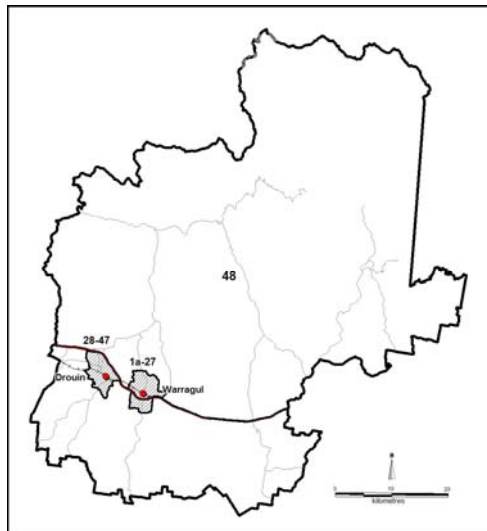
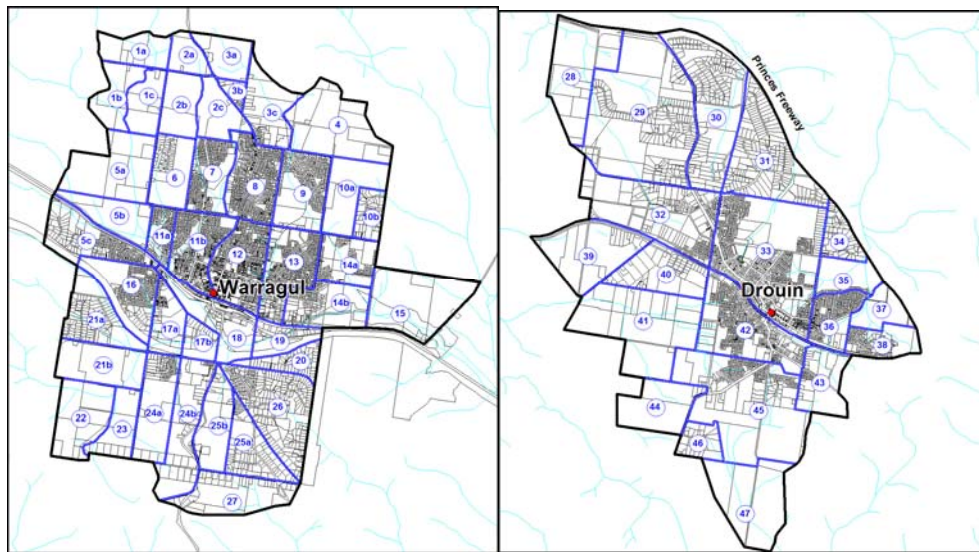
BAW BAW SHIRE DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Area covered by this development contributions plan

22/05/2008
C47(Part 1)

The Plan applies to all land within the boundaries of the 63 areas designated in Baw Baw Shire Development Contributions Plan from area 1a to area 48. The Plan provides for different amounts of levy to be payable in specified areas, which are shown on the Plans to this Schedule, and in the Incorporated Development Contributions Plan (23 March 2007).



