Ballarat West

Development Contributions Plan

CITY OF BALLARAT

JUNE 2017 VERSION 5.1

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INTRODUCTION

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

This document is a revised DCP prepared 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 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 which is expected to be developed for urban purpose in the short to medium term. 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 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.





1. STRATEGIC BASIS

1.1. 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 DCP include:

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

1.2. STATE PLANNING POLICY CONTEXT

The Ministerial Direction on the Preparation and Content of Development Contributions Plans (11 October 2016) 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 Environment, Land, Water and Planning (DELWP) website. These documents provide guidance as to how DCPs are to be prepared and administered including the matters that DCPs are to consider.

1.2.1. PLANNING AND ENVIRONMENT ACT 1987

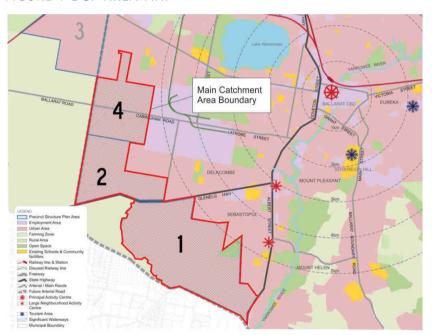
Part 3B of the Planning and Environment Act 1987 outlines the statutory provisions relating to development contributions. In summary, Part 3B provides for, amongst other things:

- The inclusion of a DCP in the planning scheme, for the purpose of levying contributions for the provision of works, services and facilities (section 46l);
- 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)).

1.3. AREA TO WHICH THE DCP APPLIES

FIGURE 1 DCP AREA MAP



The Ballarat West DCP applies to the Ballarat West Precinct Structure Plan area (subprecincts 1, 2 and 4) as shown in Figure 1.3.

The Precinct Structure Plan applies to approximately 1,289 hectares of land including:

- 706 hectares in sub-precinct 1;
- 294 hectares in sub-precinct 2; and
- 289 hectares in sub-precinct 4.

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.

1.4. TIMEFRAME TO WHICH THE DCP APPLIES

The DCP has a life of 40 years from the date that the DCP is incorporated into the Ballarat Planning Scheme. This relatively long DCP life reflects the anticipated development timeframe of the MCA based on land development projections provided by Council and ensures that infrastructure items that will not be required until significant development levels are experienced can be planned for and funded under the DCP.

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 4.



2. 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.

2.1. 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 \$900 for each dwelling. This cap was increased to \$1,150 per dwelling by Governor in Council Order on 11 October 2016.

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 17 of this document.

2.2. 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.

2.3. 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.

2.4. COMMUNITY INFRASTRUCTURE ITEMS

City of Ballarat has identified a requirement for 11 Community Infrastructure items.

Community Infrastructure items are identified in Table 1.

TABLE 1 COMMUNITY INFRASTRUCTURE ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
CI_CF_1	Construction of a branch library to be co-located with the community centre in MAC (sub - precinct 1)	Construction of one branch library of 1,800 sqm (excluding canopies, verandahs, etc) to be co-located with the community centre in MAC	Item Identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.
CI_CF_2	Construction of a level 3 multi-purpose community centre in MAC (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 with a building area of approx 4,400 sqm	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
CI_CF_3	Construction of early years hub - MAC - Community component (sub-precinct 1)	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	As Above
CI_CF_4	Construction of early years hub - Tait St - Community component (sub-precinct 1)	Construction of community infrastructure component of early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	As Above
CI_CF_5	Construction of LAC level 1 Multi-purpose Community Centre and Early Years Hub -Cl component (sub-precinct 2)	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.	As Above
CI_CF_6	Construction of NAC level 1 Multi-purpose Community Centre - community centre area - CI component (sub- precinct 4)	Construction of community infrastructure component of NAC early years hub, including community meeting rooms and associated facilities, outdoor areas and parking.	As Above
CI_OS_1	Construction of a pavilion to serve Regional AOS Reserve at MR Power Park	Construction of a medium community pavilion to serve regional AOS Reserve	This project is required to provide adequate active open space facilities for the new community.
CI_OS_2	Construction of a pavilion to serve AOS Reserve - Mining Park	Construction of small pavilion to serve the AOS Reserve - Gold Mining Area	As Above
CI_OS_3	Construction of a pavilion to serve AOS Reserve - Glenelg Highway reserve (MAC)	Construction of medium pavilion to serve the AOS Reserve - MAC	As Above



Project Number	Project Name	Project Detailed Description	Project Strategic Justification
CI_OS_4	Construction of a pavilion to serve AOS Reserve - Greenhalghs reserve (LAC)	Construction of medium pavilion to serve AOS Reserve - LAC	As Above
CI_OS_5	Construction of a pavilion to serve AOS Reserve - Carngham reserve (NAC)	Construction of a medium pavilion to serve AOS Reserve - NAC	As Above

2.5. 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.

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

2.5.1. COMMUNITY FACILITIES

City of Ballarat has identified a requirement for 12 Community Facilities items.

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

TABLE 2 COMMUNITY FACILITIES ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_CF_1	Construction of Early Years Hub - DIL component - MAC (sub- precinct 1)	Construction of development component of early years hub, including kindergarten, maternal and child health centre and associated facilities, outdoor areas and parking.	Item identified in CPG report (Jan 2010) as required to meet the basic needs of the future community for community facilities.
DI_CF_2	Construction of Early Years Hub - Tait St - DIL component (sub-precinct 1)	Construction of development component of Early Years Hub, including kindergarten, associated facilities, outdoor areas and parking.	As Above
DI_CF_3	Construction of level 1 Multi-purpose Community Centre and Early Years Hub - DIL component - LAC (sub- precinct 2)	Construction of development component of LAC Multi-purpose Community Centre and Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.	As Above
DI_CF_4	Construction of Early Years Hub - DIL component - NAC (sub- precinct 4)	Construction of development component of NAC Early Years Hub, including kindergarten and associated facilities, outdoor areas and parking.	As Above
DI_LA_1	Land for branch library within MAC (sub-precinct 1)	Land acquisition for the branch library, total land area 1 ha	As Above



Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_2	Land for Early Years Hub - MAC (sub-precinct 1)	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten, Maternal and Child Health and flexible community space. Land to be collocated with Primary School.	As Above
DI_LA_3	Land for Level 3 Multi- purpose Community Centre - MAC (sub- precinct 1)	Land acquisition of 1 ha for a Level 3 Multi-purpose community centre co-located within MAC	As Above
DI_LA_4	Land for Early Years Hub - Tait Street (sub-precinct 1)	Land acquisition of 0.5 ha for Early Years Hub comprising kindergarten and flexible community space	As Above
DI_LA_5	Land for Early Years Hub - LAC (sub-precinct 2)	Land acquisition of 0.5 ha of LAC Early Years Hub site co- located with Level 1 Multi- purpose Community Centre.	As Above
DI_LA_6	Land for level 1 Multi- purpose Community Centre - LAC (sub- precinct 2)	Land acquisition of 0.8 ha for LAC level 1 Multi-purpose Community Centre.	As Above
DI_LA_7	Land for Early Years Hub - NAC (sub-precinct 4)	Land acquisition of 0.5 ha for Early Years Hub collocated with the Primary School and NAC in sub-precinct 4.	As Above
DI_LA_8	Land for level 1 Multi- purpose Community Centre - NAC (sub- precinct 4)	Land acquisition of 0.8ha for level 1 Multi-purpose Community Centre collocated with the NAC in sub-precinct 4. Collocated with Primary School and Early Years Hub.	As Above

2.5.2. 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.

TABLE 3 DRAINAGE ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_A	Construction of 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	Ballarat West Drainage Scheme, SMEC and Engeny, 2012
DI_DR_AA/AB	Construction of 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	As above
DI_DR_AC/AT	Construction of Drainage Scheme in sub-catchment AC/AT (sub- precinct 1)	Construction of a drainage scheme for sub-catchment AN/AT, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_AK/AM	Construction of 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	As above
DI_DR_AU/AY	Construction of 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	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_AZ/CA	Construction of 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	As above
DI_DR_BA/BQ	Construction of 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	As above
DI_DR_BK/BL	Construction of 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	As above
DI_DR_BU/CP	Construction of 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	Ballarat West Drainage Scheme, SMEC and Engeny, 2012, supplemented by further advice from Engeny, letter dated 30 October 2013.
DI_DR_BY/BZ	Construction of 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	Ballarat West Drainage Scheme, SMEC and Engeny, 2012
DI_DR_C/O	Construction of 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	As above
DI_DR_CB/CF	Construction of 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	As above



Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_CD/CR	Construction of 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	As above
DI_DR_CQ/CW	Construction of 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	As above
DI_DR_CX/DC	Construction of Drainage Scheme in sub-catchment CX/DC (sub- pecinct 1)	Construction of a drainage scheme for sub-catchment CX/DC, including drainage pipes, retarding basins and bioretention areas	As above
DI_DR_D/J	Construction of 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 and works to the Kensington Creek to accommodate the outflow from RB2	As above
DI_DR_KL	Construction of 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	As above
DI_DR_M/Q	Construction of 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	As above
DI_DR_P/T	Construction of 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	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_DR_U/Z	Construction of 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	As above
DI_LA_BIO	Acquisition of land for Biofilter	Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable).	As above
DI_LA_RB1	Acquisition of land for Retarding Basin 1	Acquisition of land for Retarding Basin 1, total area: 0.5ha (developable).	As above
DI_LA_RB2	Acquisition of land for Retarding Basin 2	Acquisition of land for Retarding Basin 2, total area: 3.87ha (developable - non-residential).	As above
DI_LA_RB3	Acquisition of land for Retarding Basin 3	Acquisition of land for Retarding Basin 3, total area: 1.5ha (developable).	As above
DI_LA_RB4	Acquisition of land for Retarding Basin 4	Acquisition of land for Retarding Basin 4, total area: 1.69ha (developable).	As above
DI_LA_RB5	Acquisition of land for Retarding Basin 5	Acquisition of land for Retarding Basin 5, total area: 1.54ha (developable - non-residential).	As above
DI_LA_RB6	Acquisition of land for Retarding Basin 6	Acquisition of land for Retarding Basin 6, total area: 2.61ha (developable).	As above
DI_LA_RB7	Acquisition of land for Retarding Basin 7	Acquisition of land for Retarding Basin 7, total area: 2.12ha (developable).	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_RB11	Acquisition of land for Retarding Basin 11	Acquisition of land for Retarding Basin 11, total area: 0.62ha (encumbered).	As above
DI_LA_RB12	Acquisition of land for Retarding Basin 12	Acquisition of land for Retarding Basin 12, total area: 0.5ha (encumbered).	As above
DI_LA_RB13	Acquisition of land for Retarding Basin 13	Acquisition of land for Retarding Basin 13, total area: 2.12ha (encumbered).	As above
DI_LA_RB14	Acquisition of land for Retarding Basin 14	Acquisition of land for Retarding Basin 14, total area: 1.0ha (encumbered).	As above
DI_LA_RB15	Acquisition of land for Retarding Basin 15	Acquisition of land for Retarding Basin 15, total area: 0.86ha (encumbered).	As above
DI_LA_RB17	Acquisition of land for Retarding Basin 17	Acquisition of land for Retarding Basin 17, total area: 2.63ha (both encumbered and developable).	As above
DI_LA_RB18	Acquisition of land for Retarding Basin 18	Acquisition of land for Retarding Basin 18, total area: 0.79ha (developable).	As above
DI_LA_RB24	Acquisition of land for Retarding Basin 24	Acquisition of land for Retarding Basin 24, total area: 2.14ha (both encumbered and developable).	As above
DI_LA_RB25	Acquisition of land for Retarding Basin 25	Acquisition of land for Retarding Basin 25, total area: 1.04ha (developable).	As above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_RB26	Acquisition of land for Retarding Basin 26	Acquisition of land for Retarding Basin 26, total area: 0.39ha (developable).	As above
DI_LA_RB27	Acquisition of land for Retarding Basin 27	Acquisition of land for Retarding Basin 27, total area: 0.68ha (developable).	As above
DI_LA_RB29	Acquisition of land for Retarding Basin 29	Acquisition of land for Retarding Basin 29, total area: 1.54 ha (developable).	As above
DI_LA_RB30	Acquisition of land for Retarding Basin 30	Acquisition of land for Retarding Basin 30, total area: 0.9 ha (developable).	As above

2.5.3. OPEN SPACE

Passive open space land and improvements are provided by developers under Clause 52.01 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 2.4.

Active Open Space items are included in Table 4.





TABLE 4 OPEN SPACE ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_9	Land for Active Open Space (private land) - Mining Park (sub- precinct 1)	Land acquisition for the Mining Park Active Open Space Reserve (1.84ha unencumbered private land south of existing road reserve, remainder is Crown Land)	This project is required to provide adequate active open space facilities for the new community.
DI_LA_10	Land for Active Open Space - (Crown Land) - Mining Park (sub- precinct 1)	Acquisition of Crown Land for the Mining Park Active Open Space Reserve: area 10.19ha	As Above
DI_LA_11	Land for Active Open Space - MAC (sub- precinct 1)	Land acquisition (8ha) for the Glenelg Highway (MAC) Active Open Space Reserve.	As Above
DI_LA_12	Land for Active Open Space - LAC (sub- precinct 2)	Land acquisition (11ha) for the Greenhalghs LAC Active Open Space Reserve, including land for the Indoor Recreation Centre (1ha)	As Above
DI_LA_13	Land for Active Open Space - NAC (sub- precinct 4)	Land acquisition (8ha) for the Carngham Road Active Open Space Reserve colocated with the NAC.	As Above
DI_OS_1	Construction of Regional AOS Reserve at MR Power Park (sub- precinct 1)	Construction of 18ha Regional AOS Reserve at MR Power Park, including 2 football/cricket ovals, 1 turf athletics track with rectangular field, 1 netball court, regional play space, site establishment, water supply and car parking	This project is required to provide adequate regional open space facilities for the new community.

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_OS_2	Construction of AOS Reserve - Mining Park (sub-precinct 1)	Construction of the Mining Park Active Open Space reserve (12ha), including 3 soccer fields, local play space, water retention and car parking.	This project is required to provide adequate active open space facilities for the new community.
DI_OS_3	Construction of AOS Reserve - MAC (sub- precinct 1)	Construction of Glenelg Highway AOS Reserve (8ha) adjacent to the MAC, including 2 football/cricket ovals, 1 netball court and car parking.	As Above
DI_OS_4	Construction of AOS Reserve - LAC (sub- precinct 2)	Construction of 10ha Greenhalghs AOS reserve adjacent to the LAC, including 2 cricket/football ovals, 1 netball court, local play space, water retention and car parking.	As Above
DI_OS_5	Construction of AOS Reserve - NAC (sub- precinct 4)	Construction of 8ha Carngham Road AOS Reserve adjacent to the NAC, including 1 football/cricket oval, 12 tennis courts, local play space and car parking.	As Above
DI_OS_6	Construction of Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)	Construction of Indoor Recreation Centre adjacent to the Greenhalghs AOS Reserve (8 courts)	This project is required to provide adequate regional open space facilities for the new community.
DI_OS_7	Construction of Indoor Recreation Centre (4 courts) MR Power Park (sub-precinct 1)	Construction of Indoor Recreation Centre within the MR Power Park Regional AOS Reserve (4 courts)	As Above

2.5.4. 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.

TABLE 5 ROAD ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_14	Western Link Road - Stage 2b land acquisition	Acquisition of land for the Western Link Road reserve (20m) between Carngham Road and Glenelg Highway: length 2650m, width 20m, area: 5.3ha	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.
DI_LA_15	Land for Ascot Gardens Drive Extension	Land acquisition for Ascot Gardens Drive extension between existing road reserve and PSP area boundary: length 266m, width 24m, area: 0.64ha	As Above
DI_LA_16	Land for Webb Rd Widening	Land acquisition to widen the existing 20m Webb Road reservation to 24m (total area to be acquired 0.26ha)	As Above
DI_LA_17	Land for Schreenans Road widening	Land acquisition for Schreenans Road widening: length 750m, width 4m, area: 0.3ha	As Above
DI_LA_18	Land for Schreenans Road extension (re- routed)	Land acquisition for re- routed Schreenans Road between existing reserve and Ross Creek Road: 333m x 24m, area 0.8ha.	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_19	Land for Cobden Street extension (re-routed)	Land acquisition for re- routed Cobden Street between existing reserve and Ross Creek Road: 258m x 24m, area 0.62ha.	As Above
DI_LA_20	Land for Cobden Street widening	Land acquisition for widening of existing Cobden Street reservation between Bonshaw Street and beginning of re-routed alignment. 4m x 1000m, area 0.40ha.	As Above
DI_LA_21	Land for Cobden Street link to Bells Road	Land acquisition for new Cobden Street reservation to link southern limit of existing reservation with Bells Road. 24m x 35m, area 0.08ha.	As Above
DI_LA_22	Land for new north south road in sub- precinct 2	Acquisition of road reserve for new north south road in sub-precinct 2. Reserve width: 24m, length 1483m, area: 3.56ha.	As Above
DI_LA_23	Land for widening of Greenhalghs Road	Land acquisition for the widening of Greenhalghs Road between Wiltshire Lane and the future Western Link Road. Width: 4m, length: 2275m, area: 0.91ha.	As Above
DI_LA_24	Land for new north south road in sub- precinct 4	Land acquisition for new north south road reserve in sub-precinct 4: length: 2733m, width 24m, area: 6.56ha.	As Above



Project Number	Project Name	Project Detailed Description	Project Strategic Justification
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)	As Above
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)	As Above
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)	As Above
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 (670m)	As Above
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 (400m)	As Above
DI_RD_14	Greenhalghs Road upgrade - western section	Upgrade of existing road to Link Road standard between the north-south road (northern section) and future Western Link Road (632m)	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RD_15	Greenhalghs Road upgrade - central section	Upgrade of existing road to Link Road standard between the north-south road (northern section) and the new north south road (southern section)(344m)	As Above
DI_RD_16	Greenhalghs Road upgrade - eastern section	Upgrade of existing road to Link Road standard between the north-south road (southern section) and Wiltshire Lane (1035m)	As Above
DI_RD_19	Cherry Flat Road Upgrade - Glenelg Highway to Webb Road	Upgrade of existing road to Link Road between Glenelg Highway and Webb Road (Length 320m)	As Above
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)	As Above
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 190m)	As Above
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).	As Above
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 (378m)	As Above

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_RD_24	Cobden Street construction south	Construction of new Cobden Street extension between Miles Street and Bells Road to Link standard (491m)	As Above
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)	As Above
DI_RD_31a	Schreenans Lane upgrade	Upgrade of Schreenans Lane between Cherry Flat Road and Webb Road to Link standard (440m)	As Above
DI_RD_31b	Schreenans Lane extension west	Construction of Schreenans Lane between Webbs Rd and creek crossing to Link standard (340m)	As Above
DI_RD_31c	Schreenans Lane Creek Crossing	Construction of a creek crossing (bridge) for Schreenans Road.	As Above
DI_RD_31d	Schreenans Lane extension east	Construction of Schreenans Lane between Ross Creek Road and creek crossing to Link standard (317m)	As Above
DI_RD_38	Ross Creek Road Upgrade	Upgrade of Ross Creek Road between Bells Road and Tait Street to link road standard (850m).	As Above

2.5.5. TRAFFIC MANAGEMENT

The DCP includes construction of intersections of link roads and of link and arterial roads within the Ballarat West PSP area.

