ballaratwest

Building a new home in ballarat west

Community Infrastructure Levy payment of $1,225 must be paid prior to a Building Permit being issued.

The City of Ballarat has introduced the Ballarat West Development Contributions Plan for development of land in Ballarat West. The Ballarat West Development Contributions Plan including the Community Infrastructure Levy was approved by the Minister on October 31, 2014.

What is the Community Infrastructure Levy?

There is a requirement for new homeowners in the Ballarat West Growth Area to pay the Community Infrastructure Levy prior to the issue of a building permit for the construction of a dwelling. The levy is a one-off payment, as specified in the *Victorian Planning and Environment Act 1987* and is mandated under Section 24(5) of the *Building Act 1993*.

What does my $1,225 pay for?

The Community Infrastructure Levy is a contribution towards the community facilities in the Ballarat West Growth Area such as multi-purpose community hubs, early years hubs, recreational facilities and sports pavilions.

Does this levy only apply to the City of Ballarat?

No. This is a levy applied in accordance with the Planning and Environment Act 1987 for growth area councils. The Community Infrastructure Levy contribution is a levy payable for every new home built in the growth areas across Victoria.

Will the City of Ballarat be contributing too?

Yes. The City of Ballarat will pay a share of costs for community infrastructure. It will pay more than 50% of the costs for many community and sporting facilities.

Please note: The City of Ballarat actively encourages developers to pay the Community Infrastructure Levy upfront, on creation of new lots, to remove this requirement on the new homeowner.

How do I pay the Community Infrastructure Levy?

A schedule of fees will be mailed out to the applicant when Council receives notification that a private building surveyor has been appointed for construction of a new dwelling.

How do I make a payment?

- **Online** via our eservices Website eservices.ballarat.vic.gov.au
- **BPAY** a payment can be made via BPAY on receiving a schedule of fees
- **In person*** at Customer Service
  **This includes cash, cheque, eftpos and credit*

  Phoenix Building
  25 Armstrong Street South, Ballarat

  Monday to Friday, 8.30am–5pm
  (excluding public holidays)

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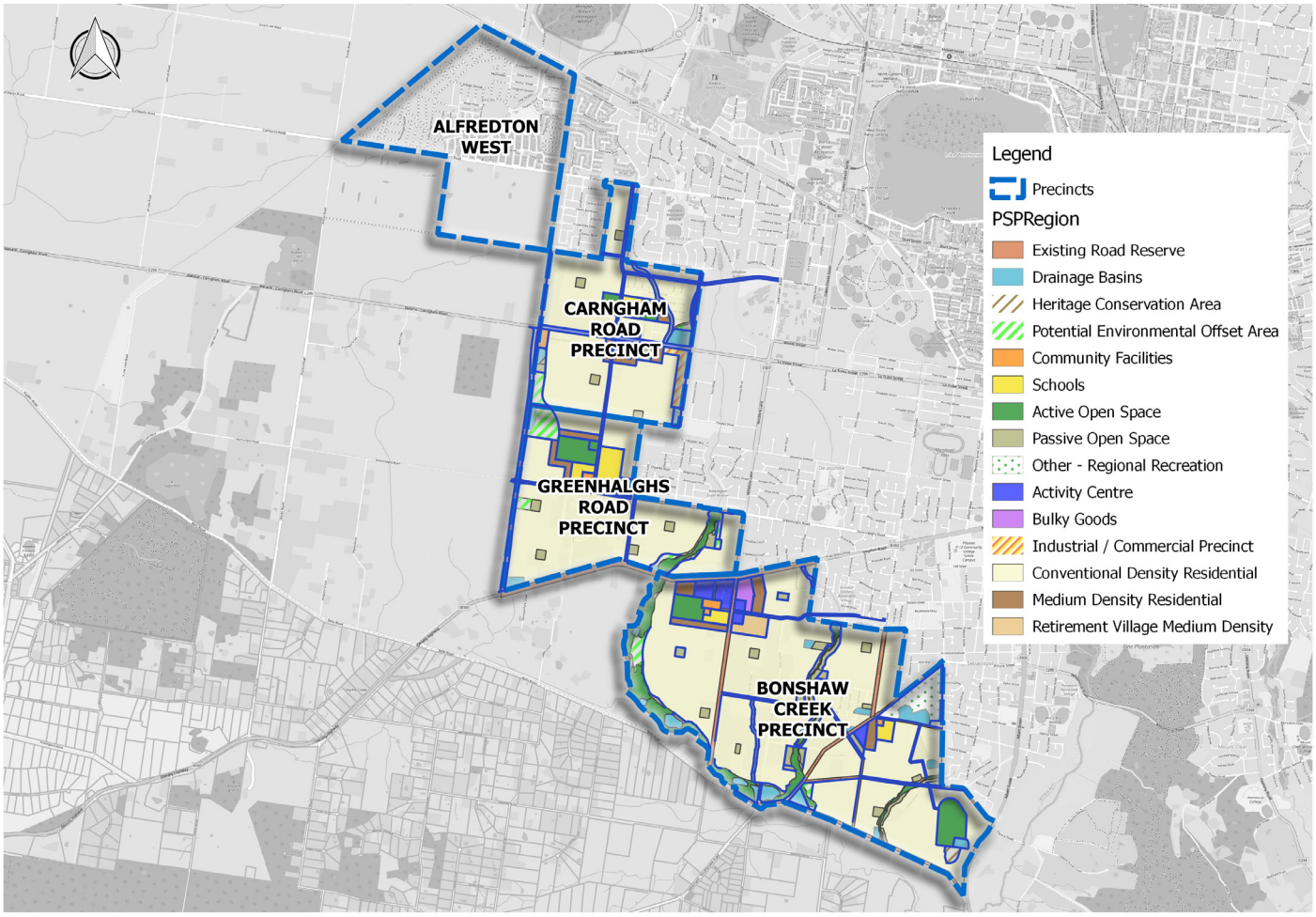
CITY OF BALLARAT