2.0 Summary of costs

22/05/2008
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| Project Name | Estimated Total Cost Attributable to DCP Excluding GST | Estimated Time of Provision | Estimated Cost Recoverable from DCP | Estimated Proportion of Cost Recoverable from DCP |
|--|--|-----------------------------|-------------------------------------|---|
| CICF001 West Gippsland Arts Centre redevelopment | \$5,000,000 | 2007 To 2011 | \$1,149,949 | 23.0% |
| CICF002 Municipal Gymnastics Venue (Warragul) | \$350,000 | 2009 To 2009 | \$107,329 | 30.7% |
| CICF003 Tennis centre development (Municipal & Local for Warragul & district) | \$600,000 | 2012 To 2012 | \$242,225 | 40.4% |
| CICF004 Leisure centre development (Municipal) | \$13,500,000 | 2012 To 2015 | \$5,174,770 | 38.3% |
| CICF005 Municipal Recreation Precinct (Local for Warragul & Drouin) | \$5,200,000 | 2014 To 2030 | \$1,594,596 | 30.7% |
| CIOS001 Drouin Recreation Reserve upgrade (Drouin) | \$500,000 | 2008 To 2009 | \$222,253 | 44.5% |
| CIOS002 Bellbird park facility upgrade (Drouin) | \$420,000 | 2013 To 2030 | \$240,034 | 57.2% |
| CIOS003 New/enhanced Equestrian Facilities | \$1,020,000 | 2011 To 2015 | \$312,786 | 30.7% |
| DICF001 Multipurpose Centre including Kindergarten (Drouin) | \$1,000,000 | 2021 To 2021 | \$635,010 | 63.5% |
| DICF002 Land for multipurpose Centre including Kindergarten (Drouin) | \$250,000 | 2021 To 2021 | \$158,752 | 63.5% |
| DICF003 Multipurpose Centre including Kindergarten (Warragul) | \$1,000,000 | 2022 To 2022 | \$780,684 | 78.1% |
| DICF004 Land for multipurpose Centre including Kindergarten (Warragul) | \$500,000 | 2022 To 2022 | \$390,342 | 78.1% |
| DICF005 Land for multipurpose Centre including Kindergarten 2 (Warragul) | \$1,000,000 | 2025 To 2025 | \$780,684 | 78.1% |
| DIDR001 Warragul drainage works | \$4,866,902 | 2009 To 2030 | \$4,457,311 | 91.6% |
| DIDR002 Hazel Creek restoration (section 1) | \$1,200,000 | 2015 To 2020 | \$485,187 | 40.4% |
| DIDR003 Hazel Creek restoration (section 2) | \$600,000 | 2015 To 2020 | \$242,593 | 40.4% |
| DIDR004 Hazel Creek restoration (section 3) | \$300,000 | 2015 To 2020 | \$121,297 | 40.4% |
| DIDR005 Hazel Creek restoration (section 4) | \$1,200,000 | 2015 To 2020 | \$485,187 | 40.4% |
| DIDR006 Hazel Creek restoration (section 5) | \$1,800,000 | 2015 To 2020 | \$727,780 | 40.4% |
| DIDR007 Hazel Creek restoration (section 13) | \$1,050,000 | 2025 To 2030 | \$424,538 | 40.4% |
| DIDR008 Hazel Creek restoration (section 14) | \$900,000 | 2025 To 2030 | \$363,890 | 40.4% |
| DIDR009 Hazel Creek restoration (section 15) | \$1,200,000 | 2025 To 2030 | \$485,187 | 40.4% |
| DIOS001 Picnic facilities and drinking fountains (Warragul) | \$100,000 | 2007 To 2030 | \$41,427 | 41.4% |
| DIOS002 Playgrounds with shade (Warragul) | \$60,000 | 2007 To 2009 | \$24,856 | 41.4% |