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

TABLE 6 TRAFFIC MANAGEMENT ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_LA_25	Land acquisition for intersections	Land acquisition to widen road reserves to accommodate intersection treatments and turning movements on the future Western Link Road, totalling 0.23ha.	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.
DI_JNC_01	Carngham Rd / Dyson Drive Roundabout	Construction of a 4 Arm 2 Lane Roundabout	As Above.
DI_JNC_02	Carngham Rd / New N-S Rd (North) Roundabout	Construction of a 4 Arm 2 Lane Roundabout	As Above
DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout	Construction of a 3 Arm 1 Lane Roundabout	As Above
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Roundabout	Construction of a 3 Arm 1 Lane Roundabout	As Above
DI_JNC_08	Glenelg Hwy / New N- S Rd (South) Roundabout	Construction of a 3 Arm 2 Lane Roundabout	As Above
DI_JNC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	Construction of a 4 Arm Signalised Intersection	As Above
DI_JNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection	Construction of a 4 Arm Signalised Intersection	As Above



Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_JNC_11	Cherry Flat Rd / Schreenans Rd Roundabout	Construction of a 3 Arm 2 Lane Roundabout	As Above
DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout	Construction of a 4 Arm 1 Lane Roundabout	As Above

2.5.6. OTHER

Table 7 shows other items included in the DCP.

TABLE 7 OTHER ITEMS

Project Number	Project Name	Project Detailed Description	Project Strategic Justification
DI_O_1	Development Contributions Accounting Program	Purchase of Development Contributions Accounting Program	The item is required to provide adequate accounting and reporting of development contributions and infrastructure provision.
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 drainage facilities and active open space reserves.	This project is required to provide adequate active open space and drainage facilities for the new community.
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 drainage facilities and active open space reserves.	This project is required to provide adequate drainage facilities and active open space facilities for the new community.

3. CALCULATION OF LEVIES

3.1. NET DEVELOPABLE AREA AND DEMAND UNITS

3.1.1. 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 (excluding passive open space provided under Clause 52.01), 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.

PRIVATE SCHOOL

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 Colleting Agency.

Depending on provider interest additional sites within the PSP may be developed as private schools. This development will be exempt from payment of Development Infrastructure Levy, subject to agreement with the collection agency. Any additional land used for this purpose should be deducted from the NDA amount, with the Development Infrastructure Levy adjusted accordingly, during any future review of this DCP document.

TABLE 8 SUMMARY LAND BUDGET

Description	Area (ha)
Total Area	1,289.90
Land for Roads	86.29
Drainage and Conservation	108.74
Sub-total Encumbrances	195.03
Gross Developable Area	1,094.87
Active Open Space	57.61
Passive Open Space	58.15
Community Facilities	7.6
Government Education	20.5
Non-Government Education	3.50
Sub-total Open Space, Community and Education	147.36
Net Developable Area	947.51

Source: SMEC Urban



3.1.2. DEVELOPMENT INFRASRTRUCTURE 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.

TABLE 9 BREAKDOWN OF NDA BY RATE TYPE

Description	Area (ha)
Net Developable Area	947.51
Residential	909.74
Commercial and Industrial	37.77

3.1.3. 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 14,276 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.

3.1.4. 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.

TABLE 10 DEMAND UNITS BY LAND USE AND TYPE

Levy Type	Community Infrastructure Levy	Development Inf	rastructure Levy
DCP Rate Type	Residential Rate	Residential Rate	Commercial Rate
Demand Units	Dwellings	Hectares	Hectares
Total Demand Units	14,276	909.74	37.77

3.1.5. 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.

3.1.6. 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.

3.2. METHOD OF CALCULATING LEVIES

3.2.1. 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 January 2012 dollars. Land costs are expressed in January 2012 dollars.

3.2.2. PROIECT 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.

3.2.3. EXTERNAL DEMAND

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

3.2.4. 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).



3.2.5. 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.

TABLE 11 DEVELOPMENT TYPES INFRASTRUCTURE USAGE NEXUS MATRIX

Levy Туре	Community Infrastructure Levy	Development In	frastructure 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

3.2.6. 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 and 13.

3.4. CALCULATION OF DEVELOPMENT CONTRIBUTION RATES

TABLE 12 COST APPORTIONMENT SUMMARY

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
COMMUNITY IN	FRASTRUCTURE									
CI_CF_1	Construction of a branch library to be co-located with the community centre in MAC (sub - precinct 1)	Community	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	\$6,323,000		\$6,323,000	0%	\$6,323,000	The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.	100%
CI_CF_2	Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1)	Community	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	\$3,892,000		\$3,892,000	0%	\$3,892,000	As Above	100%
CI_CF_3	Construction of early years hub - MAC - Community component (sub-precinct 1)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$4,045,100		\$4,045,100	0%	\$4,045,100	As Above	100%
CI_CF_4	Construction of early years hub - Tait St - Community component (sub-precinct 1)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$3,721,000		\$3,721,000	0%	\$3,721,000	As Above	100%
CI_CF_5	Construction of LAC level 1 Multi-purpose Community Centre and Early Years Hub - CI component (sub-precinct 2)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$4,670,550		\$4,670,550	0%	\$4,670,550	As Above	100%
CI_CF_6	Construction of NAC level 1 Multi-purpose Community Centre - community centre area - CI component (sub- precinct 4)	Community	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$4,670,550		\$4,670,550	0%	\$4,670,550	As Above	100%
CI_OS_1	Construction of a pavilion to serve Regional AOS Reserve at MR Power Park	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,396,500		\$1,396,500	0%	\$1,396,500	As Above	100%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
CI_OS_2	Construction of a pavilion to serve AOS Reserve - Mining Park	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,128,470		\$1,128,470	0%	\$1,128,470	As Above	100%
CI_OS_3	Construction of a pavilion to serve AOS Reserve - Glenelg Highway reserve (MAC)	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,779,680		\$1,779,680	0%	\$1,779,680	As Above	100%
CI_OS_4	Construction of a pavilion to serve AOS Reserve - Greenhalghs reserve (LAC)	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,396,500		\$1,396,500	0%	\$1,396,500	As Above	100%
CI_OS_5	Construction of a pavilion to serve AOS Reserve - Carngham reserve (NAC)	Community	When the trigger for construction of the Active Open Space reserve is reached.	\$1,341,620		\$1,341,620	0%	\$1,341,620	As Above	100%
SUB TOTAL				\$34,364,970	\$0	\$34,364,970		\$34,364,970		
COMMUNITY FA	COMMUNITY FACILITIES									
DI_CF_1	Construction of Early Years Hub - DIL component - MAC (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$2,460,500		\$2,460,500	0%	\$2,460,500	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	100%
DI_CF_2	Construction of Early Years Hub - Tait St - DIL component (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$1,886,600		\$1,886,600	50%	\$943,300	Half of this item (i.e. one kindergarten and ancillary facilities) is required to serve the future population of the Ballarat West PSP Area, based on provision ratios.	50%
DI_CF_3	Construction of level 1 Multi- purpose Community Centre and Early Years Hub - DIL component - LAC (sub- precinct 2)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$2,014,800		\$2,014,800	0%	\$2,014,800	As Above	100%
DI_CF_4	Construction of Early Years Hub - DIL component - NAC (sub-precinct 4)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision	\$2,014,800		\$2,014,800	0%	\$2,014,800	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_1	Land for branch library within MAC (sub-precinct 1)	Development	No later than 12 000 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision		\$400,000	\$400,000	0%	\$400,000	As Above	100%
DI_LA_2	Land for Early Years Hub - MAC (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$200,000	\$200,000	0%	\$200,000	As Above	100%
DI_LA_3	Land for Level 3 Multi- purpose Community Centre - MAC (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$400,000	\$400,000	0%	\$400,000	As Above	100%
DI_LA_4	Land for Early Years Hub - Tait Street (sub-precinct 1)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$225,000	\$225,000	0%	\$225,000	As Above	100%
DI_LA_5	Land for Early Years Hub - LAC (sub-precinct 2)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$137,500	\$137,500	0%	\$137,500	As Above	100%
DI_LA_6	Land for level 1 Multi- purpose Community Centre - LAC (sub-precinct 2)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$220,000	\$220,000	0%	\$220,000	As Above	100%
DI_LA_7	Land for Early Years Hub - NAC (sub-precinct 4)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$137,500	\$137,500	0%	\$137,500	As Above	100%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_8	Land for level 1 Multi- purpose Community Centre - NAC (sub-precinct 4)	Development	When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier provision		\$220,000	\$220,000	0%	\$220,000	As Above	100%
SUB TOTAL				\$8,376,700	\$1,940,000	\$10,316,700		\$9,373,400		
DRAINAGE										
DI_DR_A	Construction of Drainage Scheme in sub-catchment A (sub-precinct 4)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$982,583		\$982,583	0%	\$982,583	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	100%
DI_DR_AA/AB	Construction of Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$2,310,351		\$2,310,351	0%	\$2,310,351	As Above	100%
DI_DR_AC/AT	Construction of Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$6,271,533		\$6,271,533	0%	\$6,271,533	As Above	100%
DI_DR_AK/AM	Construction of Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$804,048		\$804,048	0%	\$804,048	As Above	100%
DI_DR_AU/AY	Construction of Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$2,358,628		\$2,358,628	0%	\$2,358,628	As Above	100%
DI_DR_AZ/CA	Construction of Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$1,496,692		\$1,496,692	0%	\$1,496,692	As Above	100%
DI_DR_BA/BQ	Construction of Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$8,367,591		\$8,367,591	0%	\$8,367,591	As Above	100%
DI_DR_BK/BL	Construction of Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$443,021		\$443,021	0%	\$443,021	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_DR_BU/CP	Construction of Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$9,943,189		\$9,943,189	7%	\$9,225,189	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 West PSP Area.	93%
DI_DR_BY/BZ	Construction of Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$1,859,843		\$1,859,843	0%	\$1,859,843	Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	100%
DI_DR_C/O	Construction of Drainage Scheme in sub-catchment C/O (sub-precinct 4)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$6,963,538		\$6,963,538	0%	\$6,963,538	As Above	100%
DI_DR_CB/CF	Construction of Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$1,262,914		\$1,262,914	0%	\$1,262,914	As Above	100%
DI_DR_CD/CR	Construction of Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$4,390,910		\$4,390,910	0%	\$4,390,910	As Above	100%
DI_DR_CQ/CW	Construction of Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$4,159,999		\$4,159,999	0%	\$4,159,999	As Above	100%
DI_DR_CX/DC	Construction of Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$2,614,102		\$2,614,102	0%	\$2,614,102	As Above	100%
DI_DR_D/J	Construction of Drainage Scheme in sub-catchment D/J (sub-precinct 4)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$8,849,691		\$8,849,691	0%	\$8,849,691	As Above	100%
DI_DR_KL	Construction of Drainage Scheme in sub-catchment KL (sub-precinct 4)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$3,352,384		\$3,352,384	0%	\$3,352,384	As Above	100%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_DR_M/Q	Construction of Drainage Scheme in sub-catchment M/Q (sub-precinct 2)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$4,730,445		\$4,730,445	0%	\$4,730,445	As Above	100%
DI_DR_P/T	Construction of Drainage Scheme in sub-catchment P/T (sub-precinct 2)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$4,938,336		\$4,938,336	0%	\$4,938,336	As Above	100%
DI_DR_U/Z	Construction of Drainage Scheme in sub-catchment U/Z (sub-precinct 2)	Development	Staged delivery from the first sub- division within the sub-catchment in accordance with Section 5.	\$3,050,065		\$3,050,065	0%	\$3,050,065	As Above	100%
DI_LA_BIO	Acquisition of land for Biofilter	Development	As required for construction of the facility.		\$226,000	\$226,000	0%	\$226,000	As Above	100%
DI_LA_RB1	Acquisition of land for Retarding Basin 1	Development	As required for construction of the facility.		\$162,500	\$162,500	0%	\$162,500	As Above	100%
DI_LA_RB2	Acquisition of land for Retarding Basin 2	Development	As required for construction of the facility.		\$735,300	\$735,300	0%	\$735,300	As Above	100%
DI_LA_RB3	Acquisition of land for Retarding Basin 3	Development	As required for construction of the facility.		\$412,500	\$412,500	0%	\$412,500	As Above	100%
DI_LA_RB4	Acquisition of land for Retarding Basin 4	Development	As required for construction of the facility.		\$464,750	\$464,750	0%	\$464,750	As Above	100%
DI_LA_RB5	Acquisition of land for Retarding Basin 5	Development	As required for construction of the facility.		\$292,600	\$292,600	0%	\$292,600	As Above	100%
DI_LA_RB6	Acquisition of land for Retarding Basin 6	Development	As required for construction of the facility.		\$717,750	\$717,750	0%	\$717,750	As Above	100%
DI_LA_RB7	Acquisition of land for Retarding Basin 7	Development	As required for construction of the facility.		\$689,000	\$689,000	0%	\$689,000	As Above	100%
DI_LA_RB11	Acquisition of land for Retarding Basin 11	Development	As required for construction of the facility.		\$155,000	\$155,000	0%	\$155,000	As Above	100%
DI_LA_RB12	Acquisition of land for Retarding Basin 12	Development	As required for construction of the facility.		\$138,300	\$138,300	0%	\$138,300	As Above	100%
DI_LA_RB13	Acquisition of land for Retarding Basin 13	Development	As required for construction of the facility.		\$194,325	\$194,325	0%	\$194,325	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_RB14	Acquisition of land for Retarding Basin 14	Development	As required for construction of the facility.		\$283,500	\$283,500	0%	\$283,500	As Above	100%
DI_LA_RB15	Acquisition of land for Retarding Basin 15	Development	As required for construction of the facility.		\$236,500	\$236,500	0%	\$236,500	As Above	100%
DI_LA_RB17	Acquisition of land for Retarding Basin 17	Development	As required for construction of the facility.		\$789,000	\$789,000	0%	\$789,000	As Above	100%
DI_LA_RB18	Acquisition of land for Retarding Basin 18	Development	As required for construction of the facility.		\$256,750	\$256,750	0%	\$256,750	As Above	100%
DI_LA_RB24	Acquisition of land for Retarding Basin 24	Development	As required for construction of the facility.		\$642,000	\$642,000	0%	\$642,000	As Above	100%
DI_LA_RB25	Acquisition of land for Retarding Basin 25	Development	As required for construction of the facility.		\$312,000	\$312,000	0%	\$312,000	As Above	100%
DI_LA_RB26	Acquisition of land for Retarding Basin 26	Development	As required for construction of the facility.		\$185,250	\$185,250	0%	\$185,250	As Above	100%
DI_LA_RB27	Acquisition of land for Retarding Basin 27	Development	As required for construction of the facility.		\$221,000	\$221,000	0%	\$221,000	As Above	100%
DI_LA_RB29	Acquisition of land for Retarding Basin 29	Development	As required for construction of the facility.		\$616,000	\$616,000	0%	\$616,000	As Above	100%
DI_LA_RB30	Acquisition of land for Retarding Basin 30	Development	As required for construction of the facility.		\$630,000	\$630,000	0%	\$630,000	As Above	100%
SUB TOTAL				\$79,149,863	\$8,360,025	\$87,509,888		\$86,791,888		
OPEN SPACE										
DI_LA_9	Land for Active Open Space (private land) - Mining Park (sub-precinct 1)	Development	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		\$654,250	\$654,250	0%	\$654,250	The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios.	100%
DI_LA_10	Land for Active Open Space - (Crown Land) - Mining Park (sub-precinct 1)	Development	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		\$3,057,000	\$3,057,000	0%	\$3,057,000	As Above	100%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_11	Land for Active Open Space - MAC (sub-precinct 1)	Development	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision		\$2,311,500	\$2,311,500	0%	\$2,311,500	As Above	100%
DI_LA_12	Land for Active Open Space - LAC (sub-precinct 2)	Development	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision		\$3,025,000	\$3,025,000	0%	\$3,025,000	As Above	100%
DI_LA_13	Land for Active Open Space - NAC (sub-precinct 4)	Development	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision		\$2,400,000	\$2,400,000	0%	\$2,400,000	As Above	100%
DI_OS_1	Construction of Regional AOS Reserve at MR Power Park (sub-precinct 1)	Development	No later than 11,200 dwellings occupied within the PSP area or at the discretion of the Responsible Authority for earlier provision	\$12,066,250		\$12,066,250	59%	\$4,902,843	As Above	41%
DI_OS_2	Construction of AOS Reserve - Mining Park (sub-precinct 1)	Development	No later than 4,800 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	\$6,380,192		\$6,380,192	0%	\$6,380,192	As Above	100%
DI_OS_3	Construction of AOS Reserve - MAC (sub-precinct 1)	Development	No later than 2,400 dwellings occupied in precinct 1 or at the discretion of the Responsible Authority for earlier provision	\$3,638,642		\$3,638,642	0%	\$3,638,642	As Above	100%
DI_OS_4	Construction of AOS Reserve - LAC (sub-precinct 2)	Development	No later than 2,400 dwellings occupied in precinct 2 or at the discretion of the Responsible Authority for earlier provision	\$4,781,910		\$4,781,910	0%	\$4,781,910	As Above	100%
DI_OS_5	Construction of AOS Reserve - NAC (sub-precinct 4)	Development	No later than 2,400 dwellings occupied in precinct 4 or at the discretion of the Responsible Authority for earlier provision	\$3,861,592		\$3,861,592	0%	\$3,861,592	As Above	100%
DI_OS_6	Construction of Indoor Recreation Centre (8 courts) adjacent to LAC (sub-precinct 2)	Development	No later than 14,000 dwellings occupied in the PSP area or at the discretion of the Responsible Authority for earlier provision	\$13,596,520		\$13,596,520	80%	\$2,719,304	As Above	20%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_OS_7	Construction of Indoor Recreation Centre (4 courts) MR Power Park (sub-precinct 1)	Development	No later than 4,700 dwellings occupied in the PSP area or at the discretion of the Responsible Authority for earlier provision	\$8,817,060		\$8,817,060	80%	\$1,763,412	As Above	20%
SUB TOTAL				\$53,142,166	\$11,447,750	\$64,589,916		\$39,495,646		
ROAD CONSTRU	CTION									
DI_LA_14	Western Link Road - Stage 2b land acquisition	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$1,577,750	\$1,577,750	0%	\$1,577,750	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.	100%
DI_LA_15	Land for Ascot Gardens Drive Extension	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$256,750	\$256,750	0%	\$256,750	Full cost apportioned to the PSP Area (internal road network).	100%
DI_LA_16	Land for Webb Rd Widening	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		159250	\$159,250	0%	\$159,250	As Above	100%
DI_LA_17	Land for Schreenans Road widening	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$192,500	\$192,500	0%	\$192,500	As Above	100%
DI_LA_18	Land for Schreenans Road extension (re-routed)	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$380,000	\$380,000	0%	\$380,000	As Above	100%
DI_LA_19	Land for Cobden Street extension (re-routed)	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$263,500	\$263,500	0%	\$263,500	As Above	100%
DI_LA_20	Land for Cobden Street widening	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$196,500	\$196,500	0%	\$196,500	As Above	100%
DI_LA_21	Land for Cobden Street link to Bells Road	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$26,000	\$26,000	0%	\$26,000	As Above	100%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_LA_22	Land for new north south road in sub-precinct 2	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$1,018,750	\$1,018,750	0%	\$1,018,750	As Above	100%
DI_LA_23	Land for widening of Greenhalghs Road	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$285,500	\$285,500	0%	\$285,500	As Above	100%
DI_LA_24	Land for new north south road in sub-precinct 4	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$2,191,000	\$2,191,000	0%	\$2,191,000	As Above	100%
DI_RD_03a	New N-S Road (North) between Cuthberts Road and Cuzens Road	Development	Staged construction as access to adjacent development is required OR 600 lots in Precinct 4 and RD_03b completed.	\$2,123,291		\$2,123,291	0%	\$2,123,291	Full cost apportioned to the PSP area (internal road network).	100%
DI_RD_03b	New N-S Road (North) between Cuzens Road and Carngham Road	Development	In stages from the first subdivision between Cuzens Road and Carngham Road that requires access from the North South Road.	\$2,123,291		\$2,123,291	0%	\$2,123,291	As Above	100%
DI_RD_04	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary	Development	In stages from the first subdivision between Carngham Road and the sub-Precinct 4 southern boundary that requires access from the North South Road.	\$1,927,476		\$1,927,476	0%	\$1,927,476	As Above	100%
DI_RD_11	New N-S Road construction - sub-precinct 2 northern section	Development	Staged construction from the first subdivision, school or community facility requiring access to the section of road.	\$1,917,097		\$1,917,097	0%	\$1,917,097	Full cost apportioned to the PSP area (internal road network).	100%
DI_RD_12	New N-S Road construction - sub-precinct 2 southern section	Development	Staged construction from one end as required for access to subdivision.	\$1,150,229		\$1,150,229	0%	\$1,150,229	As Above	100%
DI_RD_14	Greenhalghs Road upgrade - western section	Development	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.	\$1,622,718		\$1,622,718	0%	\$1,622,718	As Above	100%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_RD_15	Greenhalghs Road upgrade - central section	Development	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.	\$484,512		\$484,512	0%	\$484,512	As Above	100%
DI_RD_16	Greenhalghs Road upgrade - eastern section	Development	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.	\$1,616,830		\$1,616,830	0%	\$1,616,830	As Above	100%
DI_RD_19	Cherry Flat Road Upgrade - Glenelg Highway to Webb Road	Development	The first commercial subdivision adjacent to this section of Cheery Flat Road OR when a bus route is required.	\$981,185		\$981,185	0%	\$981,185	As Above	100%
DI_RD_20	Cherry Flat Road Upgrade - Webb Road to Schreenans Road	Development	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.	\$2,394,508		\$2,394,508	0%	\$2,394,508	As Above	100%
DI_RD_21	Cherry Flat Road Upgrade - Schreenans Road to Bells Road	Development	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.	\$815,958		\$815,958	0%	\$815,958	As Above	100%
DI_RD_22	Tait Street upgrade	Development	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.	\$2,581,799		\$2,581,799	0%	\$2,581,799	Full cost apportioned to the PSP area (internal road network).	100%
DI_RD_23	Cobden Street construction north	Development	The first subdivision requiring access from this section of road OR construction of the Tait Street Primary School or LAC.	\$1,154,300		\$1,154,300	0%	\$1,154,300	As Above	100%
DI_RD_24	Cobden Street construction south	Development	Construction of RD_36 OR when a bus route is required along the road OR in stages as access to adjacent development is required.	\$1,408,137		\$1,408,137	0%	\$1,408,137	As Above	100%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_RD_29	Ascot Gardens Drive and Webb Rd	Development	Staged construction moving west from the PSP area boundary as access from adjacent development is required OR when a bus route is required along the road.	\$2,105,666		\$2,105,666	0%	\$2,105,666	As Above	100%
DI_RD_31a	Schreenans Lane upgrade	Development	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.	\$1,090,857		\$1,090,857	11%	\$970,863	Construction costs apportioned based on internal/external traffic split from SMEC traffic model.	89%
DI_RD_31b	Schreenans Lane extension west	Development	In stages as access to adjacent development is required OR on construction of Schreenans Lane extension east (RD_31d).	\$842,935		\$842,935	11%	\$750,212	As Above	89%
DI_RD_31c	Schreenans Lane Creek Crossing	Development	At the completion of both adjoining sections of Schreenans Road.	\$8,915,678		\$8,915,678	11%	\$7,934,953	As Above	89%
DI_RD_31d	Schreenans Lane extension east	Development	4,500 lots in sub-Precinct 1 OR at the discretion of the Responsible Authority for early provision.	\$785,913		\$785,913	11%	\$699,462	As Above	89%
DI_RD_38	Ross Creek Road Upgrade	Development	Staged construction moving south from Tait Street when either a bus route or access to adjacent development is required.	\$2,647,631		\$2,647,631	11%	\$2,356,391	As Above	89%
SUB TOTAL				\$38,690,010	\$6,547,500	\$45,237,510		\$43,666,379		
TRAFFIC MANAG	SEMENT									
DI_LA_25	Land acquisition for intersections	Development	In stages as immediately adjacent land is subdivided OR when required for road construction.		\$72,750	\$72,750	0%	\$72,750	Full cost apportioned to the PSP area (internal road network).	100%
DI_JNC_01	Carngham Rd / Dyson Drive Roundabout	Development	When either Dysons Dr adjoining the intersection is upgraded (Item RD_01) OR the Western Link Road southward is constructed (Item RD_02).	\$1,845,333		\$1,845,333	41%	\$1,088,746	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 41% of demand is generated by existing development.	59%

Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_JNC_02	Carngham Rd / New N-S Rd (North) Roundabout	Development	Completion of all of the following items: RD_4 and RD_3b, RD_3a and RD_11. An uncontrolled intersection will function satisfactorily in the interim.	\$1,288,056		\$1,288,056	30%	\$901,639	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 30% of demand is generated by existing development.	70%
DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout	Development	Construction of both RD_11 and RD_04. A T-intersection will function satisfactorily in the interim.	\$978,529		\$978,529	39%	\$596,903	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 39% of demand is generated by existing development.	61%
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Roundabout	Development	Completion of the north-south link road (south) joining Glenelg Highway Road. A T-intersection will function satisfactorily in the interim.	\$1,015,654		\$1,015,654	42%	\$589,079	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 42% of demand is generated by existing development.	58%
DI_JNC_08	Glenelg Hwy / New N-S Rd (South) Roundabout	Development	Construction of north-south link road (south) joining Glenelg Highway.	\$1,021,963		\$1,021,963	55%	\$459,883	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 55% of demand is generated by existing development.	45%
DI_INC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	Development	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)	\$4,883,206		\$4,883,206	55%	\$2,197,443	As Above	45%
DI_JNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection	Development	Duplication of Cherry Flat Road OR when a primary school is established at the MAC.	\$2,012,662		\$2,012,662	17%	\$1,670,509	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 17% of demand is generated by existing development.	83%
DI_JNC_11	Cherry Flat Rd / Schreenans Rd Roundabout	Development	Duplication of Cherry Flat Road OR construction of Schreenans Road bridge (Item RD_31c).	\$939,620		\$939,620	33%	\$629,545	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 33% of demand is generated by existing development.	67%



Project Number	Project Name	Levy Category	Indicative Delivery Date subject to Section 5	Estimated Works Cost	Estimated Land Cost	Total Project Cost	External Demand	Cost to MCA	MCA Apportionment Justification	% Allocated to MCA
DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout	Development	Construction of all Schreenans Road items OR construction of all Cobden Street road items.	\$702,278		\$702,278	16%	\$589,913	Costs apportioned on the basis of projected usage (SMEC Traffic Model). 16% of demand is generated by existing development.	84%
SUB TOTAL				\$14,687,300	\$72,750	\$14,760,050		\$8,796,411		
OTHER										
DI_O_1	Development Contributions Accounting Program	Development	Incorporation of the DCP into the Planning Scheme	\$50,000		\$50,000	0%	\$50,000	The item is required to provide adequate accounting and reporting of development contributions and infrastructure provisions.	100%
DI_O_2	Heritage, Geotechnical and Contamination Studies - MR Power Park	Development	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.	\$253,000		\$253,000	0%	\$253,000	This project is required to provide adequate active open space and drainage facilities for the new community.	100%
DI_O_3	Heritage, Geotechnical and Contamination Studies - Mining Park	Development	Prior to the commencement of construction of drainage basin RB29 or Mining Park or at the discretion of the Responsible Authority for earlier provision.	\$440,000		\$ 440,000	0%	\$440,000	As above	100%
SUB TOTAL				\$743,000	\$0	\$743,000		\$743,000		
TOTAL				\$229,154,009	\$28,368,025	\$257,522,034		\$223,231,694		

TABLE 13 CALCULATION OF DCP LEVY AMOUNTS

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
COMMUNITY INF	RASTRUCTURE						
CI_CF_1	Construction of a branch library to be co-located with the community centre in MAC (sub - precinct 1)	Community	\$6,323,000	\$6,323,000	Residential	14276.00	\$442.91
CI_CF_2	Construction of a level 3 multi-purpose community centre in MAC (sub- precinct 1)	Community	\$3,892,000	\$3,892,000	Residential	14276.00	\$272.63
CI_CF_3	Construction of early years hub - MAC - Community component (sub- precinct 1)	Community	\$4,045,100	\$4,045,100	Residential	14276.00	\$283.35
CI_CF_4	Construction of early years hub - Tait St - Community component (sub- precinct 1)	Community	\$3,721,000	\$3,721,000	Residential	14276.00	\$260.65
CI_CF_5	Construction of LAC level 1 Multi-purpose Community Centre and Early Years Hub -CI component (sub-precinct 2)	Community	\$4,670,550	\$4,670,550	Residential	14276.00	\$327.16
CI_CF_6	Construction of NAC level 1 Multi-purpose Community Centre - community centre area - CI component (sub-precinct 4)	Community	\$4,670,550	\$4,670,550	Residential	14276.00	\$327.16
CI_OS_1	Construction of a pavilion to serve Regional AOS Reserve at MR Power Park	Community	\$1,396,500	\$1,396,500	Residential	14276.00	\$97.82
CI_OS_2	Construction of a pavilion to serve AOS Reserve - Mining Park	Community	\$1,128,470	\$1,128,470	Residential	14276.00	\$79.05
CI_OS_3	Construction of a pavilion to serve AOS Reserve - Glenelg Highway reserve (MAC)	Community	\$1,779,680	\$1,779,680	Residential	14276.00	\$124.66
CI_OS_4	Construction of a pavilion to serve AOS Reserve - Greenhalghs reserve (LAC)	Community	\$1,396,500	\$1,396,500	Residential	14276.00	\$97.82
CI_OS_5	Construction of a pavilion to serve AOS Reserve - Carngham reserve (NAC)	Community	\$1,341,620	\$1,341,620	Residential	14276.00	\$93.98
SUB TOTAL			\$34,364,970	\$34,364,970			\$2,407.18
OMMUNITY FA	CILITIES						
DI_CF_1	Construction of Early Years Hub - DIL component - MAC (sub-precinct 1)	Development	\$2,460,500	\$2,460,500	Residential	909.74	\$2,704.62
DI_CF_2	Construction of Early Years Hub - Tait St - DIL component (sub-precinct 1)	Development	\$1,886,600	\$943,300	Residential	909.74	\$1,036.89
DI_CF_3	Construction of level 1 Multi-purpose Community Centre and Early Years Hub - DIL component - LAC (sub-precinct 2)	Development	\$2,014,800	\$2,014,800	Residential	909.74	\$2,214.70



Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_CF_4	Construction of Early Years Hub - DIL component - NAC (sub-precinct 4)	Development	\$2,014,800	\$2,014,800	Residential	909.74	\$2,214.70
DI_LA_1	Land for branch library within MAC (sub-precinct 1)	Development	\$400,000	\$400,000	Residential	909.74	\$439.69
DI_LA_2	Land for Early Years Hub - MAC (sub-precinct 1)	Development	\$200,000	\$200,000	Residential	909.74	\$219.84
DI_LA_3	Land for Level 3 Multi-purpose Community Centre - MAC (sub-precinct 1)	Development	\$400,000	\$400,000	Residential	909.74	\$439.69
DI_LA_4	Land for Early Years Hub - Tait Street (sub-precinct 1)	Development	\$225,000	\$225,000	Residential	909.74	\$247.32
DI_LA_5	Land for Early Years Hub - LAC (sub-precinct 2)	Development	\$137,500	\$137,500	Residential	909.74	\$151.14
DI_LA_6	Land for level 1 Multi-purpose Community Centre - LAC (sub-precinct 2)	Development	\$220,000	\$220,000	Residential	909.74	\$241.83
DI_LA_7	Land for Early Years Hub - NAC (sub-precinct 4)	Development	\$137,500	\$137,500	Residential	909.74	\$151.14
DI_LA_8	Land for level 1 Multi-purpose Community Centre - NAC (sub-precinct 4)	Development	\$220,000	\$220,000	Residential	909.74	\$241.83
SUB TOTAL			\$10,316,700	\$9,373,400			\$10,303.38
DRAINAGE							
DI_DR_A	Construction of Drainage Scheme in sub-catchment A (sub-precinct 4)	Development	\$982,583	\$982,583	Residential & Commercial	947.51	\$1,037.02
DI_DR_AA/AB	Construction of Drainage Scheme in sub-catchment AA/AB (sub-precinct 1)	Development	\$2,310,351	\$2,310,351	Residential & Commercial	947.51	\$2,438.34
DI_DR_AC/AT	Construction of Drainage Scheme in sub-catchment AC/AT (sub-precinct 1)	Development	\$6,271,533	\$6,271,533	Residential & Commercial	947.51	\$6,618.96
DI_DR_AK/AM	Construction of Drainage Scheme in sub-catchment AK/AM (sub-precinct 1)	Development	\$804,048	\$804,048	Residential & Commercial	947.51	\$848.59
DI_DR_AU/AY	Construction of Drainage Scheme in sub-catchment AU/AY (sub-precinct 1)	Development	\$2,358,628	\$2,358,628	Residential & Commercial	947.51	\$2,489.29
DI_DR_AZ/CA	Construction of Drainage Scheme in sub-catchment AZ/CA (sub-precinct 1)	Development	\$1,496,692	\$1,496,692	Residential & Commercial	947.51	\$1,579.61
DI_DR_BA/BQ	Construction of Drainage Scheme in sub-catchment BA/BQ (sub-precinct 1)	Development	\$8,367,591	\$8,367,591	Residential & Commercial	947.51	\$8,831.14
DI_DR_BK/BL	Construction of Drainage Scheme in sub-catchment BK/BL (sub-precinct 1)	Development	\$443,021	\$443,021	Residential & Commercial	947.51	\$467.56
DI_DR_BU/CP	Construction of Drainage Scheme in sub-catchment BU/CP (sub-precinct 1)	Development	\$9,943,189	\$9,225,189	Residential & Commercial	947.51	\$9,736.24
DI_DR_BY/BZ	Construction of Drainage Scheme in sub-catchment BY/BZ (sub-precinct 1)	Development	\$1,859,843	\$1,859,843	Residential & Commercial	947.51	\$1,962.87
DI_DR_C/O	Construction of Drainage Scheme in sub-catchment C/O (sub-precinct 4)	Development	\$6,963,538	\$6,963,538	Residential & Commercial	947.51	\$7,349.30