To find out more contact the City of Ballarat ballaratwest@ballarat.vic.gov.au 03 5320 5500

New Estates in the Ballarat West Growth Area



Estate name	Address	Community Infrastructure Levy to be paid by	Sub-Precinct
Lucas	Dyson Dr/Cuthberts Rd, Lucas	Developer	Alfredton West (Lucas)
Lucas Grange	Dyson Dr/Cuthberts Rd, Lucas	Developer	Alfredton West (Lucas)
DTC Edge	Cherry Flat Rd, Smythes Creek	Home Owner	Bonshaw Creek
Bonshaw Views	Tait St, Sebastopol	Home Owner	Bonshaw Creek
Florian	Tait St, Bonshaw	Home Owner	Bonshaw Creek
Newmarque	Smythes Rd, Delacombe	Home Owner	Bonshaw Creek
Pinnacle	Glenelg Highway, Smythes Creek	Developer	Bonshaw Creek
Ploughmans Arms	Tait St/Ross Creek Rd, Bonshaw	Home Owner	Bonshaw Creek
Richmond	Smythes Road, Delacombe	Home Owner	Bonshaw Creek
Alfredton Central	Cuthberts Rd, Alfredton	Home Owner	Ballarat-Carngham Rd
Alfredton Grove	Ballarat-Carngham Rd, Alfredton	Home Owner	Ballarat-Carngham Rd
Alluvium	Ballarat-Carngham Rd, Winter Valley	Home Owner	Ballarat-Carngham Rd
Ballymanus	Ballarat-Carngham Rd, Alfredton	Home Owner	Ballarat-Carngham Rd
Champions	Ballarat-Carngham Rd, Winter Valley	Home Owner	Ballarat-Carngham Rd
Enchanted	Ballarat-Carngham Rd, Winter Valley	Home Owner	Ballarat-Carngham Rd
Michael Place	Dyson Dr, Alfredton	Home Owner	Ballarat-Carngham Rd
Winter Valley Rise	Ballarat-Carngham Rd, Winter Valley	Home Owner	Ballarat-Carngham Rd
Ballymanus	Ballarat-Carngham Rd, Alfredton	Home Owner	Ballarat-Carngham Rd
Allara	Ballarat-Carngham Rd, Alfredton	Home Owner	Ballarat-Carngham Rd
Carringum	Ballarat-Carngham Rd, Winter Valley	Home Owner	Ballarat-Carngham Rd
Ironbark	Dyson Drive, Alfredton	Home Owner	Ballarat-Carngham Rd
Winterfield	Greenhalghs Rd, Winter Valley	Developer	Greenhalghs Rd
Conroy's Green	Greenhalghs Rd, Winter Valley	Home Owner	Greenhalghs Rd
ALTO	Wiltshire Lane, Winter Valley	Home Owner	Greenhalghs Rd

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