| DIOS003 Park seating / signage, paths and playground equipment on existing linear park network (Warragul) | \$150,000 | 2007 To 2016 | \$62,140 | 41.4% |
| DIOS004 Picnic facilities / drinking fountains / toilets / lighting (Drouin) | \$400,000 | 2007 To 2030 | \$228,603 | 57.2% |
| DIOS005 Open space upgrades | \$356,000 | 2007 To 2011 | \$136,461 | 38.3% |
| DIOS006 Upgraded playground facilities for the disabled (Warragul) | \$100,000 | 2007 To 2008 | \$41,427 | 41.4% |
| DIOS007 Upgraded playground facilities for the disabled (Drouin) | \$80,000 | 2008 To 2009 | \$50,801 | 63.5% |
| DIOS008 Public toilets (2 of) within linear parks (Warragul) | \$250,000 | 2010 To 2010 | \$103,567 | 41.4% |
| DIOS009 Tennis court lighting (Drouin) | \$20,000 | 2008 To 2008 | \$12,700 | 63.5% |
| DIOS010 Bellbird park synthetic hockey field - municipal | \$400,000 | 2011 To 2011 | \$91,996 | 23.0% |
| DIOS011 Eastern Park development including toilets and change room facility, playground, carparking, beautification (Warragul) | \$310,000 | 2008 To 2010 | \$122,002 | 39.4% |
| DIOS012 Additional 5 upgraded Netball courts (Warragul) | \$400,000 | 2012 To 2030 | \$149,136 | 37.3% |
| DIOS013 Linear link land acquisition 2 lots at Waratah Street 2 lots Stoddarts Streets (Warragul) | \$300,000 | 2007 To 2008 | \$144,899 | 48.3% |
| DIOS014 Land acquisition bush area, rear Roberts Court (Drouin) | \$350,000 | 2011 To 2016 | \$222,253 | 63.5% |
| DIRS001 Bowen Street / Sutton Street (traffic lights) | \$300,000 | 2014 To 2030 | \$149,386 | 49.8% |
| DIRS002 Bowen Street upgrade – south of Sutton Street | \$1,200,000 | 2025 To 2030 | \$168,902 | 14.1% |
| DIRS003 Bowen Street, Warragul (upgrade north of Sutton Street) | \$790,000 | 2020 To 2025 | \$106,428 | 13.5% |
| DIRS004 Buln Buln Road upgrade (Drouin) | \$240,000 | 2015 To 2017 | \$192,000 | 80.0% |
| DIRS005 Construct roundabout at the intersection of road links B,D and C | \$200,000 | 2020 To 2023 | \$47,665 | 23.8% |
| DIRS006 Construct roundabout at the intersection of road links D,E and F | \$240,000 | 2020 To 2023 | \$89,610 | 37.3% |
| DIRS007 Construct roundabout at the intersection of road links F,G and Pharoahs Rd | \$200,000 | 2026 To 2030 | \$63,553 | 31.8% |
| DIRS008 Construct roundabout at the intersection of road links H and Brandy Creek Rd and Lillico Rd | \$200,000 | 2026 To 2030 | \$31,777 | 15.9% |
| DIRS009 Footpath, cycle paths and seating works (Warragul) | \$800,000 | 2007 To 2030 | \$258,094 | 32.3% |
| DIRS010 Intersection improvement Alfred Street/Warragul Korumburra Road | \$400,000 | 2013 To 2015 | \$116,142 | 29.0% |
| DIRS011 Intersection works Lardner Rd, Main Sth Rd/Weebar Rd/Gould St (Drouin) | \$330,000 | 2018 To 2020 | \$109,260 | 33.1% |
| DIRS012 Intersection works Main Sth Rd/Cook St | \$330,000 | 2015 To 2018 | \$65,023 | 19.7% |