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_DR_CB/CF	Construction of Drainage Scheme in sub-catchment CB/CF (sub-precinct 1)	Development	\$1,262,914	\$1,262,914	Residential & Commercial	947.51	\$1,332.88
DI_DR_CD/CR	Construction of Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)	Development	\$4,390,910	\$4,390,910	Residential & Commercial	947.51	\$4,634.16
DI_DR_CQ/CW	Construction of Drainage Scheme in sub-catchment CQ/CW (sub-precinct 1)	Development	\$4,159,999	\$4,159,999	Residential & Commercial	947.51	\$4,390.45
DI_DR_CX/DC	Construction of Drainage Scheme in sub-catchment CX/DC (sub-precinct 1)	Development	\$2,614,102	\$2,614,102	Residential & Commercial	947.51	\$2,758.92
DI_DR_D/J	Construction of Drainage Scheme in sub-catchment D/J (sub-precinct 4)	Development	\$8,849,691	\$8,849,691	Residential & Commercial	947.51	\$9,339.94
DI_DR_KL	Construction of Drainage Scheme in sub-catchment KL (sub-precinct 4)	Development	\$3,352,384	\$3,352,384	Residential & Commercial	947.51	\$3,538.10
DI_DR_M/Q	Construction of Drainage Scheme in sub-catchment M/Q (sub-precinct 2)	Development	\$4,730,445	\$4,730,445	Residential & Commercial	947.51	\$4,992.50
DI_DR_P/T	Construction of Drainage Scheme in sub-catchment P/T (sub-precinct 2)	Development	\$4,938,336	\$4,938,336	Residential & Commercial	947.51	\$5,211.91
DI_DR_U/Z	Construction of Drainage Scheme in sub-catchment U/Z (sub-precinct 2)	Development	\$3,050,065	\$3,050,065	Residential & Commercial	947.51	\$3,219.03
DI_LA_BIO	Acquisition of land for Biofilter	Development	\$226,000	\$226,000	Residential & Commercial	947.51	\$238.52
DI_LA_RB1	Acquisition of land for Retarding Basin 1	Development	\$162,500	\$162,500	Residential & Commercial	947.51	\$171.50
DI_LA_RB2	Acquisition of land for Retarding Basin 2	Development	\$735,300	\$735,300	Residential & Commercial	947.51	\$776.03
DI_LA_RB3	Acquisition of land for Retarding Basin 3	Development	\$412,500	\$412,500	Residential & Commercial	947.51	\$435.35
DI_LA_RB4	Acquisition of land for Retarding Basin 4	Development	\$464,750	\$464,750	Residential & Commercial	947.51	\$490.50
DI_LA_RB5	Acquisition of land for Retarding Basin 5	Development	\$292,600	\$292,600	Residential & Commercial	947.51	\$308.81
DI_LA_RB6	Acquisition of land for Retarding Basin 6	Development	\$717,750	\$717,750	Residential & Commercial	947.51	\$757.51
DI_LA_RB7	Acquisition of land for Retarding Basin 7	Development	\$689,000	\$689,000	Residential & Commercial	947.51	\$727.17
DI_LA_RB11	Acquisition of land for Retarding Basin 11	Development	\$155,000	\$155,000	Residential & Commercial	947.51	\$163.59
DI_LA_RB12	Acquisition of land for Retarding Basin 12	Development	\$138,300	\$138,300	Residential & Commercial	947.51	\$145.96
DI_LA_RB13	Acquisition of land for Retarding Basin 13	Development	\$194,325	\$194,325	Residential & Commercial	947.51	\$205.09
DI_LA_RB14	Acquisition of land for Retarding Basin 14	Development	\$283,500	\$283,500	Residential & Commercial	947.51	\$299.21
DI_LA_RB15	Acquisition of land for Retarding Basin 15	Development	\$236,500	\$236,500	Residential & Commercial	947.51	\$249.60



Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_LA_RB17	Acquisition of land for Retarding Basin 17	Development	\$789,000	\$789,000	Residential & Commercial	947.51	\$832.71
DI_LA_RB18	Acquisition of land for Retarding Basin 18	Development	\$256,750	\$256,750	Residential & Commercial	947.51	\$270.97
DI_LA_RB24	Acquisition of land for Retarding Basin 24	Development	\$642,000	\$642,000	Residential & Commercial	947.51	\$677.57
DI_LA_RB25	Acquisition of land for Retarding Basin 25	Development	\$312,000	\$312,000	Residential & Commercial	947.51	\$329.28
DI_LA_RB26	Acquisition of land for Retarding Basin 26	Development	\$185,250	\$185,250	Residential & Commercial	947.51	\$195.51
DI_LA_RB27	Acquisition of land for Retarding Basin 27	Development	\$221,000	\$221,000	Residential & Commercial	947.51	\$233.24
DI_LA_RB29	Acquisition of land for Retarding Basin 29	Development	\$616,000	\$616,000	Residential & Commercial	947.51	\$650.13
DI_LA_RB30	Acquisition of land for Retarding Basin 30	Development	\$630,000	\$630,000	Residential & Commercial	947.51	\$664.90
SUB TOTAL			\$87,509,888	\$86,791,888			\$91,599.97
OPEN SPACE							
DI_LA_9	Land for Active Open Space (private land) - Mining Park (sub-precinct 1)	Development	\$654,250	\$654,250	Residential	909.74	\$719.16
DI_LA_10	Land for Active Open Space - (Crown Land) - Mining Park (sub-precinct 1)	Development	\$3,057,000	\$3,057,000	Residential	909.74	\$3,360.30
DI_LA_11	Land for Active Open Space - MAC (sub-precinct 1)	Development	\$2,311,500	\$2,311,500	Residential	909.74	\$2,540.84
DI_LA_12	Land for Active Open Space - LAC (sub-precinct 2)	Development	\$3,025,000	\$3,025,000	Residential	909.74	\$3,325.13
DI_LA_13	Land for Active Open Space - NAC (sub-precinct 4)	Development	\$2,400,000	\$2,400,000	Residential	909.74	\$2,638.12
DI_OS_1	Construction of Regional AOS Reserve at MR Power Park (sub-precinct 1)	Development	\$12,066,250	\$4,902,844	Residential	909.74	\$5,389.28
DI_OS_2	Construction of AOS Reserve - Mining Park (sub-precinct 1)	Development	\$6,380,192	\$6,380,192	Residential	909.74	\$7,013.20
DI_OS_3	Construction of AOS Reserve - MAC (sub-precinct 1)	Development	\$3,638,642	\$3,638,642	Residential	909.74	\$3,999.65
DI_OS_4	Construction of AOS Reserve - LAC (sub-precinct 2)	Development	\$4,781,910	\$4,781,910	Residential	909.74	\$5,256.35
DI_OS_5	Construction of AOS Reserve - NAC (sub-precinct 4)	Development	\$3,861,592	\$3,861,592	Residential	909.74	\$4,244.72
DI_OS_6	Construction of Indoor Recreation Centre (8 courts) adjacent to LAC (subprecinct 2)	Development	\$13,596,520	\$2,719,304	Residential	909.74	\$2,989.10

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_OS_7	Construction of Indoor Recreation Centre (4 courts) MR Power Park (sub- precinct 1)	Development	\$8,817,060	\$1,763,412	Residential	909.74	\$1,938.37
SUB TOTAL			\$64,589,916	\$39,495,646			\$43,414.21
ROAD CONSTRUC	CTION						
DI_LA_14	Western Link Road - Stage 2b land acquisition	Development	\$1,577,750	\$1,577,750	Residential & Commercial	947.51	\$1,665.15
DI_LA_15	Land for Ascot Gardens Drive Extension	Development	\$256,750	\$256,750	Residential & Commercial	947.51	\$270.97
DI_LA_16	Land for Webb Rd Widening	Development	\$159,250	\$159,250	Residential & Commercial	947.51	\$168.07
DI_LA_17	Land for Schreenans Road widening	Development	\$192,500	\$192,500	Residential & Commercial	947.51	\$203.16
DI_LA_18	Land for Schreenans Road extension (re-routed)	Development	\$380,000	\$380,000	Residential & Commercial	947.51	\$401.05
DI_LA_19	Land for Cobden Street extension (re-routed)	Development	\$263,500	\$263,500	Residential & Commercial	947.51	\$278.10
DI_LA_20	Land for Cobden Street widening	Development	\$196,500	\$196,500	Residential & Commercial	947.51	\$207.39
DI_LA_21	Land for Cobden Street link to Bells Road	Development	\$26,000	\$26,000	Residential & Commercial	947.51	\$27.44
DI_LA_22	Land for new north south road in sub-precinct 2	Development	\$1,018,750	\$1,018,750	Residential & Commercial	947.51	\$1,075.19
DI_LA_23	Land for widening of Greenhalghs Road	Development	\$285,500	\$285,500	Residential & Commercial	947.51	\$301.32
DI_LA_24	Land for new north south road in sub-precinct 4	Development	\$2,191,000	\$2,191,000	Residential & Commercial	947.51	\$2,312.38
DI_RD_03a	New N-S Road (North) between Cuthberts Road and Cuzens Road	Development	\$2,123,291	\$2,123,291	Residential & Commercial	947.51	\$2,240.92
DI_RD_03b	New N-S Road (North) between Cuzens Road and Carngham Road	Development	\$2,123,291	\$2,123,291	Residential & Commercial	947.51	\$2,240.92
DI_RD_04	New N-S Road (North) between Carngham Road and sub-precinct 4 southern boundary	Development	\$1,927,476	\$1,927,476	Residential & Commercial	947.51	\$2,034.25
DI_RD_11	New N-S Road construction - sub-precinct 2 northern section	Development	\$1,917,097	\$1,917,097	Residential & Commercial	947.51	\$2,023.30
DI_RD_12	New N-S Road construction - sub-precinct 2 southern section	Development	\$1,150,229	\$1,150,229	Residential & Commercial	947.51	\$1,213.95
DI_RD_14	Greenhalghs Road upgrade - western section	Development	\$1,622,718	\$1,622,718	Residential & Commercial	947.51	\$1,712.61
DI_RD_15	Greenhalghs Road upgrade - central section	Development	\$484,512	\$484,512	Residential & Commercial	947.51	\$511.35



Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_RD_16	Greenhalghs Road upgrade - eastern section	Development	\$1,616,830	\$1,616,830	Residential & Commercial	947.51	\$1,706.40
DI_RD_19	Cherry Flat Road Upgrade -Glenelg Highway to Webb Road	Development	\$981,185	\$981,185	Residential & Commercial	947.51	\$1,035.54
DI_RD_20	Cherry Flat Road Upgrade - Webb Road to Schreenans Road	Development	\$2,394,508	\$2,394,508	Residential & Commercial	947.51	\$2,527.16
DI_RD_21	Cherry Flat Road Upgrade - Schreenans Road to Bells Road	Development	\$815,958	\$815,958	Residential & Commercial	947.51	\$861.16
DI_RD_22	Tait Street upgrade	Development	\$2,581,799	\$2,581,799	Residential & Commercial	947.51	\$2,724.82
DI_RD_23	Cobden Street construction north	Development	\$1,154,300	\$1,154,300	Residential & Commercial	947.51	\$1,218.25
DI_RD_24	Cobden Street construction south	Development	\$1,408,137	\$1,408,137	Residential & Commercial	947.51	\$1,486.15
DI_RD_29	Ascot Gardens Drive and Webb Rd	Development	\$2,105,666	\$2,105,666	Residential & Commercial	947.51	\$2,222.32
DI_RD_31a	Schreenans Lane upgrade	Development	\$1,090,857	\$970,863	Residential & Commercial	947.51	\$1,024.65
DI_RD_31b	Schreenans Lane extension west	Development	\$842,935	\$750,212	Residential & Commercial	947.51	\$791.77
DI_RD_31c	Schreenans Lane Creek Crossing	Development	\$8,915,678	\$7,934,953	Residential & Commercial	947.51	\$8,374.53
DI_RD_31d	Schreenans Lane extension east	Development	\$785,913	\$699,462	Residential & Commercial	947.51	\$738.21
DI_RD_38	Ross Creek Road Upgrade	Development	\$2,647,631	\$2,356,391	Residential & Commercial	947.51	\$2,486.93
SUB TOTAL			\$45,237,510	\$43,666,379			\$46,085.40
TRAFFIC MANAGE	EMENT						
DI_LA_25	Land acquisition for intersections	Development	\$72,750	\$72,750	Residential & Commercial	947.51	\$76.78
DI_JNC_01	Carngham Rd / Dyson Drive Roundabout	Development	\$1,845,333	\$1,088,746	Residential & Commercial	947.51	\$1,149.06
DI_JNC_02	Carngham Rd / New N-S Rd (North) Roundabout	Development	\$1,288,056	\$901,639	Residential & Commercial	947.51	\$951.59
DI_JNC_04	Greenhalghs Rd / New N-S Rd (North) Roundabout	Development	\$978,529	\$596,903	Residential & Commercial	947.51	\$629.97
DI_JNC_05	Greenhalghs Rd / New N-S Rd (South) Roundabout	Development	\$1,015,654	\$589,079	Residential & Commercial	947.51	\$621.71
DI_JNC_08	Glenelg Hwy / New N-S Rd (South) Roundabout	Development	\$1,021,963	\$459,883	Residential & Commercial	947.51	\$485.36
DI_JNC_09	Glenelg Hwy / Wiltshire Ln / Cherry Flat Rd Signalised Intersection	Development	\$4,883,206	\$2,197,443	Residential & Commercial	947.51	\$2,319.18

Project Number	Project Name	Levy Category	Total Project Cost	Cost to MCA	Development Types Contributing	MCA Demand Units	MCA Levy (Jan 2012)
DI_JNC_10	Cherry Flat Rd / Webb Rd Signalised Intersection	Development	\$2,012,662	\$1,670,509	Residential & Commercial	947.51	\$1,763.05
DI_JNC_11	Cherry Flat Rd / Schreenans Rd Roundabout	Development	\$939,620	\$629,545	Residential & Commercial	947.51	\$664.42
DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ Cobden St (realignment) Roundabout	Development	\$702,278	\$589,913	Residential & Commercial	947.51	\$622.59
SUB TOTAL			\$14,760,050	\$8,796,411			\$9,283.71
OHTER							
DI_O_1	Development Contributions Accounting Program	Development	\$50,000	\$50,000	Residential & Commercial	947.51	\$52.77
DI_O_2	Heritage, Geotechnical and Contamination Studies - MR Power Park	Development	\$253,000	\$253,000	Residential & Commercial	947.51	\$267.02
DI_O_3	Heritage, Geotechnical and Contamination Studies - Mining Park	Development	\$440,000	\$440,000	Residential & Commercial	947.51	\$464.38
SUB TOTAL			\$743,000	\$743,000			\$784.16
TOTAL			\$257,522,034	\$223,231,693	SEE NEXT PA	AGE FOR LEVY TOTA	LS



3.4.1. DCP LEVIES

Table 14 shows the residential and commercial development infrastructure levies by infrastructure categories. A summary of the community and development contributions that are required to be made for development in the MCA are outlined in Table 15:

- These contributions are in January 2012 dollars. Table 15 will be indexed annually in accordance with the method specified in this DCP.
- The required Community Infrastructure Levy (CIL) is outlined in Table 15. As at March 2017, the Community Infrastructure Levy is subject to a cap of \$1,150 per dwelling.
- The required Development Infrastructure Levy payable by infrastructure type per hectare of Net Developable Area is outlined in Table 15.
- 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 do not include a contribution towards drainage authority infrastructure.

TABLE 14 DEVELOPMENT INFRASTRUCTURE LEVY SUMMARY BY CATEGORY

Category	Land	Construction	Residential Levy	Commercial Levy
Community Facilities	\$2,132.48	\$8,170.91	\$10,303.38	\$0.00
Open Space	\$12,583.54	\$30,830.67	\$43,414.21	\$0.00
Road Construction	\$6,910.22	\$39,175.18	\$46,085.40	\$46,085.40
Traffic Management	\$76.78	\$9,206.93	\$9,283.71	\$9,283.71
Other	\$0.00	\$784.16	\$784.16	\$784.16
Total (ex. Drainage)			\$109,870.87	\$56,153.27
Drainage	\$8,823.15	\$82,776.82	\$91,599.97	\$91,599.97
Total			\$201,470.84	\$147,753.24

TABLE 15 LEVY PAYABLE BY DCP RATE TYPE

Infrastructure Type	Land Use	Demand Unit	Levy per demand unit before cap (Jan 2012)	Levy after CIL cap (Jan 2012)
Community	Residential	14,276	\$2,407.18	\$1,150.00
Development	Residential	909.74	\$201,470.84	\$201,470.84
Development	Commercial	37.77	\$147,753.24	\$147,753.24

^{*} Community Infrastructure Levy capped at \$1,150 per dwelling.

3.4.2. 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 16.

TABLE 16 CITY OF BALLARAT FUNDING LIABILITY

	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



4. DCP ADMINISTRATION

4.1. 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) and Building Construction Victoria (for buildings) published by the ABS (Series 6427.0 or similar index. 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 4.2. 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.

VARIATION TO THE COMMUNITY INFRASTRUCTURE LEVY (CIL) PAYABLE UNDER THIS DEVELOPMENT CONTRIBUTIONS PLAN (DCP)

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may

adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

The collecting agency must publish the adjusted amount of the CIL payable under this DCP on its website.

4.2. VALUATION OF LAND

Initial valuation assessments for land required for infrastructure items in this DCP were carried out in accordance with the following principles:

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;
- indicative information in relation to the land that was required; and
- c. general guidance in relation to why the land was required.

The level of investigation was less than that associated with a full valuation report and it was acknowledged that valuations were likely to change if additional information came to hand in relation to the specific circumstances of each property.

Likewise, it was acknowledged that if the size or the alignment of the land required changed or the nature of the required land changed, that future valuations were also likely to change.

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.

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.

4.3. 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.

4.4. 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.

4.5. PAYMENT OF CONTRIBUTION LEVIES AND TIMING

COLLECTION OF LEVIES

The Community Infrastructure Levy will be collected by the City of Ballarat at the Building Approval Stage in accordance with section 46O of the Planning & Environment Act (1987). However, developers/landowners are strongly encouraged to pay the Community Infrastructure Levy before the issue of a Statement of Compliance to simplify collection of development contributions, reduce the administrative burden on the City of Ballarat and facilitate the early provision of community infrastructure.

Collection of the Development Infrastructure Levy, in accordance with section 46N of the Planning & Environment Act (1987), will be by way of a condition on a planning permit either requiring the payment of a levy within a specified time, or by entering into an agreement to pay the levy within a specified time.

The Development Infrastructure Levy will be collected by the City of Ballarat as follows:

- For the subdivision of residential land, before the issue of a Statement of Compliance under the Subdivision Act 1988 in respect of the subdivision creating any new residential lot:
- In relation to the development of commercial land, a planning permit condition must require the payment of the development contribution prior to the commencement of works unless there is an agreement with the Responsible Authority to secure the payment of the development contribution by some other means or other timeframe.

Planning permit conditions will require permit holders not to request a Statement of Compliance until the Development Infrastructure Levy is paid, unless there is an agreement with the Collecting Agency.

The Responsible Authority will impose conditions on a planning permit for subdivision or for the development of commercial land to collect the levies generally as follows:

FOR SUBDIVISIONS OF RESIDENTIAL LAND

A development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved Development Contribution Plan for the land within the following specified time, namely after Certification of the relevant plan of subdivision but not more than 21 days prior to the issue of a Statement of Compliance in respect of that plan.

Where the subdivision is to be developed in stages the development infrastructure levy for that stage only may be paid to the Responsible Authority within the time specified provided that a Schedule of Development Contributions is submitted with each stage plan of subdivision. The schedule must show the amount of development contributions payable for each stage and paid in respect of prior stages to the satisfaction of the Responsible Authority.