BAW BAW PLANNING SCHEME

| | | | | |
|---|---------------------|--------------|---------------------|--------------|
| DIRS013 Intersection works McNeilly Rd/Albert St | \$330,000 | 2012 To 2015 | \$94,546 | 28.7% |
| DIRS014 Mason Street / Albert Street, Warragul (intersection treatment) | \$250,000 | 2025 To 2030 | \$64,523 | 25.8% |
| DIRS015 Napier Street / Queen Street, Warragul (traffic lights) | \$250,000 | 2015 To 2020 | \$80,654 | 32.3% |
| DIRS016 Paths Linear trails (Drouin) | \$400,000 | 2007 To 2012 | \$165,817 | 41.5% |
| DIRS017 Pharoahs Road, Warragul (upgrade to Collector Road) | \$2,100,000 | 2025 To 2030 | \$1,097,204 | 52.2% |
| DIRS018 Queen Street / Bowen Street intersection (Warragul) | \$1,200,000 | 2008 To 2009 | \$180,966 | 15.1% |
| DIRS019 Road upgrades (2 of) - Settlement Road, Shillinglaw Road (Drouin) | \$350,000 | 2013 To 2015 | \$145,267 | 41.5% |
| DIRS020 Roundabout – Copelands Rd / No 1 Road | \$130,000 | 2015 To 2020 | \$51,382 | 39.5% |
| DIRS021 Roundabout – Sutton Street / North Rd / Stoddarts Road | \$450,000 | 2015 To 2020 | \$129,063 | 28.7% |
| DIRS022 Sutton Street, Warragul road realignment | \$200,000 | 2020 To 2025 | \$56,011 | 28.0% |
| DIRS023 Third rail crossing (Warragul) | \$7,200,000 | 2013 To 2015 | \$2,090,559 | 29.0% |
| DIRS024 Townscape works (Drouin) | \$1,000,000 | 2007 To 2011 | \$414,542 | 41.5% |
| DIRS025 Townscape works (Warragul) | \$3,000,000 | 2007 To 2015 | \$871,066 | 29.0% |
| DIRS026 Warragul road link A | \$358,000 | 2020 To 2023 | \$73,944 | 20.7% |
| DIRS027 Warragul road link B | \$620,000 | 2020 To 2023 | \$137,910 | 22.2% |
| DIRS028 Warragul road link C | \$193,000 | 2020 To 2023 | \$36,797 | 19.1% |
| DIRS029 Warragul road link D | \$980,000 | 2024 To 2025 | \$303,625 | 31.0% |
| DIRS030 Warragul road link E | \$775,000 | 2024 To 2025 | \$289,365 | 37.3% |
| DIRS031 Warragul road link F | \$422,000 | 2026 To 2030 | \$181,031 | 42.9% |
| DIRS032 Warragul road link G | \$682,000 | 2026 To 2030 | \$195,044 | 28.6% |
| DIRS033 Warragul road link H | \$571,000 | 2026 To 2030 | \$127,011 | 22.2% |
| DIRS034 Warragul road link L | \$254,000 | 2026 To 2030 | \$48,427 | 19.1% |
| DIRS035 Land for Sutton Street, Warragul | \$1,000,000 | 2020 To 2025 | \$280,054 | 28.0% |
| DIRS036 Land for fourth rail crossings (Warragul) | \$300,000 | 2029 To 2030 | \$84,460 | 28.2% |
| DIRS037 Land for third rail crossing (Warragul) | \$500,000 | 2007 To 2008 | \$145,178 | 29.0% |
| Total | \$75,477,902 | | \$29,756,940 | 39.4% |