FOR A PERMIT FOR THE DEVELOPMENT OF COMMERCIAL LAND

Unless some other arrangement has been agreed to by the Responsible Authority in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.





NO PERMIT REQUIRED FOR THE DEVELOPMENT OF LAND

Where no planning permit is required for the development of land, unless some other arrangement has been agreed to by the Responsible Authority in a section 173 agreement, prior to the commencement of any development, the development infrastructure levy must be paid to the Responsible Authority in accordance with the provisions of the approved DCP for the land.

4.6. 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 interestbearing 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).

City of Ballarat as the Collecting Agency may at its discretion institute a system of rebates to recognise savings measures in the way in which the drainage projects and the drainage scheme provided for in this DCP are delivered.

4.7. 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 5 - Implementation Strategy).

5. IMPLEMENTATION STRATEGY

5.1. PROVISION OF LAND AND WORKS IN-KIND

Payment of development contributions is generally to be made in cash in accordance with Section 4.

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 4.6 subject to a competitive procurement process;
- 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;
- 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.

The delineation of responsibilities will be set out in Precinct Infrastructure Plans as required by the schedule to the Urban Growth Zone or planning permit conditions as appropriate. Other infrastructure projects which are more in the nature of community facilities are more likely to be delivered by Council in its role as the Development Agency.

5.2. 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 4.1.



5.3. 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.

5.4. 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.

5.5. 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 at part 5.7 (and Plan 15) of the Ballarat West PSP.

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 THE 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.

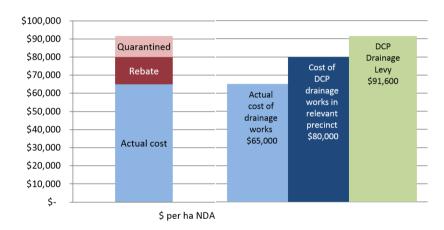
The recognition of the savings will be dealt with by a system of rebates from Council as the Collecting Agency to the relevant developer. The rebate is to be calculated by the Collecting Agency having regard to the extent to which the drainage works have created a saving measured against the cost of the drainage projects in that particular precinct which were originally proposed under this DCP. In providing for rebates as a means of recognising savings in the delivery of the scheme, it is essential that the integrity of the fundamental overall scheme principle which is one common drainage levy across the DCP Main Catchment Area is maintained, Developers should note the following drainage rebate guidelines.

DRAINAGE REBATE GUIDELINES

In the preparation of this DCP, it is apparent that some precincts are effectively subsidising the cost of drainage (and other) infrastructure in other precincts. Thus, while the DCP

drainage levy component is identical across the three precincts, the cost of the drainage projects within each precinct is not identical. Therefore, any system of rebates must recognise that part of the overall DCP levy which is attributable to drainage works may (depending on the precinct) include a form of cross-subsidy of another precinct's drainage costs. To ensure that this principle of a common drainage levy across the DCP area is adhered to and to ensure that Council is able to deliver the drainage works as intended by the DCP, any "saving" provided to a developer in the form of a rebate will have first quarantined the full extent of the cross-subsidy from the levy. This principle is depicted in Figure 2.

FIGURE 2 DRAINAGE REBATE DIAGRAM



Source: Urban Enterprise and City of Ballarat, 2013. Note: drainage costs shown for 'A' and 'B' are hypothetical.

In Figure 2:

- 'A' is the actual cost of DCP drainage works carried out by a developer as works inkind (a hypothetical amount is shown for depiction purposes);
- 'B' is the estimated cost of the works that were planned to be carried out in that precinct under the DCP per hectare of NDA and upon which the levies are predicated (a hypothetical amount is shown for depiction purposes);and



'C' is the DIL for drainage in the DCP (per hectare of NDA).

As shown in Figure 2, the difference between the DCP drainage levy ('C') and the cost shown in the DCP of delivering drainage works in the relevant precinct per hectare of NDA ('B') would be quarantined and applied to delivery of DCP drainage works elsewhere in the PSP area.

The difference between the cost shown in the DCP of delivering drainage works in a precinct per hectare of NDA ('B') and the actual cost to a developer of delivering the drainage scheme per hectare of NDA ('A') would be the amount of any rebate available to that developer.

Any rebate will be recognised and included as part of the system of credits for works in-kind under a section 173 agreement.

It should also be recognised that early development of the Major Activity Centre and the area north of Webb Road is within long-term drainage catchments and alternative solutions are likely to be required in consultation with the Responsible Authority.

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;
- The local drainage system will have capacity to process a 1 in 10 year storm event;¹
- 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);

¹ It should be noted that the local drainage system must have a capacity to process a 1 in 10 year storm event and not the 1 in 5 year storm event referred to in the Ballarat West Precinct Structure Plan which is an error.

 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.

5.6. ACRONYMS

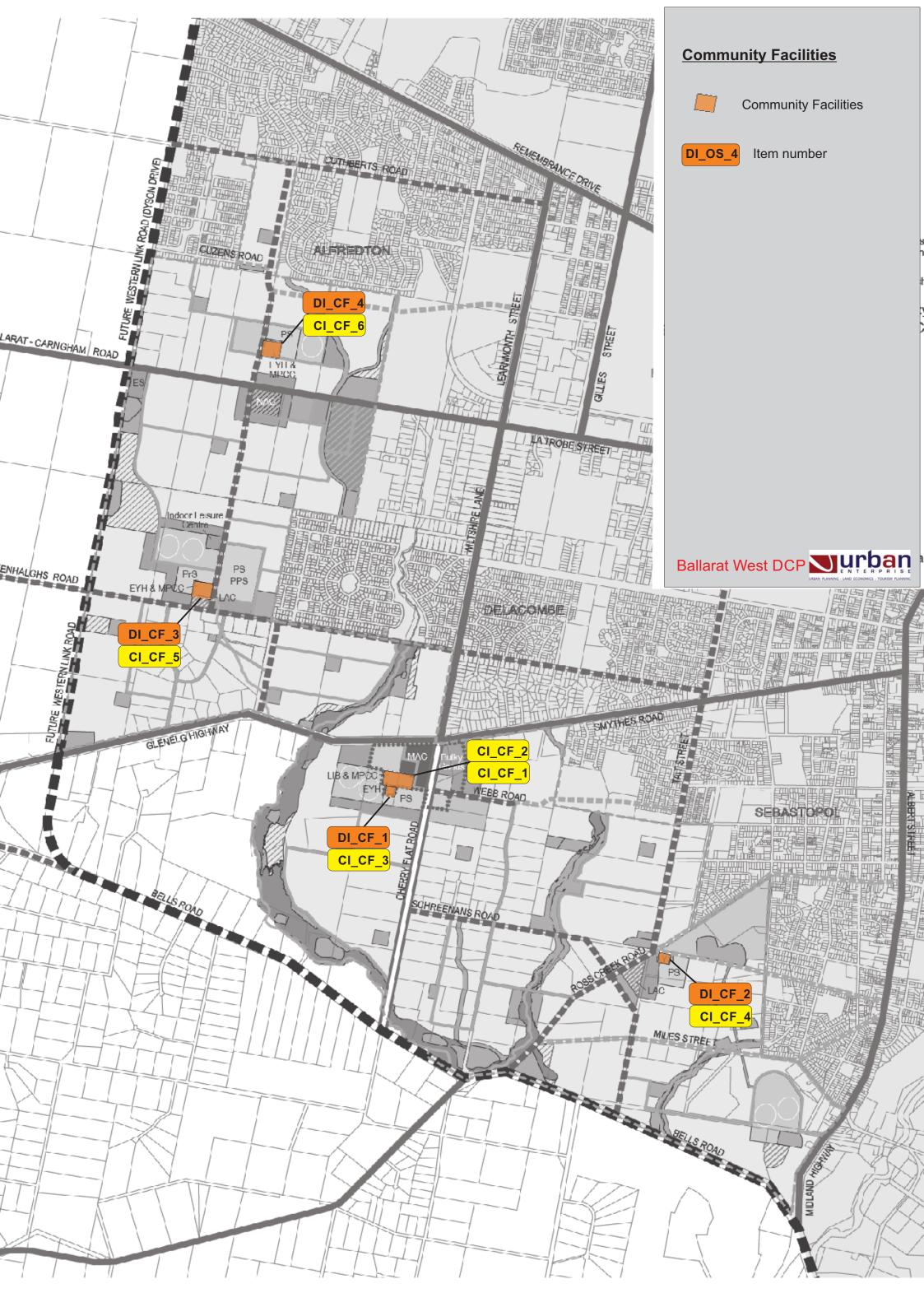
The following acronyms are used through-out the document:

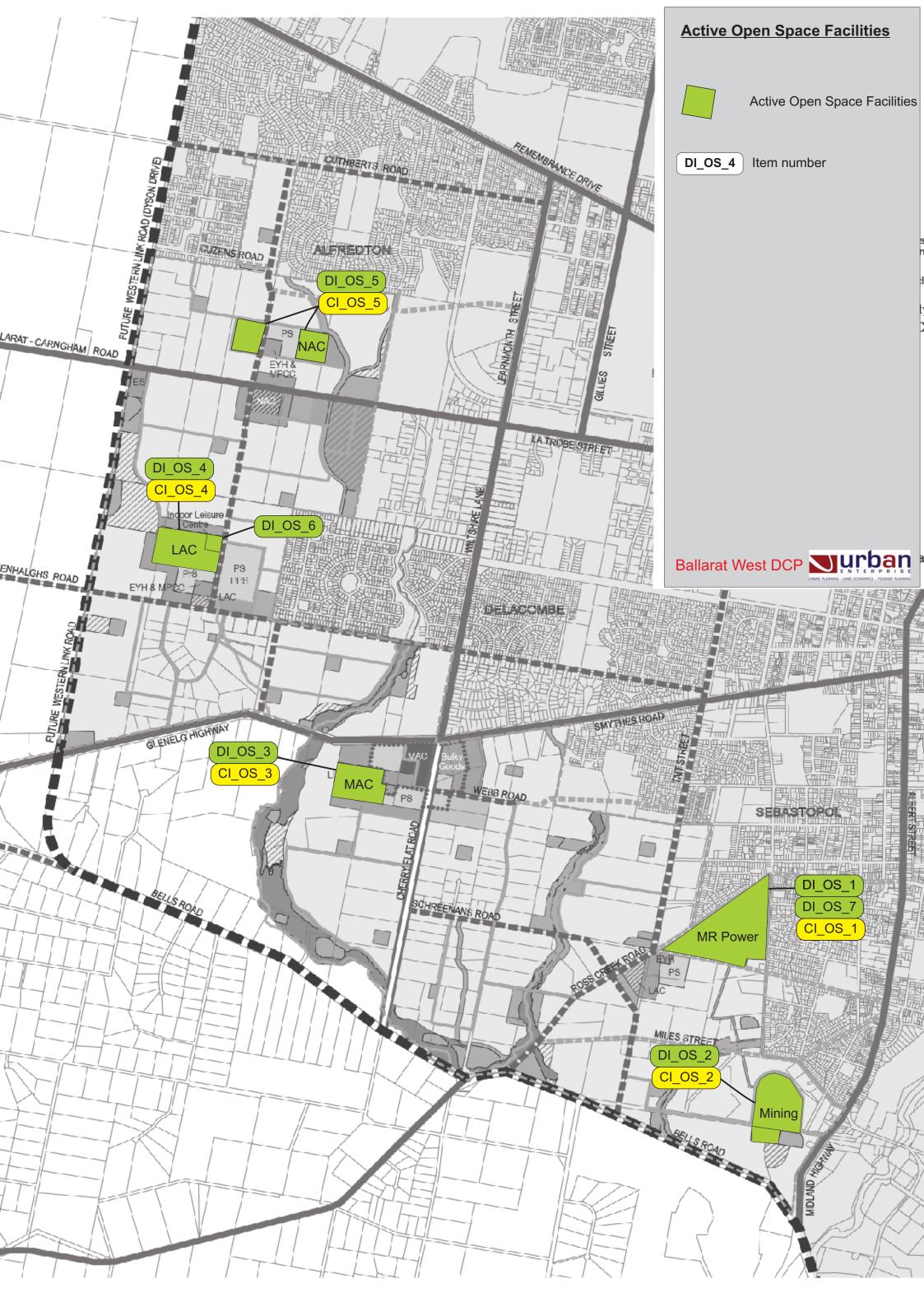
- DCP Development Contributions Plan
- PSP Precinct Structure Plan or Ballarat West Precinct Structure Plan
- DI Development Infrastructure
- CI Community Infrastructure
- NDA Net Developable Area
- MCA Main Catchment Area
- MAC Major Activity Centre
- NAC Neighbourhood Activity Centre
- LAC Local Activity Centre
- AOS Active Open Space
- POS Passive Open Space
- MP Community Centre Multi-purpose Community Centre.