Notes:

This table sets out a summary of the costs prescribed in Baw Baw Shire Development Contributions Plan. Refer to the incorporated document (9 February 2007) for full details.

For the purpose of this DCP, the projects shall be delivered in accordance with the timing shown for each project, or within 5 years beyond the date shown. Council reserves the right to deliver projects earlier than the delivery dates shown.

3.0 Summary of Contributions

22/05/2008
C47(Part 1)

The following table has three parts. The first part lists contributions for Residential Development, the second part for Business Development, the third part for Industry Development.

BAW BAW PLANNING SCHEME

Part 1 – Residential Levy

| Infrastructure Charge by Area | | | | | | | | | |
|-------------------------------|-------------------------|--------------|---------------|--------------|----------------------------------|-------------------------|---------------|--------------------------------|--|
| Residential | | | | | | | | | |
| Area | DI Community Facilities | DI Drainage | DI Open Space | DI Roads | Total Development Infrastructure | CI Community Facilities | CI Open Space | Total Community Infrastructure | Total Development and Community Infrastructure |
| | Per Dwelling | Per Dwelling | Per Dwelling | Per Dwelling | Per Dwelling | Per Dwelling | Per Dwelling | Per Dwelling | Per Dwelling |
| Area 001a | \$0.00 | \$266.20 | \$157.34 | \$619.23 | \$1,042.77 | \$636.83 | \$25.52 | \$662.35 | \$1,705.12 |
| Area 001b | \$261.92 | \$1,205.11 | \$157.34 | \$835.94 | \$2,460.31 | \$636.83 | \$25.52 | \$662.35 | \$3,122.66 |
| Area 001c | \$261.92 | \$1,205.11 | \$157.34 | \$835.94 | \$2,460.31 | \$636.83 | \$25.52 | \$662.35 | \$3,122.66 |
| Area 002a | \$0.00 | \$266.20 | \$157.34 | \$619.23 | \$1,042.77 | \$636.83 | \$25.52 | \$662.35 | \$1,705.12 |
| Area 002b | \$261.92 | \$1,205.11 | \$157.34 | \$835.94 | \$2,460.31 | \$636.83 | \$25.52 | \$662.35 | \$3,122.66 |
| Area 002c | \$261.92 | \$1,205.11 | \$157.34 | \$1,414.08 | \$3,038.46 | \$636.83 | \$25.52 | \$662.35 | \$3,700.81 |
| Area 003a | \$0.00 | \$266.20 | \$157.34 | \$619.23 | \$1,042.77 | \$636.83 | \$25.52 | \$662.35 | \$1,705.12 |
| Area 003b | \$0.00 | \$266.20 | \$157.34 | \$408.45 | \$831.99 | \$636.83 | \$25.52 | \$662.35 | \$1,494.34 |
| Area 003c | \$0.00 | \$266.20 | \$157.34 | \$408.45 | \$831.99 | \$636.83 | \$25.52 | \$662.35 | \$1,494.34 |
| Area 004 | \$261.92 | \$1,205.11 | \$157.34 | \$651.87 | \$2,276.24 | \$636.83 | \$25.52 | \$662.35 | \$2,938.59 |
| Area 005a | \$261.92 | \$1,205.11 | \$157.34 | \$863.91 | \$2,488.28 | \$636.83 | \$25.52 | \$662.35 | \$3,150.63 |
| Area 005b | \$261.92 | \$1,205.11 | \$157.34 | \$860.28 | \$2,484.65 | \$636.83 | \$25.52 | \$662.35 | \$3,147.00 |
| Area 005c | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 006 | \$261.92 | \$266.20 | \$157.34 | \$863.91 | \$1,549.37 | \$636.83 | \$25.52 | \$662.35 | \$2,211.72 |
| Area 007 | \$0.00 | \$266.20 | \$157.34 | \$1,014.56 | \$1,438.11 | \$636.83 | \$25.52 | \$662.35 | \$2,100.45 |
| Area 008 | \$0.00 | \$266.20 | \$157.34 | \$454.94 | \$878.48 | \$636.83 | \$25.52 | \$662.35 | \$1,540.83 |
| Area 009 | \$261.92 | \$266.20 | \$157.34 | \$679.84 | \$1,365.30 | \$636.83 | \$25.52 | \$662.35 | \$2,027.65 |
| Area 010a | \$261.92 | \$1,205.11 | \$157.34 | \$679.84 | \$2,304.21 | \$636.83 | \$25.52 | \$662.35 | \$2,966.56 |
| Area 010b | \$0.00 | \$266.20 | \$157.34 | \$463.12 | \$886.67 | \$636.83 | \$25.52 | \$662.35 | \$1,549.01 |
| Area 011a | \$0.00 | \$266.20 | \$157.34 | \$626.70 | \$1,050.24 | \$636.83 | \$25.52 | \$662.35 | \$1,712.59 |
| Area 011b | \$0.00 | \$266.20 | \$157.34 | \$994.07 | \$1,417.61 | \$636.83 | \$25.52 | \$662.35 | \$2,079.96 |
| Area 012 | \$0.00 | \$266.20 | \$157.34 | \$415.93 | \$839.47 | \$636.83 | \$25.52 | \$662.35 | \$1,501.81 |
| Area 013 | \$0.00 | \$266.20 | \$157.34 | \$434.45 | \$857.99 | \$636.83 | \$25.52 | \$662.35 | \$1,520.34 |
| Area 014a | \$261.92 | \$1,205.11 | \$157.34 | \$442.63 | \$2,067.00 | \$636.83 | \$25.52 | \$662.35 | \$2,729.35 |
| Area 014b | \$0.00 | \$266.20 | \$157.34 | \$442.63 | \$866.17 | \$636.83 | \$25.52 | \$662.35 | \$1,528.52 |
| Area 015 | \$0.00 | \$266.20 | \$157.34 | \$442.63 | \$866.17 | \$636.83 | \$25.52 | \$662.35 | \$1,528.52 |
| Area 016 | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 017a | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 017b | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 018 | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 019 | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 020 | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 021a | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 021b | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 022 | \$0.00 | \$266.20 | \$118.57 | \$384.33 | \$769.10 | \$636.83 | \$25.52 | \$662.35 | \$1,431.45 |
| Area 023 | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 024a | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 024b | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 025a | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 025b | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 026 | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 027 | \$0.00 | \$266.20 | \$118.57 | \$387.96 | \$772.73 | \$636.83 | \$25.52 | \$662.35 | \$1,435.08 |
| Area 028 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 029 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 030 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 031 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 032 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 033 | \$92.73 | \$0.00 | \$111.79 | \$181.76 | \$386.28 | \$636.83 | \$106.33 | \$743.16 | \$1,129.44 |
| Area 034 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 035 | \$92.73 | \$0.00 | \$111.79 | \$310.59 | \$515.11 | \$636.83 | \$106.33 | \$743.16 | \$1,258.27 |
| Area 036 | \$92.73 | \$0.00 | \$111.79 | \$310.59 | \$515.11 | \$636.83 | \$106.33 | \$743.16 | \$1,258.27 |
| Area 037 | \$92.73 | \$0.00 | \$111.79 | \$310.59 | \$515.11 | \$636.83 | \$106.33 | \$743.16 | \$1,258.27 |
| Area 038 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 039 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 040 | \$92.73 | \$0.00 | \$111.79 | \$187.71 | \$392.23 | \$636.83 | \$106.33 | \$743.16 | \$1,135.39 |
| Area 041 | \$92.73 | \$0.00 | \$111.79 | \$187.71 | \$392.23 | \$636.83 | \$106.33 | \$743.16 | \$1,135.39 |
| Area 042 | \$92.73 | \$0.00 | \$111.79 | \$328.43 | \$532.95 | \$636.83 | \$106.33 | \$743.16 | \$1,276.11 |
| Area 043 | \$92.73 | \$0.00 | \$111.79 | \$159.09 | \$363.60 | \$636.83 | \$106.33 | \$743.16 | \$1,106.76 |
| Area 044 | \$92.73 | \$0.00 | \$111.79 | \$187.71 | \$392.23 | \$636.83 | \$106.33 | \$743.16 | \$1,135.39 |
| Area 045 | \$92.73 | \$0.00 | \$111.79 | \$230.38 | \$434.90 | \$636.83 | \$106.33 | \$743.16 | \$1,178.05 |
| Area 046 | \$92.73 | \$0.00 | \$111.79 | \$116.42 | \$320.93 | \$636.83 | \$106.33 | \$743.16 | \$1,064.09 |
| Area 047 | \$92.73 | \$0.00 | \$89.33 | \$116.42 | \$298.48 | \$97.86 | \$80.81 | \$178.67 | \$477.15 |
| Area 048 | \$0.00 | \$0.00 | \$22.46 | \$0.00 | \$22.46 | \$614.43 | \$25.52 | \$639.95 | \$662.41 |