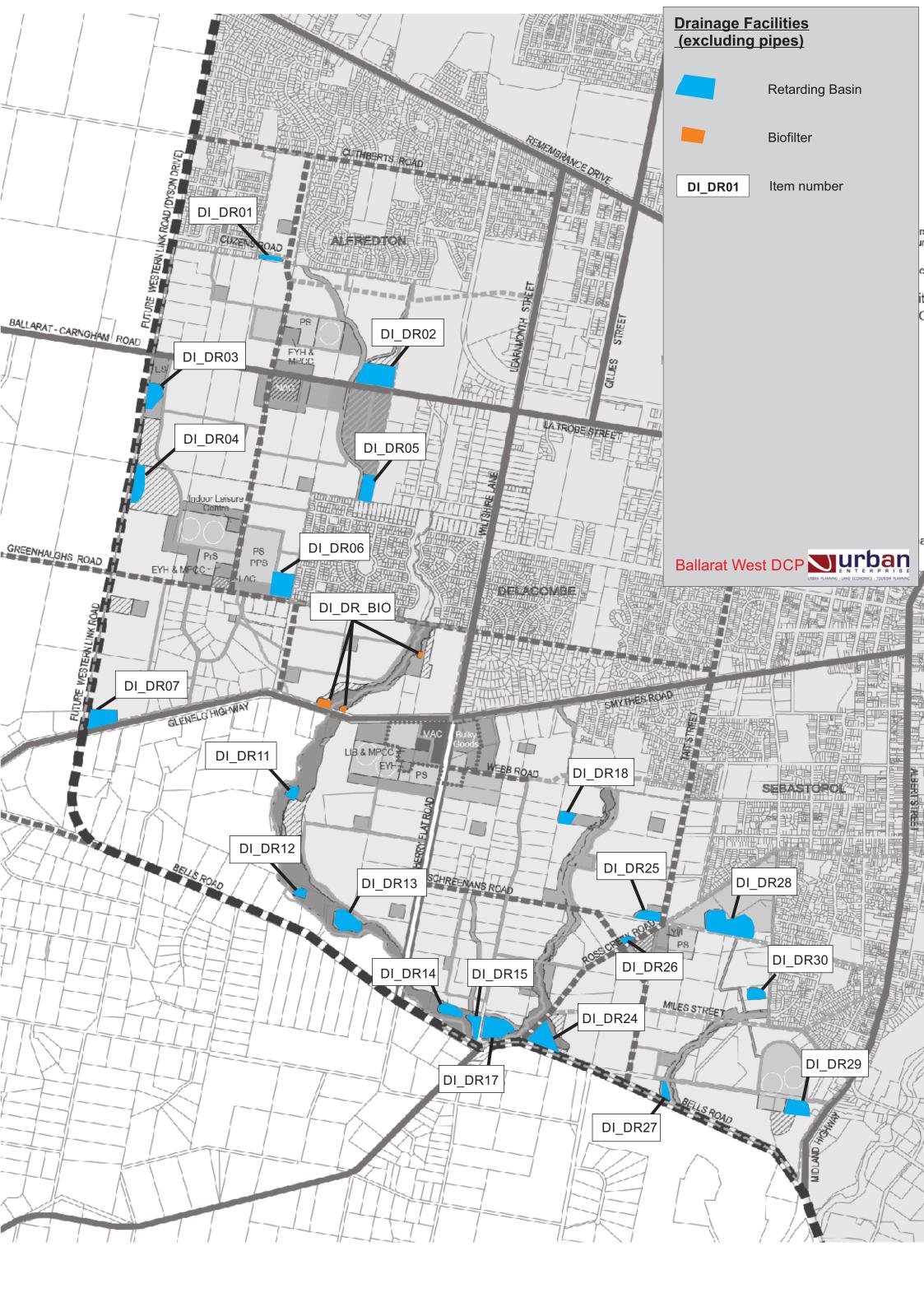


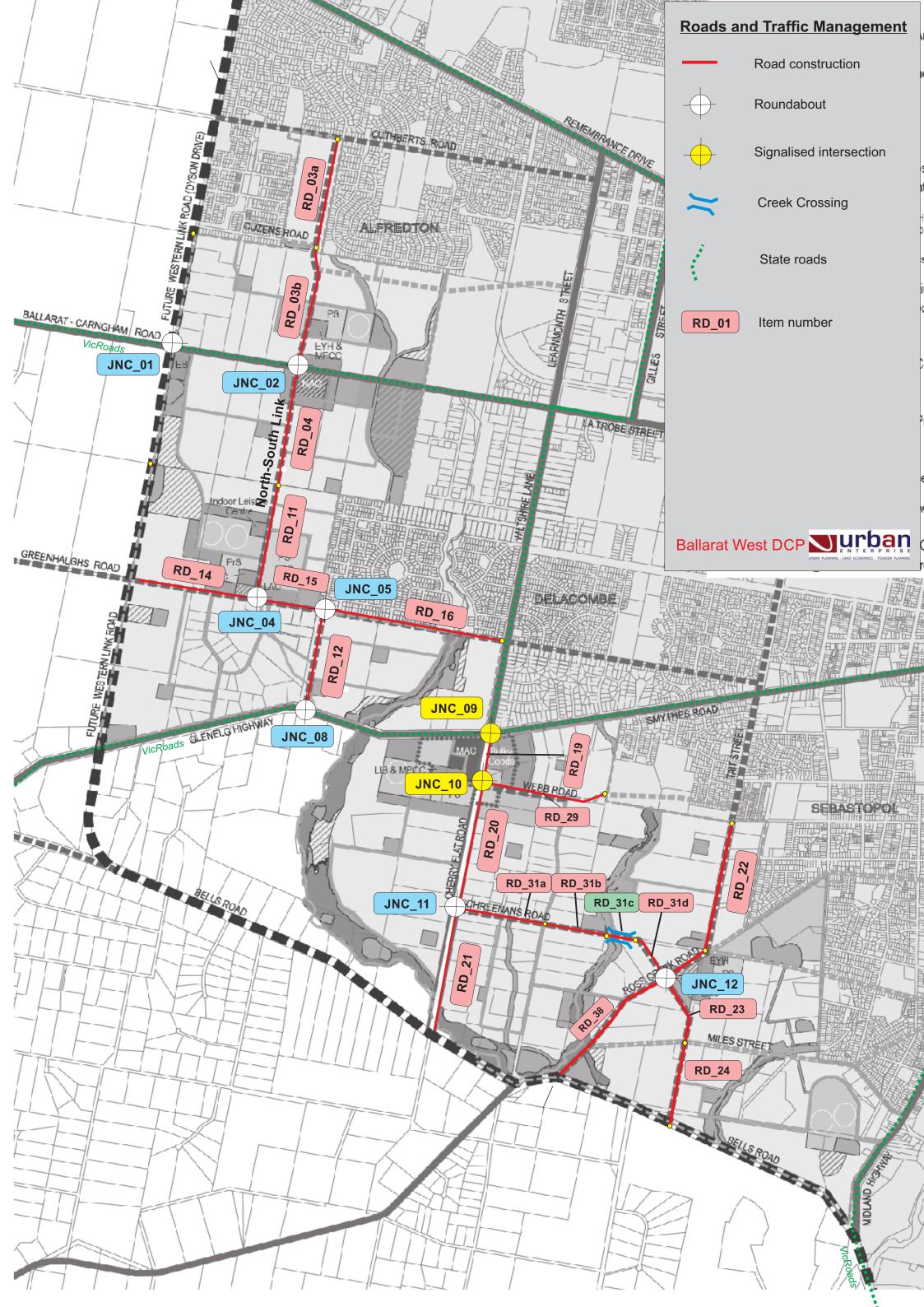
APPENDICES

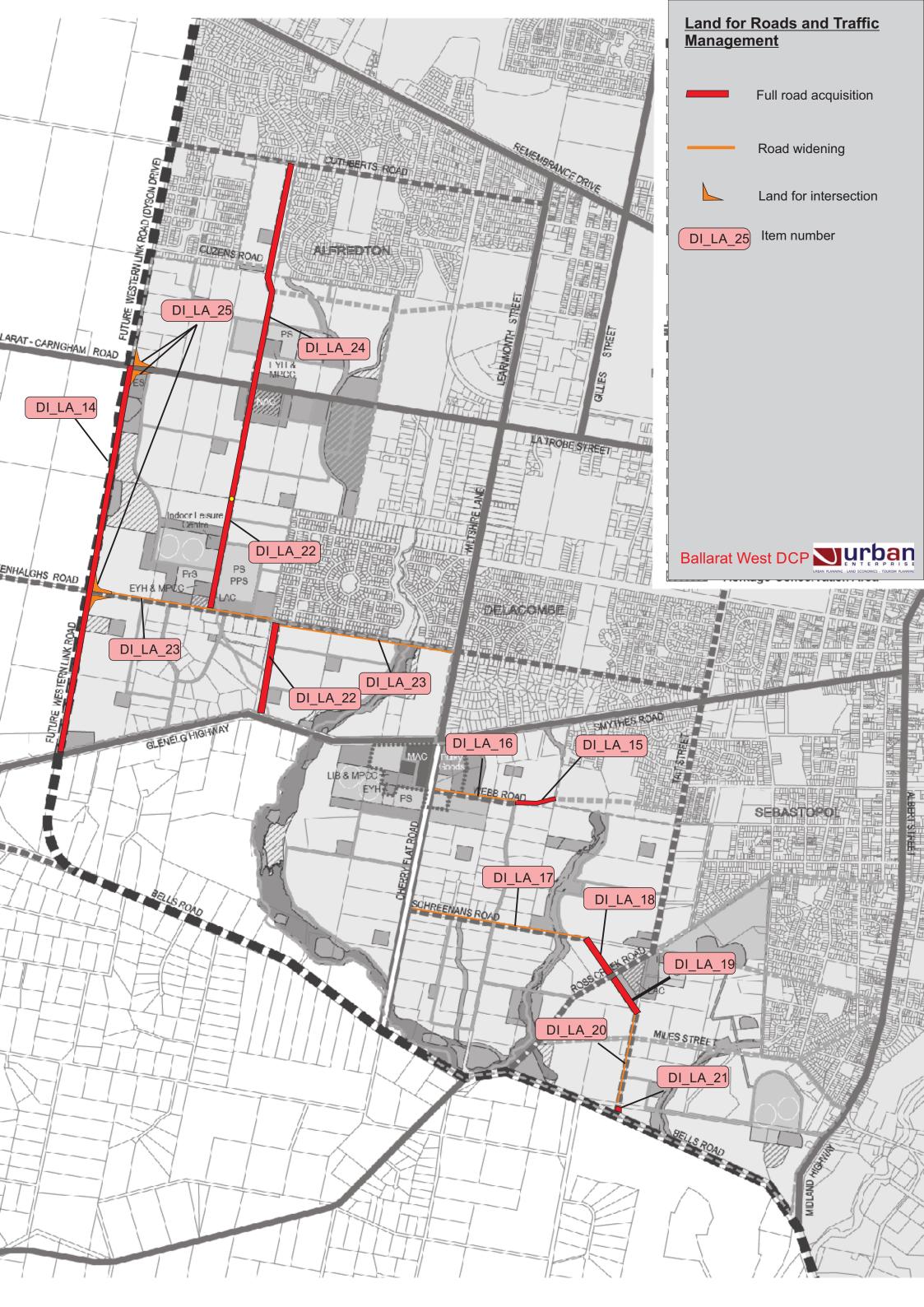
APPENDIX A INFRASTRUCTURE LOCATION MAPS

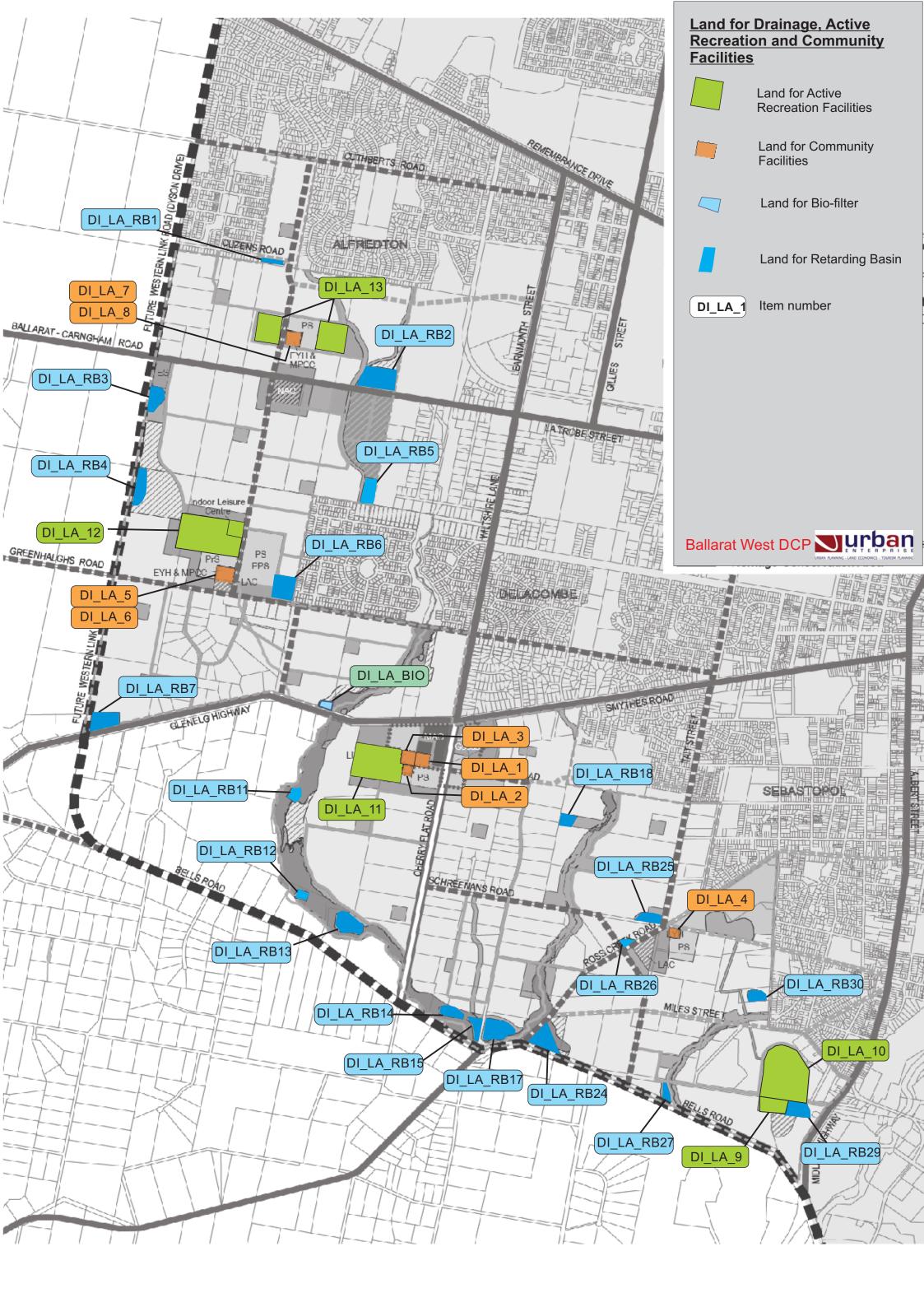


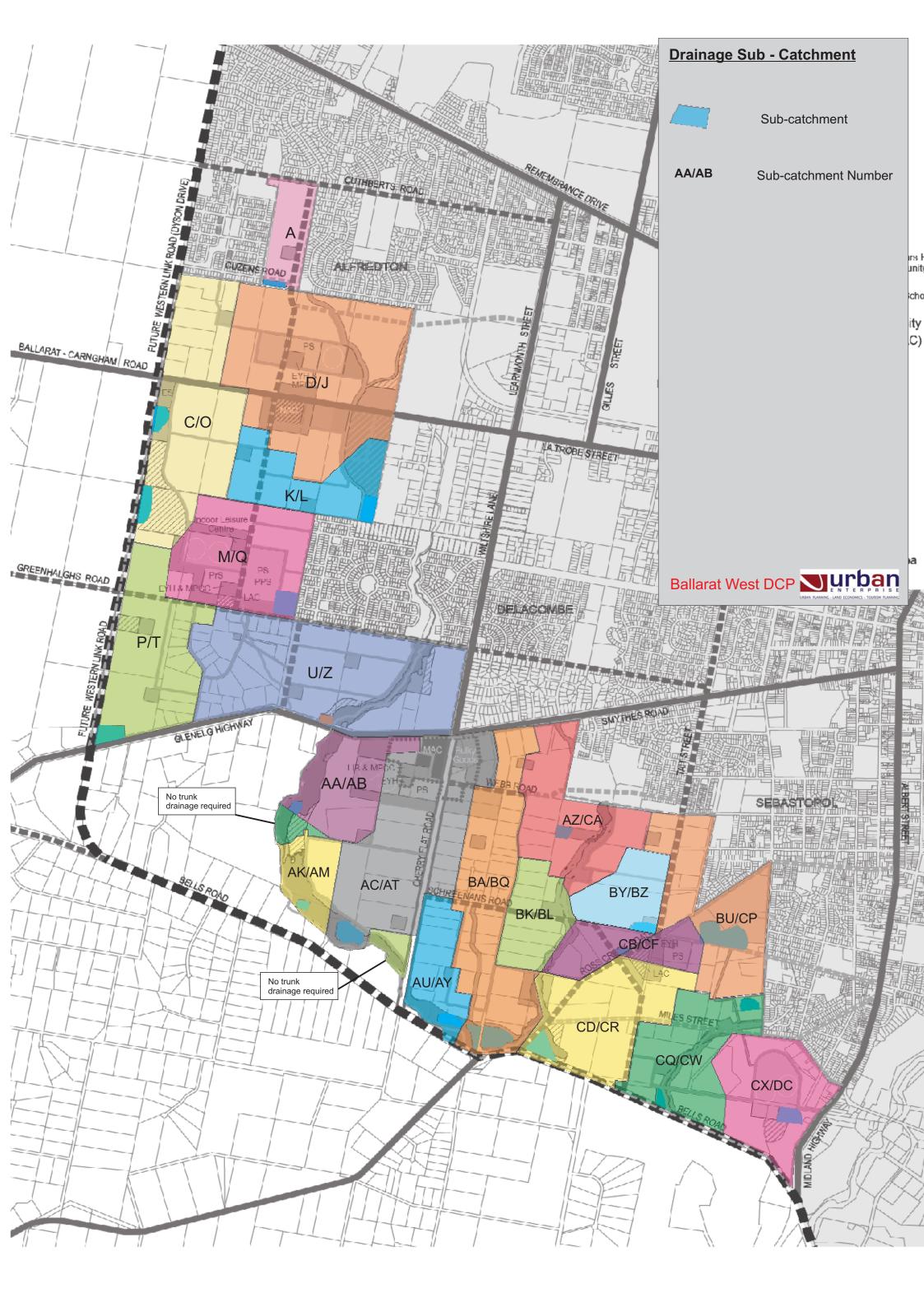












APPENDIX B DCP PROJECT SHEETS

Note 1: All values listed in January 2012 dollars.

Note 2: No changes to the Project Sheets from original 2014 DCP.

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Cost Apportionment Method The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios. Cost Apportionment Method The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios. Indicative Project Indicative Project Trigger Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1) Trigger Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1) Trigger 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 with a building area of approx 4,400 sgm Levy Type Community Category Community Facilities Cost Sage 2,000 External O% Cost to MCA Sage 2,000 External O% Cost Sage 2,000 External O% Cost To MCA Sage 2,000 External O% Cost Cost Cost Cost Cost Cost Cost Cost							
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CI_CF_2 Construction of a level 3 multi-purpose community centre in MAC (sub-precinct 1) Project Construction of a level 3 multi-purpose community centre, which includes community rooms and meeting space, administrative spaces for staff Description and community groups and carparking with a building area of approx 4,400 sqm Levy Type Community Facilities Justification community facilities. Cost Breakdown Units Rate Cost External 0% Cost to MCA \$3,892,000 External 0% Applies To Residential Cell Main Catchment Area Apportionment 100% Capital Cost \$33,892,000 Demand Units 14,276 Levy Amount \$272.63 Cost Apportionment Method The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios.	Dallalat West F3F	area based offly off provision ratios.	Indicative Project	No later than 12 000 dwellings occupied within the PSP area of	or at the	Version	1
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Apportionment 100% Capital Cost \$3,892,000 Demand Units 14,276 Levy Amount \$272.63 Cost Apportionment Method The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios. Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000	a building area of app Strategic Justification	orox 4,400 sqm Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities.	e basic needs	f CIL of the futur	CF WORK
Apportionment 100% Capital Cost \$3,892,000 Demand Units 14,276 Levy Amount \$272.63 Cost Apportionment Method The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios. Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000	a building area of app Strategic Justification	orox 4,400 sqm Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities.	e basic needs	f CIL of the futur	CF WORK
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Demand Units 14,276 Levy Amount \$272.63 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 Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA Applies To	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area	a building area of app Strategic Justification	orox 4,400 sqm Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities.	e basic needs	f CIL of the futur	CF WORK
Levy Amount \$272.63 Cost Apportionment Method The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios. Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA Applies To Cell	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area 100%	a building area of app Strategic Justification	orox 4,400 sqm Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities.	e basic needs	f CIL	CF WORK
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios. Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area 100% \$3,892,000	a building area of app Strategic Justification	orox 4,400 sqm Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities.	e basic needs	f CIL	CF WORK
The item is required to serve the future population of the entire Ballarat West PSP area based only on provision ratios. Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area 100% \$3,892,000 14,276	a building area of app Strategic Justification	orox 4,400 sqm Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities.	e basic needs	f CIL	CF WORK
Ballarat West PSP area based only on provision ratios. Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area 100% \$3,892,000 14,276 \$272.63	a building area of app Strategic Justification Cost Breakdown	Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities. Units	e basic needs	f CIL	CF WORK
Indicative Project No later than 12 000 dwellings occupied within the PSP area or at the Version 1	Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmene	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area 100% \$3,892,000 14,276 \$272.63	a building area of app Strategic Justification Cost Breakdown	Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities. Units	e basic needs	f CIL	CF WORK
	Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area 100% \$3,892,000 14,276 \$272.63	a building area of app Strategic Justification Cost Breakdown	Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities. Units	e basic needs	f CIL	CF WORK
	Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	and community groups and carparking with Community Community Facilities \$3,892,000 0% \$3,892,000 Residential Main Catchment Area 100% \$3,892,000 14,276 \$272.63	a building area of app Strategic Justification Cost Breakdown Costing Justification	Item Identified in CPG reprt (Jan 2010) as required to meet th community facilities. Units Prowse	e basic needs	f CIL of the futur	CF WORK