BAW BAW PLANNING SCHEME

Part 2 – Business Levy

| Infrastructure Charge by Area | | | | | | | | | |
|-------------------------------|-------------------------|------------------------|------------------------|------------------------|----------------------------------|-------------------------|------------------------|--------------------------------|--|
| Business | | | | | | | | | |
| Area | DI Community Facilities | DI Drainage | DI Open Space | DI Roads | Total Development Infrastructure | CI Community Facilities | CI Open Space | Total Community Infrastructure | Total Development and Community Infrastructure |
| | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace |
| Area 001a | | \$171.96 | | \$2,428.34 | \$2,600.30 | | | \$0.00 | \$2,600.30 |
| Area 001b | | \$778.49 | | \$3,278.19 | \$4,056.69 | | | \$0.00 | \$4,056.69 |
| Area 001c | | \$778.49 | | \$3,278.19 | \$4,056.69 | | | \$0.00 | \$4,056.69 |
| Area 002a | | \$171.96 | | \$2,428.34 | \$2,600.30 | | | \$0.00 | \$2,600.30 |
| Area 002b | | \$778.49 | | \$3,278.19 | \$4,056.69 | | | \$0.00 | \$4,056.69 |
| Area 002c | | \$778.49 | | \$5,545.42 | \$6,323.92 | | | \$0.00 | \$6,323.92 |
| Area 003a | | \$171.96 | | \$2,428.34 | \$2,600.30 | | | \$0.00 | \$2,600.30 |
| Area 003b | | \$171.96 | | \$1,601.78 | \$1,773.74 | | | \$0.00 | \$1,773.74 |
| Area 003c | | \$171.96 | | \$1,601.78 | \$1,773.74 | | | \$0.00 | \$1,773.74 |
| Area 004 | | \$778.49 | | \$2,556.35 | \$3,334.84 | | | \$0.00 | \$3,334.84 |
| Area 005a | | \$778.49 | | \$3,387.87 | \$4,166.36 | | | \$0.00 | \$4,166.36 |
| Area 005b | | \$778.49 | | \$3,373.63 | \$4,152.12 | | | \$0.00 | \$4,152.12 |
| Area 005c | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 006 | | \$171.96 | | \$3,387.87 | \$3,559.83 | | | \$0.00 | \$3,559.83 |
| Area 007 | | \$171.96 | | \$3,978.68 | \$4,150.64 | | | \$0.00 | \$4,150.64 |
| Area 008 | | \$171.96 | | \$1,784.09 | \$1,956.05 | | | \$0.00 | \$1,956.05 |
| Area 009 | | \$171.96 | | \$2,666.03 | \$2,837.99 | | | \$0.00 | \$2,837.99 |
| Area 010a | | \$778.49 | | \$2,666.03 | \$3,444.52 | | | \$0.00 | \$3,444.52 |
| Area 010b | | \$171.96 | | \$1,816.17 | \$1,988.13 | | | \$0.00 | \$1,988.13 |
| Area 011a | | \$171.96 | | \$2,457.64 | \$2,629.60 | | | \$0.00 | \$2,629.60 |
| Area 011b | | \$171.96 | | \$3,898.31 | \$4,070.27 | | | \$0.00 | \$4,070.27 |
| Area 012 | | \$171.96 | | \$1,631.08 | \$1,803.04 | | | \$0.00 | \$1,803.04 |
| Area 013 | | \$171.96 | | \$1,703.71 | \$1,875.68 | | | \$0.00 | \$1,875.68 |
| Area 014a | | \$778.49 | | \$1,735.80 | \$2,514.29 | | | \$0.00 | \$2,514.29 |
| Area 014b | | \$171.96 | | \$1,735.80 | \$1,907.76 | | | \$0.00 | \$1,907.76 |
| Area 015 | | \$171.96 | | \$1,735.80 | \$1,907.76 | | | \$0.00 | \$1,907.76 |
| Area 016 | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 017a | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 017b | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 018 | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 019 | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 020 | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 021a | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 021b | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 022 | | \$171.96 | | \$1,507.16 | \$1,679.13 | | | \$0.00 | \$1,679.13 |
| Area 023 | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 024a | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 024b | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 025a | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 025b | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 026 | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 027 | | \$171.96 | | \$1,521.40 | \$1,693.36 | | | \$0.00 | \$1,693.36 |
| Area 028 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 029 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 030 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 031 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 032 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 033 | | \$0.00 | | \$712.80 | \$712.80 | | | \$0.00 | \$712.80 |
| Area 034 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 035 | | \$0.00 | | \$1,218.02 | \$1,218.02 | | | \$0.00 | \$1,218.02 |
| Area 036 | | \$0.00 | | \$1,218.02 | \$1,218.02 | | | \$0.00 | \$1,218.02 |
| Area 037 | | \$0.00 | | \$1,218.02 | \$1,218.02 | | | \$0.00 | \$1,218.02 |
| Area 038 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 039 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 040 | | \$0.00 | | \$736.12 | \$736.12 | | | \$0.00 | \$736.12 |
| Area 041 | | \$0.00 | | \$736.12 | \$736.12 | | | \$0.00 | \$736.12 |
| Area 042 | | \$0.00 | | \$1,287.97 | \$1,287.97 | | | \$0.00 | \$1,287.97 |
| Area 043 | | \$0.00 | | \$623.87 | \$623.87 | | | \$0.00 | \$623.87 |
| Area 044 | | \$0.00 | | \$736.12 | \$736.12 | | | \$0.00 | \$736.12 |
| Area 045 | | \$0.00 | | \$903.45 | \$903.45 | | | \$0.00 | \$903.45 |
| Area 046 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 047 | | \$0.00 | | \$456.54 | \$456.54 | | | \$0.00 | \$456.54 |
| Area 048 | | \$0.00 | | \$0.00 | \$0.00 | | | \$0.00 | \$0.00 |