CI_CF_3	Construction of early years hub - MAC - Con	nmunity component	(cub-precinct 1)				
	• • • • • • • • • • • • • • • • • • • •	•	ars hub, including community meeting rooms and as:	sociated facilities of		ICK REFEI	RENCE
Project Description	areas and parking.	imponent of early year	ars mub, including community meeting rooms and as:	sociated facilities, o	CIL	CF	WORKS
Description	areas ariu parkirig.						
Levy Type	Community	Strategic	Item Identified in CPG reprt (Jan 2010) as required	to meet the basic i	needs of the fut	ure comn	nunity for
Category	Community Facilities	Justification	community facilities.				•
		Cost Breakdown		Units	Rate	(Cost
Cost	\$4,045,100						
External	0%						
Cost to MCA	\$4,045,100						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$4,045,100						
Demand Units	14,276						
Levy Amount	\$283.35						
,							
Cost Apportionme	nt Method	Costing	Drawes				
The item is require	ed to serve the future population of the entire	Justifcation	Prowse				
Ballarat West PSP	area based only on provision ratios.						
	, , , , , , , , , , , , , , , , , , , ,	Indicative Project	When the relevant enrolment trigger for the adjoin	ning education facil	lity is Version		1
		Trigger	reached or at the discretion of the Responsible Au	thority for earlier	REF		3
		rrigger	provision		111		J
CI_CF_4	Construction of early years hub - Tait St - Co	mmunity componer	t (sub-precint 1)		011	ICK DEEE	DENCE
Project	Construction of community infrastructure co	mnonent of early ve	ars hub, including community meeting rooms and as:	sociated facilities o	utdoor	ICK REFE	REINCE
Description	areas and parking.	imponent of early yea	ars mas, merading community meeting rooms and as.	sociated racinties, o	CIL	CF	WORKS
Description	areas and parking.						
Levy Type	Community	Strategic	Item Identified in CPG reprt (Jan 2010) as required	I to meet the basic i	needs of the fut	ure comn	nunity for
Category	Community Facilities	Justification	community facilities.				•
		Cost Breakdown		Units	Rate	(Cost
Cost	\$3,721,000						
External	0%						
Cost to MCA	\$3,721,000						
Applies To	Residential						
Call	Main Catalanant Avan						
Cell	Main Catchment Area 100%						
Apportionment Capital Cost	\$3,721,000						
Demand Units	14,276						
Levy Amount	\$260.65						
Levy Amount	7200.03						
Cost Apportionme	nt Method	Costing	_				
	ed to serve the future population of the entire	Justifcation	Prowse				
•	area based only on provision ratios.						
Danalat West FSF	area basea only on provision ratios.	Indicative Project	When the relevant enrolment trigger for the adjoin	ning education facil	lity is Version		1
		•	reached or at the discretion of the Responsible Au	thority for earlier	REF		4
		Trigger	provision		IVEI		4



CI_CF_5	Construction of LAC level 1 Multi-purpose C	ommunity Centre an	nd Early Years Hub -Cl component (sub-precinct 2)		QUI	ICK REFE	RENCE
Project	Construction of community infrastructure co	ion of community infrastructure component of LAC multi-use centre and early years hub, including community meeting rooms and					MODINO
Description	associated facilities, outdoor areas and parki	ng.			CIL	CF	WORKS
Levy Type	Community	Strategic	Item Identified in CPG reprt (Jan 2010) as require	d to meet the basic nee	ds of the futi	ire comn	nunity for
Category	Community Facilities	Justification	community facilities.				
,							
		Cost Breakdown		Units	Rate	(Cost
Cost	\$4,670,550						
External	0%						
Cost to MCA	\$4,670,550						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$4,670,550						
Demand Units	14,276						
Levy Amount	\$327.16						
Levy Amount	\$327.10						
Cost Apportionmer	nt Method	Costing					
	d to serve the future population of the entire	Justifcation	Prowse				
•	area based only on provision ratios.	Justinuarion					
ballatat West FSF a	irea based offly off provision ratios.	Indicative Project	When the relevant enrolment trigger for the adjo	ining education facility i	s Version		1
		-	reached or at the discretion of the Responsible A	uthority for earlier	DEE		_
		Trigger	provision		REF		5
CI_CF_6	Construction of NAC level 1 Multi-purpose C	Community Centre -	community centre area - CI component (sub-precir	nct 4)	OUI	ICK REFE	RENCE
Project	Construction of community infrastructure co	mponent of NAC ear	ly years hub, including community meeting rooms a	and associated facilities,			
Description	outdoor areas and parking.	•	,, , ,	·	CIL	CF	WORKS
	·						
Levy Type	Community	Strategic	Item Identified in CPG reprt (Jan 2010) as require	d to meet the basic nee	ds of the futi	ire comn	nunity for
Category	Community Facilities	Justification	community facilities.				
		Cost Breakdown		Units	Rate	(Cost
Cost	\$4,670,550						
External	0%						
Cost to MCA	\$4,670,550						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	100%						
Capital Cost	\$4,670,550						
Demand Units	14,276						
Levy Amount	\$327.16						
200y runount	Ç327.10						
Cost Apportionmer	nt Method	Costing					
	d to serve the future population of the entire	Justifcation	Prowse				
•	area based only on provision ratios.						
Danalat WCSt FSF 6	area sasea only on provision ratios.	Indicative Project	When the relevant enrolment trigger for the adjo	ining education facility i	s Version		1
		Indicative Project	reached or at the discretion of the Responsible A	uthority for earlier	DEE		C
		Trigger	provision		REF		6



SI 05 4						
CI_OS_1	Construction of a pavilion to serve Regional	AOS Reserve at MR	Power Park		QUIC	K REFERENCE
Project	Construction of a medium community pavilion to serve regional AOS Reserve					os works
Description	construction of a mediani community parisis	on to serve regionari	100 Nesel 10		CIL	
Levy Type	Community	Strategic		6 1111 6		
Category	Open Space	Justification	This project is required to provide adequate active of	pen space facilities fo	r the new cor	nmunity.
5 ,						
	44 205 500	Cost Breakdown		Units	Rate	Cost
Cost	\$1,396,500					
External	0%					
Cost to MCA	\$1,396,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,396,500					
Demand Units	14,276					
Levy Amount	\$97.82					
•						
Cost Apportionme	nt Method	Costing	Prowse			
The item is require	ed to serve the future population of the entire	Justifcation	riowse			
Ballarat West PSP	area based only on provision ratios.					
		Indicative Project	When the trigger for construction of the Active Oper	Space reserve is	Version	1
		Trigger	reached.		REF	7
CI_OS_2	Construction of a pavilion to serve AOS Res	serve - Mining Park			QUIC	K REFERENCE
Project	Construction of anall position to some the A	OC December Cold Mi	ning Area		CII	os works
Description	Construction of small pavilion to serve the A	O3 Reserve - Gold Ivii	ning Area		CIL	OS WORKS
Laura Tomas	Community	Ctratagic				
Levy Type	Community	Strategic	This project is required to provide adequate active of	pen space facilities fo	r the new cor	nmunity.
Category	Open Space	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$1,128,470					
External	0%					
Cost to MCA	\$1,128,470					
Applies To	Residential					
Call	Main Catcherent Assa					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,128,470					
Demand Units	14,276					
Levy Amount	\$79.05					
Cost Apportionme	nt Method	Costing				
	ed to serve the future population of the entire	Justifcation	Prowse			
-	area based only on provision ratios.					
Dallalat WEST LSL	area based offiny off provision ratios.	Indicative Project	When the trigger for construction of the Active Open	Space reserve is	Version	1
		Trigger	reached.		REF	8
		30 -				



01.00.0			(222.0)			
CI_OS_3	Construction of a pavilion to serve AOS Res	erve - Glenelg Highw	ay reserve (MAC)		QUIC	K REFERENCE
Project	Construction of medium pavilion to serve the AOS Reserve - MAC					os work
Description					CIL	
Levy Type	Community	Strategic	This consists is an action of the constitution	f:!!#! f		
Category	Open Space	Justification	This project is required to provide adequate active o	pen space facilities for	the new cor	nmunity.
Coot	¢1 770 C00	Cost Breakdown		Units	Rate	Cost
Cost	\$1,779,680					
External	0%					
Cost to MCA	\$1,779,680					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,779,680					
Demand Units	14,276					
Levy Amount	\$124.66					
Cost Apportionme		Costing	Prowse			
The item is require	ed to serve the future population of the entire	Justifcation				
Ballarat West PSP	area based only on provision ratios.					
		Indicative Project	When the trigger for construction of the Active Open	n Space reserve is	Version	1
		Trigger	reached.		REF	9
CI_OS_4	Construction of a pavilion to serve AOS Res	erve - Greenhalghs ro	eserve (LAC)			
Project					QUIC	K REFERENCE
Description	Construction of medium pavilion to serve AC	OS Reserve - LAC			CIL	OS WORK
Description						
Levy Type	Community	Strategic	This wasters to assert and the wasters of a selection of		. A.L	
Category	Open Space	Justification	This project is required to provide adequate active o	pen space facilities for	tne new cor	nmunity.
_		Cost Breakdown		Units	Rate	Cost
Cost	\$1,396,500					
External	0%					
Cost to MCA	\$1,396,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,396,500					
Demand Units	14,276					
Levy Amount	\$97.82					
Levy Amount	Ç37.0Z					
Cost Apportionme	nt Method	Costing	Durante			
• • •	ed to serve the future population of the entire	Justifcation	Prowse			
•	area based only on provision ratios.					
Danalat West FSF	area based offiny off provision ratios.	Indicative Project	When the trigger for construction of the Active Oper	n Space reserve is	Version	1
		Trigger	reached.		REF	10
		00				_0



CI_OS_5	Construction of a pavilion to serve AOS Rese	erve - Carngham rese	erve (NAC)	QUIC	CK REFERENCE	
Project	Construction of a medium pavilion to serve A	CIL	os works			
Description	construction of a mediam paymon to serve P	NOS NESELVE NAC		CIL	US WORKS	
Levy Type	Community	Strategic	This project is required to provide adequate active open space facilities f	for the new co	mmunity	
Category	Open Space	Justification	This project is required to provide adequate active open space racincles i	ior the new co	illinainey.	
		Cost Breakdown	Units	Rate	Cost	
Cost	\$1,341,620					
External	0%					
Cost to MCA	\$1,341,620					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,341,620					
Demand Units	14,276					
Levy Amount	\$93.98					
Cost Apportionme		Costing	AOS Costing			
The item is require	ed to serve the future population of the entire	Justifcation				
Ballarat West PSP a	area based only on provision ratios.					
		Indicative Project	When the trigger for construction of the Active Open Space reserve is	Version	1	
		Trigger	reached.	REF	11	
DI_CF_1	Construction of Early Years Hub - DIL compo	onent - MAC (sub-pre	ecinct 1)	OLU/	CV DEEEDENICE	
	· ·		·		CK REFERENCE	
Project	Construction of development component of		ecinct 1) uding kindergarten, maternal and child health centre and associated faciliti		CK REFERENCE CF WORKS	
	· ·		·	es		
Project Description	Construction of development component of outdoor areas and parking.	early years hub, inclu	uding kindergarten, maternal and child health centre and associated faciliti	es, DIL	CF WORKS	
Project Description Levy Type	Construction of development component of outdoor areas and parking. Development	early years hub, inclu	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne	es, DIL	CF WORKS	
Project Description	Construction of development component of outdoor areas and parking.	early years hub, inclu	uding kindergarten, maternal and child health centre and associated faciliti	es, DIL	CF WORKS	
Project Description Levy Type	Construction of development component of outdoor areas and parking. Development	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category	Construction of development component of outdoor areas and parking. Development Community Facilities	early years hub, inclu	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne	es, DIL	CF WORKS	
Project Description Levy Type Category Cost	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0%	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0%	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100%	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500 910	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500	early years hub, inclu Strategic Justification	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500 910 \$2,704.62	early years hub, inclu Strategic Justification Cost Breakdown	Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities. Units	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500 910 \$2,704.62	early years hub, inclu Strategic Justification Cost Breakdown Costing	uding kindergarten, maternal and child health centre and associated faciliti Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities.	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment The item is require	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500 910 \$2,704.62 Int Method and to serve the future population of the Ballarate	early years hub, inclu Strategic Justification Cost Breakdown Costing	Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities. Units	es, DIL	CF WORKS	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment The item is require	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500 910 \$2,704.62	early years hub, inclu Strategic Justification Cost Breakdown Costing Justification	Item identified in CPG report (Jan 2010) as required to meet the basic ne community facilities. Units	es, DIL	CF WORKS ure community for Cost	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment The item is require	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500 910 \$2,704.62 Int Method and to serve the future population of the Ballarate	Strategic Justification Cost Breakdown Costing Justification	Item identified in CPG report (Jan 2010) as required to meet the basic necommunity facilities. Units Prowse When the relevant enrolment trigger for the adjoining education facility	eeds of the future Rate	CF WORKS ure community for Cost	
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment The item is require	Construction of development component of outdoor areas and parking. Development Community Facilities \$2,460,500 0% \$2,460,500 Residential Main Catchment Area 100% \$2,460,500 910 \$2,704.62 Int Method and to serve the future population of the Ballarate	early years hub, inclu Strategic Justification Cost Breakdown Costing Justification	Item identified in CPG report (Jan 2010) as required to meet the basic necommunity facilities. Units Prowse	es, DIL	CF WORKS ure community for Cost	



DI_CF_2	Construction of Early Years Hub - Tait St - DI	L component (sub-p	recinct 1)		QUIC	K REFERENC	CE
Project Description	Construction of development component of	Early Years Hub, incl	iding kindergarten, associated facilities, outdoor areas	and parking.	DIL	CF W	ORKS
Levy Type Category	Development Community Facilities	Strategic Justification	Item identified in CPG report (Jan 2010) as required t community facilities.	o meet the basic	needs of the futi	ıre communi	ity fo
		Cost Breakdown		Units	Rate	Cost	
Cost	\$1,886,600	cost Breakaowiii		Omes	Hate	0001	
External	50%						
Cost to MCA	\$943,300						
Applies To	Residential						
Cell	Main Catchment Area						
Apportionment	50%						
Capital Cost	\$943,300						
Demand Units	910						
Levy Amount	\$1,036.89						
Ct Ati	- A A - A	Costing					
Cost Apportionmen		Justifcation	Prowse				
,	e. one kindergarten and ancillary facilities) is	Justification					
·	required to serve the future population of the Ballarat West PSP Area, based on provision ratios.		When the relevant enrolment trigger for the adjoining education facility is reached or at the discretion of the Responsible Authority for earlier				1
Area, based on pro							
		Trigger	provision	·	REF		13
DI_CF_3	Construction of level 1 Multi-purpose Comm	unity Centre and Ea	rly Years Hub - DIL component - LAC (sub-precinct 2)		QUIC	K REFERENC	CE
Project Description	Construction of development component of facilities, outdoor areas and parking.	LAC Multi-purpose C	ommunity Centre and Early Years Hub, including kinder	garten and associ	DIL	CF W	
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required t	o meet the basic	needs of the futi	ıre communi	itv fo
Category	Community Facilities	Justification	community facilities.				,
		Justiniou (1811	Community (Complete)				
		Cost Breakdown					
Cost		Cost Bi cakaowii		Units	Rate	Cost	
Evtornal	\$2,014,800	Cost Breakdown		Units	Rate	Cost	
External	0%	cost Breakdown		Units	Rate	Cost	
Cost to MCA	0% \$2,014,800	Cost Breakdown		Units	Rate	Cost	
	0%	cost bicandown		Units	Rate	Cost	
Cost to MCA	0% \$2,014,800 Residential	cost bicardown		Units	Rate	Cost	
Cost to MCA Applies To	0% \$2,014,800	cost di calcami		Units	Rate	Cost	
Cost to MCA Applies To	0% \$2,014,800 Residential Main Catchment Area	cost di calcomi		Units	Rate	Cost	
Cost to MCA Applies To Cell Apportionment	0% \$2,014,800 Residential Main Catchment Area 100%	cost di culturali.		Units	Rate	Cost	
Cost to MCA Applies To Cell Apportionment Capital Cost	0% \$2,014,800 Residential Main Catchment Area 100% \$2,014,800	cost of culture		Units	Rate	Cost	
Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	0% \$2,014,800 Residential Main Catchment Area 100% \$2,014,800 910 \$2,214.70			Units	Rate	Cost	
Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	0% \$2,014,800 Residential Main Catchment Area 100% \$2,014,800 910 \$2,214.70	Costing	Prowse	Units	Rate	Cost	
Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment The item is require	0% \$2,014,800 Residential Main Catchment Area 100% \$2,014,800 910 \$2,214.70 at Method d to serve the future population of the Ballarat	Costing	Prowse	Units	Rate	Cost	
Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment The item is require	0% \$2,014,800 Residential Main Catchment Area 100% \$2,014,800 910 \$2,214.70	Costing Justifcation	Prowse When the relevant enrolment trigger for the adjoinin				1
Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment The item is require	0% \$2,014,800 Residential Main Catchment Area 100% \$2,014,800 910 \$2,214.70 at Method d to serve the future population of the Ballarat	Costing		g education facili			1 14



DI_CF_4	Construction of Early Years Hub - DIL compo	nent - NAC (sub-pre	cinct 4)		OUIG	CK REFERENCE
Project						
Description	Construction of development component of	NAC Early Years Hub	including kindergarten and associated facilities, outdoor a	reas and parking.	DIL	CF WORKS
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to m	eet the basic need	s of the futi	ure community fo
Category	Community Facilities	Justification	community facilities.			•
Cost	\$2,014,800	Cost Breakdown	U	Jnits	Rate	Cost
External	92,014,600					
Cost to MCA	\$2,014,800					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,014,800					
Demand Units	910					
Levy Amount	\$2,214.70					
Levy Amount	<i>\$2,214.70</i>					
Cost Apportionmen	t Method	Costing	Durante			
The item is required	to serve the future population of the Ballarat	Justifcation	Prowse			
·	, based on provision ratios.					
West St Area only	, based on provision ratios.	Indicative Project	When the relevant enrolment trigger for the adjoining ed	ducation facility is	Version	1
		•	reached or at the discretion of the Responsible Authority	for earlier	DEE	4.5
		Trigger	provision		REF	15
DI_LA_1 Project Description	Land for branch library within MAC (sub-pre	•			QUIC	CF LAND
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to m	eat the hasis need	c of the futi	ure community fo
	Community Facilities	Justification	· · · · · · · · · · · · · · · · · · ·	icci inc basic neca	3 Of the fatt	are community to
Category	Community Facilities	Justilication	community facilities.			
		Cost Breakdown	L	Jnits I	Rate	Cost
Cost	\$400,000	Property 3			00,000	\$400,000
External	0%	-17			,	,,
Cost to MCA	\$400,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$400,000					
Demand Units	910					
Levy Amount	\$439.69					
		Cartina				
Cost Apportionmen		Costing	Opteon Valuation			
The item is required	to serve the future population of the Ballarat	Justifcation				
West PSP Area only	, based on provision ratios.					
		Indicative Project	No later than 12 000 dwellings occupied within the PSP a	rea or at the	Version	1
		Trigger	discretion of the Responsible Authority for earlier provisi	ion	REF	16
		55	, , , , , , , , , , , , , , , , , , , ,			