BAW BAW PLANNING SCHEME

Part 3 – Industry Levy

| Infrastructure Charge by Area | | | | | | | | | |
|-------------------------------|-------------------------|------------------------|------------------------|------------------------|----------------------------------|-------------------------|------------------------|--------------------------------|--|
| Industry | | | | | | | | | |
| Area | DI Community Facilities | DI Drainage | DI Open Space | DI Roads | Total Development Infrastructure | CI Community Facilities | CI Open Space | Total Community Infrastructure | Total Development and Community Infrastructure |
| | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace | Per 100 sqm Floorspace |
| Area 001a | | \$144.99 | | \$469.11 | \$614.10 | | | \$0.00 | \$614.10 |
| Area 001b | | \$656.38 | | \$633.29 | \$1,289.66 | | | \$0.00 | \$1,289.66 |
| Area 001c | | \$656.38 | | \$633.29 | \$1,289.66 | | | \$0.00 | \$1,289.66 |
| Area 002a | | \$144.99 | | \$469.11 | \$614.10 | | | \$0.00 | \$614.10 |
| Area 002b | | \$656.38 | | \$633.29 | \$1,289.66 | | | \$0.00 | \$1,289.66 |
| Area 002c | | \$656.38 | | \$1,071.27 | \$1,727.65 | | | \$0.00 | \$1,727.65 |
| Area 003a | | \$144.99 | | \$469.11 | \$614.10 | | | \$0.00 | \$614.10 |
| Area 003b | | \$144.99 | | \$309.43 | \$454.42 | | | \$0.00 | \$454.42 |
| Area 003c | | \$144.99 | | \$309.43 | \$454.42 | | | \$0.00 | \$454.42 |
| Area 004 | | \$656.38 | | \$493.84 | \$1,150.22 | | | \$0.00 | \$1,150.22 |
| Area 005a | | \$656.38 | | \$654.48 | \$1,310.85 | | | \$0.00 | \$1,310.85 |
| Area 005b | | \$656.38 | | \$651.72 | \$1,308.10 | | | \$0.00 | \$1,308.10 |
| Area 005c | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 006 | | \$144.99 | | \$654.48 | \$799.46 | | | \$0.00 | \$799.46 |
| Area 007 | | \$144.99 | | \$768.61 | \$913.60 | | | \$0.00 | \$913.60 |
| Area 008 | | \$144.99 | | \$344.65 | \$489.64 | | | \$0.00 | \$489.64 |
| Area 009 | | \$144.99 | | \$515.03 | \$660.02 | | | \$0.00 | \$660.02 |
| Area 010a | | \$656.38 | | \$515.03 | \$1,171.40 | | | \$0.00 | \$1,171.40 |
| Area 010b | | \$144.99 | | \$350.85 | \$495.84 | | | \$0.00 | \$495.84 |
| Area 011a | | \$144.99 | | \$474.77 | \$619.76 | | | \$0.00 | \$619.76 |
| Area 011b | | \$144.99 | | \$753.08 | \$898.07 | | | \$0.00 | \$898.07 |
| Area 012 | | \$144.99 | | \$315.09 | \$460.08 | | | \$0.00 | \$460.08 |
| Area 013 | | \$144.99 | | \$329.13 | \$474.11 | | | \$0.00 | \$474.11 |
| Area 014a | | \$656.38 | | \$335.32 | \$991.70 | | | \$0.00 | \$991.70 |
| Area 014b | | \$144.99 | | \$335.32 | \$480.31 | | | \$0.00 | \$480.31 |
| Area 015 | | \$144.99 | | \$335.32 | \$480.31 | | | \$0.00 | \$480.31 |
| Area 016 | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 017a | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 017b | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 018 | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 019 | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 020 | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 021a | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 021b | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 022 | | \$144.99 | | \$291.16 | \$436.14 | | | \$0.00 | \$436.14 |
| Area 023 | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 024a | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 024b | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 025a | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 025b | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 026 | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 027 | | \$144.99 | | \$293.91 | \$438.89 | | | \$0.00 | \$438.89 |
| Area 028 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 029 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 030 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 031 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 032 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 033 | | \$0.00 | | \$137.70 | \$137.70 | | | \$0.00 | \$137.70 |
| Area 034 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 035 | | \$0.00 | | \$235.30 | \$235.30 | | | \$0.00 | \$235.30 |
| Area 036 | | \$0.00 | | \$235.30 | \$235.30 | | | \$0.00 | \$235.30 |
| Area 037 | | \$0.00 | | \$235.30 | \$235.30 | | | \$0.00 | \$235.30 |
| Area 038 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 039 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 040 | | \$0.00 | | \$142.21 | \$142.21 | | | \$0.00 | \$142.21 |
| Area 041 | | \$0.00 | | \$142.21 | \$142.21 | | | \$0.00 | \$142.21 |
| Area 042 | | \$0.00 | | \$248.81 | \$248.81 | | | \$0.00 | \$248.81 |
| Area 043 | | \$0.00 | | \$120.52 | \$120.52 | | | \$0.00 | \$120.52 |
| Area 044 | | \$0.00 | | \$142.21 | \$142.21 | | | \$0.00 | \$142.21 |
| Area 045 | | \$0.00 | | \$174.53 | \$174.53 | | | \$0.00 | \$174.53 |
| Area 046 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 047 | | \$0.00 | | \$88.20 | \$88.20 | | | \$0.00 | \$88.20 |
| Area 048 | | \$0.00 | | \$0.00 | \$0.00 | | | \$0.00 | \$0.00 |

Notes:

Square metres of floorspace refers to leaseable floorspace.

Business refers to retail, office and other similar commercial uses.

Should a development proposal technically fall outside of the Residential, Business and Industrial classifications used in this DCP, Baw Baw Shire Council shall determine the most appropriate development charge to be used for the development. Such developments may require a case-by-case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

These contribution amounts are current as at 30 June 2006. They will be adjusted annually on July 1 each year to adjust for the rise or fall in prices using the following formula:

Charges + (Charges x ((Construction index x 0.944) + (Land value index x 0.056))).

Construction index = Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook. Land index = Annual valuation of land in the area of the DCP conducted by the Victorian Valuer General.

Payment of development contributions is to be made in cash. Council, at its discretion, may consider accepting works or land in lieu of cash contributions, provided the independently assessed value of the works / land in question does not exceed the cash liability of the proponent under this DCP.

Payment of the Residential Levy - Development Infrastructure is to be made prior to the issue of a statement of compliance for the approved subdivision. At Council's discretion, payment of the levy may be deferred to a later date, subject to the developer/land owner entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date agreed upon.

Payment of the Business Levy and Industry Levy – Development Infrastructure is to be made at the building permit stage.

Payment of the Residential Levy - Community Infrastructure is to be made at the building permit stage.

These tables set out a summary of the costs prescribed in Baw Baw Shire Development Contributions Plan. Refer to the incorporated document (9 February 2007) for full details.

4.0 Land or development excluded from Development Contributions Plan

22/05/2008
C47(Part 1)

The Business Levy and Industry Levy - Development Infrastructure Drainage does not apply to floorspace above ground floor level.

The Residential Levy - Community infrastructure does not apply to a replacement dwelling or extension to an existing dwelling.