DI_LA_2	Land for Early Years Hub - MAC (sub-precine	ct 1)			QUIC	K REFERENCE
Project	Land acquisition of 0.5 ha for Early Years Hub	comprising kinderga	arten, Maternal and Child Health and flexible community s	pace. Land to be		
Description	collocated with Primary School.				DIL	CF LAND
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to n	neet the basic need	s of the futu	ire community fo
Category	Community Facilities	Justification	community facilities.	neet the basic need	3 Of the fate	ire community to
category	Community Facilities	Justification	Community facilities.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$200,000	Property 3		0.50 \$4	00,000	\$200,000
External	0%					
Cost to MCA	\$200,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$200,000					
Demand Units	910					
Levy Amount	\$219.84					
Cost Apportionmer	nt Method	Costing				
	d to serve the future population of the Ballarat	Justification	Opteon Valuation			
		Justineation				
West FSF Alea Olliy	y, based on provision ratios.	Indiantina Busines	When the relevant enrolment trigger for the adjoining e	ducation facility is	Version	1
		Indicative Project	reached or at the discretion of the Responsible Authorit	y for earlier		
		Trigger	provision	•	REF	17
DI_LA_3	Land for Level 3 Multi-purpose Community (Centre - MAC (sub-n	recinct 1)			
	-una ioi corono maio parpose community				QUIC	K REFERENCE
Project	Land acquisition of 1 ha for a Level 3 Multi-pu	urpose community co	entre co-located within MAC		DIL	CF LAND
Description		. ,				
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to n	neet the basic need	s of the futu	re community fo
Category	Community Facilities	Justification	community facilities.			
0 ,	,					
		Cost Breakdown		Units	Rate	Cost
Cost	\$400,000	Property 4		1.00 \$4	00,000	\$400,000
External	0%					
Cost to MCA	\$400,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$400,000					
Demand Units	910					
Levy Amount	\$439.69					
Levy Amount	Ş437.UZ					
Cost Apportionmer	nt Method	Costing	o			
	d to serve the future population of the Ballarat	•	Opteon Valuation			
•	y, based on provision ratios.	2.50000.011				
WEST FOR AIRE OIL	y, basea on provision ratios.	Indicative Droiset	When the relevant enrolment trigger for the adjoining e	ducation facility is	Version	1
		Indicative Project	reached or at the discretion of the Responsible Authorit	y for earlier		
		Trigger	provision		REF	18



DI_LA_4	Land for Early Years Hub - Tait Street (sub-p	recinct 1)		QUIC	CK REFERENCE
Project	Land acquisition of 0.5 ha for Early Years Hub	comprising kinderg	arten and flexible community space	DIL	CF LAND
Description	,				
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to meet the basis	needs of the futi	ure community f
Category	Community Facilities	Justification	community facilities.		•
		Justineation	community ruemites.		
_		Cost Breakdown	Units	Rate	Cost
Cost	\$225,000	Property 120	0.50	\$450,000	\$225,000
External	0%				
Cost to MCA	\$225,000				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	\$225,000				
Demand Units	910				
Levy Amount	\$247.32				
Levy / linoune	Ψ247.32				
Cost Apportionme	nt Method	Costing	Onto an Maluation		
	ed to serve the future population of the Ballarat	Justifcation	Opteon Valuation		
	y, based on provision ratios.				
West FSF Alea oili	y, based on provision radios.	Indicative Project	When the relevant enrolment trigger for the adjoining education faci	lity is Version	1
		-	reached or at the discretion of the Responsible Authority for earlier	REF	4.0
		Trigger	provision	KEF	19
DI_LA_5	Land for Early Years Hub - LAC (sub-precinct	2)		QUIC	CK REFERENCE
Project	Land acquisition of 0.5 ha of LAC Early Years	Hub site so located a	with Level 1 Multi-purpose Community Centre.	DIL	CF LAND
Description	Land acquisition of 0.5 ha of LAC Larry Tears in	riub site co-locateu v	with Level 1 Main-parpose community centre.	DIE	CI LAND
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to meet the basic	needs of the futi	ure community f
Category	Community Facilities	Justification	community facilities.	riceus or the rut	are community in
category	Community Fullifies	Justilication	community facilities.		
		Cost Breakdown	Units	Rate	Cost
Cost	\$137,500	Property 156	0.50	\$275,000	\$137,500
External	0%				
Cost to MCA	\$137,500				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	\$137,500				
Demand Units	910				
Levy Amount	\$151.14				
Cost Apportionme	nt Method	Costing			
	ed to serve the future population of the Ballarat		Opteon Valuation		
	y, based on provision ratios.	Jacinoution			
west rar Ared Offi	y, based on provision ratios.	Indiantius Dusi	When the relevant enrolment trigger for the adjoining education faci	lity is Version	1
		Indicative Project	reached or at the discretion of the Responsible Authority for earlier		
		Trigger	provision	REF	20



DI_LA_6	Land for level 1 Multi-purpose Community C	entre - LAC (sub-pre	cinct 2)		QUICK	REFERENCE
Project	Land acquisition of 0.8 ha for LAC level 1 Mul	ti nurnoso Communi	ty Contro		DIL	CF LAND
Description	Land acquisition of 0.8 ha for EAC level 1 with	ti-purpose commun	ty Centre.		DIL	CI
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to meet th	e basic needs o	f the futur	e community fo
Category	Community Facilities	Justification	community facilities.			,
		Justineation	community rucinities.			
	4000.000	Cost Breakdown	Units	Rat		Cost
Cost	\$220,000	Property 156	0.80	\$275,	000	\$220,000
External	0%					
Cost to MCA	\$220,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$220,000					
Demand Units	910					
Levy Amount	\$241.83					
,	7 = 1=100					
Cost Apportionmer	nt Method	Costing	Onto an Malustian			
	d to serve the future population of the Ballarat	Justifcation	Opteon Valuation			
	y, based on provision ratios.					
West is Area only	y, based on provision ratios.	Indicative Project	When the relevant enrolment trigger for the adjoining education	on facility is	/ersion	1
		-	reached or at the discretion of the Responsible Authority for ea	arlier	REF	24
		Trigger	provision		/EF	21
DI_LA_7	Land for Early Years Hub - NAC (sub-precinct	: 4)			OUICK	REFERENCE
Project						
Description	Land acquisition of 0.5 ha for Early Years Hub	collocated with the	Primary School and NAC in sub-precinct 4.		DIL	CF LAND
Louis Truno	Davidanment	Ctratogic	Item identified in CDC report (Ian 2010) as required to most th	a hasis naads a	f tha futur	o community for
Levy Type	Development Community Facilities	Strategic	Item identified in CPG report (Jan 2010) as required to meet th	e basic fleeus o	i tile iutui	e community for
Category	Community Facilities	Justification	community facilities.			
		Cost Breakdown	Units	Rat	e	Cost
Cost	\$137,500	Property 213	0.50	\$275,		\$137,500
External	0%		0.50	7-1-0		7 = 0 : , 0 = 0
Cost to MCA	\$137,500					
Applies To	Residential					
1.1.	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$137,500					
Demand Units	910					
Levy Amount	\$151.14					
Cost Apportionmer	nt Method	Costing	Ontoon Valuation			
The item is require	d to serve the future population of the Ballarat	Justifcation	Opteon Valuation			
	y, based on provision ratios.					
	,,	Indicative Project	When the relevant enrolment trigger for the adjoining education	-	/ersion	1
		Trigger	reached or at the discretion of the Responsible Authority for ea	arlier	REF	22
		i i i ggci	provision		1-1	~~



DI LA 8	Land for level 1 Multi-purpose Comr	nunity Centre - NAC (sub-pr	recinct 4)	2111	N/ DEFENSE NOT
Project	Land acquisition of 0.8ha for level 1.0	Aulti-nurnose Community Ce	entre collocated with the NAC in sub-precinct 4. Collocated with Primary		CK REFERENCE
Description	School and Early Years Hub.	nater purpose community ec	strice conocated with the two in sub-precinct 4. conocated with Filmary	DIL	CF LAND
Description	School and Larry Tears Hub.				
Levy Type	Development	Strategic	Item identified in CPG report (Jan 2010) as required to meet the basic n	needs of the fut	ure community fo
Category	Community Facilities	Justification	community facilities.		•
0 ,	•				
		Cost Breakdown	Units	Rate	Cost
Cost	\$220,000	Property 213	0.80	\$275,000	\$220,000
External	0%				
Cost to MCA	\$220,000				
Applies To	Residential				
Cell	Main Catchment Area				
Apportionment	100%				
Capital Cost	\$220,000				
Demand Units	910				
Levy Amount	\$241.83				
Cost Apportionmen		Costing	Opteon Valuation		
The item is required	d to serve the future population of the	Ballarat Justifcation	1		
West PSP Area only	, based on provision ratios.		When the relevant encolment trigger for the adjoining education tacilit	vic	
		Indicative Project	When the relevant enrolment trigger for the adjoining education facility	y is Version	1
		Trigger	reached or at the discretion of the Responsible Authority for earlier	REF	23
			provision		
DI_DR_A	Construction of Drainage Scheme in	sub-catchment A (sub-preci	inct 4)	OUIG	CK REFERENCE
Project					
Description	Construction of a drainage scheme for	or sub-catchment A, including	g drainage pipes, retarding basins and bioretention areas	DIL	DR WORKS
2 coor peron					
Levy Type					
	Development	Strategic			
	Development Drainage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012		
Category	•		Ballarat West Drainage Scheme, SMEC and Engeny, 2012		
	•		Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Units	Rate	Cost
	•	Justification		Rate	
Category	Drainage	Justification		Rate	
Category	Drainage \$982,583	Justification		Rate	
Cost External	Drainage \$982,583 0%	Justification Cost Breakdown		Rate	
Cost External Cost to MCA Applies To	\$982,583 0% \$982,583 Residential Commerc	Justification Cost Breakdown		Rate	
Cost External Cost to MCA Applies To Cell	Drainage \$982,583 0% \$982,583 Residential Commerc Main Catchment Area	Justification Cost Breakdown		Rate	
Cost External Cost to MCA Applies To Cell Apportionment	Sy82,583 0% \$982,583 Residential Commerce Main Catchment Area 100%	Justification Cost Breakdown		Rate	
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	\$982,583 0% \$982,583 Residential Comment Main Catchment Area 100% \$982,583	Justification Cost Breakdown		Rate	
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	\$982,583 0% \$982,583 Residential Comment Main Catchment Area 100% \$982,583 948	Justification Cost Breakdown		Rate	
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	\$982,583 0% \$982,583 Residential Comment Main Catchment Area 100% \$982,583	Justification Cost Breakdown		Rate	
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	\$982,583 0% \$982,583 Residential Commerce Main Catchment Area 100% \$982,583 948 \$1,037.02	Justification Cost Breakdown cial		Rate	
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	\$982,583 0% \$982,583 Residential Commerce Main Catchment Area 100% \$982,583 948 \$1,037.02	Justification Cost Breakdown cial Costing	Units	Rate	
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	\$982,583 0% \$982,583 Residential Commerce Main Catchment Area 100% \$982,583 948 \$1,037.02	Justification Cost Breakdown cial Costing		Rate	
Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	\$982,583 0% \$982,583 Residential Comment Main Catchment Area 100% \$982,583 948 \$1,037.02 at Method based on NDA between all landowners	Justification Cost Breakdown cial Costing in the Justification	Units Units SMEC Drainage Costs		Cost
Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned	\$982,583 0% \$982,583 Residential Comment Main Catchment Area 100% \$982,583 948 \$1,037.02 at Method based on NDA between all landowners	Justification Cost Breakdown cial Costing	Units	Rate Version REF	



DI_DR_AA/AB	Construction of Draina	nge Scheme in sub-cat	tchment AA/AB (sub-	precinct 1)		OUIC	K REFEREI	NCE
Project						QUIC	K INCI CINCI	VCL
Description	Construction of a drain	age scheme for sub-c	atchment AA/AB, inc	uding drainage pipes, retarding basins and bioretent	ion areas	DIL	DR	
Description								
Levy Type	Develo	nment	Strategic					
Category	Drair	•	Justification	Ballarat West Drainage Scheme, SMEC and Engeny	, 2012			
category	Dian	iu _B c	Justification					
			Cost Breakdown		Units	Rate	Cos	st
Cost	\$2,310	0.351	Cost Bi canaonii		Offics	riace	000	
External	09	•						
Cost to MCA	\$2,310							
Applies To	Residential	Commercial						
, ipplies 10	Nesidential	Commercial						
Cell	Main Catch	ment Area						
Apportionment	100							
Capital Cost	\$2,310							
Demand Units	94	•						
Levy Amount	\$2,43							
2017 / milount	Ψ2,13	70.5 1						
Cost Apportionme	nt Method		Costing					
	based on NDA between a	all landowners in the	Justifcation	SMEC Drainage Costs				
		an ianaowners in the	Justification					
Ballarat West PSP	Area.		Indicative Project	Staged delivery from the first sub-division within the	ne sub-catchment in	Version		1
			Trigger	accordance with Section 5.		REF		25
DI_DR_AC/AT Project Description	Construction of Draina Construction of a drain	_		uding drainage pipes, retarding basins and bioretent	ion areas	QUIC	DR DR	NCE WORKS
Levy Type	Develo	pment	Strategic	Ballarat West Drainage Scheme, SMEC and Engeny	2012			
Category	Drair	nage	Justification	Build at West Bruinage Scheme, Swize and Engerry	, 2012			
			Cost Breakdown		Units	Rate	Cos	it
Cost	\$6,27	•						
External	09							
Cost to MCA	\$6,27							
Applies To	Residential	Commercial						
0.11								
Cell	Main Catch							
Apportionment	100							
Capital Cost	\$6,27	•						
Demand Units	94							
Levy Amount	\$6,61	18.96						
Cook Amazantia			Costing					
Cost Apportionme			Costing	SMEC Drainage Costs				
	based on NDA between a	all landowners in the	Justifcation					
Ballarat West PSP	Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the accordance with Section 5.	ne sub-catchment in	Version REF		1 26
			30 -					



DI_DR_AK/AM	Construction of Draina	ge Scheme in sub-cat	tchment AK/AM (sub	-precinct 1)		OHIC	(REFERENCE
Project						QUIC	KILLENCE
-	Construction of a draina	age scheme for sub-c	atchment AK/AM, inc	luding drainage pipes, retarding basins and bioretenti	on areas	DIL	DR WORKS
Description							
Levy Type	Develor	oment	Strategic				
Category	Drain		Justification	Ballarat West Drainage Scheme, SMEC and Engeny,	2012		
	2.5	-8-	Justinication				
			Cost Breakdown		Units	Rate	Cost
Cost	\$804,	048					
External	0%	, 0					
Cost to MCA	\$804,	048					
Applies To	Residential	Commercial					
Cell	Main Catchi	ment Area					
Apportionment	100						
Capital Cost	\$804,						
Demand Units	94						
Levy Amount	\$848						
Levy Amount	Ç040	.53					
Cost Apportionme	nt Method		Costing				
	based on NDA between a	Il landowners in the	Justifcation	SMEC Drainage Costs			
		ii iaiiuowiieis iii tiie	Justification				
Ballarat West PSP	Area.		Indicative Project	Staged delivery from the first sub-division within the	e sub-catchment in	Version	1
			Trigger	accordance with Section 5.	o out out out out out	REF	27
DI_DR_AU/AY Project Description	Construction of Draina Construction of a draina			uding drainage pipes, retarding basins and bioretentic	on areas	QUIC	REFERENCE DR WORKS
Levy Type	Develop		Strategic	Ballarat West Drainage Scheme, SMEC and Engeny,	2012		
Category	Drain	age	Justification	, , , , , , , , , , , , , , , , , , ,			
			Cost Breakdown		Units	Rate	Cost
Cost	\$2,358	3,628					
External	0%	ó					
Cost to MCA	\$2,358	3,628					
Applies To	Residential	Commercial					
Cell	Main Catchi	ment Area					
Apportionment	100						
Capital Cost	\$2,358						
Demand Units	94						
Levy Amount	\$2,48						
Cost Apportionme	at Mathad		Costing				
Cost Apportionme		II landaumana in the	Justifcation	SMEC Drainage Costs			
	based on NDA between a	ii iaridowners in the	Justification				
Ballarat West PSP	Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the accordance with Section 5.	e sub-catchment in	Version REF	1 28
			30 -				



DI_DR_AZ/CA	Construction of Draina	ge Scheme in sub-cat	tchment AZ/CA (sub-	precinct 1)		OUIC	K REFEREN	CE
Project						QUIC	K INCI LINCIN	CL
Description	Construction of a drain	age scheme for sub-c	atchment AZ/CA, incl	uding drainage pipes, retarding basins and bioretenti	on areas	DIL	DR V	
Description								
Levy Type	Develo	nment	Strategic					
Category	Drair		Justification	Ballarat West Drainage Scheme, SMEC and Engeny,	2012			
outego. y	5.0		Justification					
			Cost Breakdown		Units	Rate	Cost	
Cost	\$1,496	5,692						
External	09	6						
Cost to MCA	\$1,496							
Applies To	Residential	Commercial						
	ricordericidi	Commercial						
Cell	Main Catch	ment Area						
Apportionment	100)%						
Capital Cost	\$1,496	5,692						
Demand Units	94							
Levy Amount	\$1,57							
,	, ,-							
Cost Apportionme	nt Method		Costing					
	based on NDA between a	II landowners in the	Justifcation	SMEC Drainage Costs				
Ballarat West PSP								
Dallalat West FSF	Alea.		Indicative Project	Staged delivery from the first sub-division within th	e sub-catchment in	Version		1
			Trigger	accordance with Section 5.		REF		29
DI_DR_BA/BQ Project Description	Construction of Draina Construction of a drain			precinct 1) uding drainage pipes, retarding basins and bioretenti	ion areas	QUIC	DR W	CE ORKS
			Churchania					
Levy Type	Develo		Strategic	Ballarat West Drainage Scheme, SMEC and Engeny,	2012			
Category	Drair	nage	Justification	3 ,				
C+	¢0.20	7 504	Cost Breakdown		Units	Rate	Cost	
Cost External	\$8,367							
Cost to MCA	\$8,36							
Applies To	Residential	Commercial						
Cell	Main Catch	ment Δrea						
Apportionment	100							
Capital Cost	\$8,367							
Demand Units	\$8,36. 94							
Levy Amount	\$8,83							
LCVY AIIIOUIII	<i>γ</i> ο,ος	1.17						
Cost Apportionme	nt Method		Costing					
		Il landowners in the	Justifcation	SMEC Drainage Costs				
	based on NDA between a	iii iaiiuowiieis iii the	Justillation					
Ballarat West PSP	Area.		Indicative Project Trigger	Staged delivery from the first sub-division within th accordance with Section 5.	e sub-catchment in	Version REF		1
			99	accordance with section s.				



DI_DR_BK/BL	Construction of Draina	ge Scheme in sub-cat	chment BK/BL (sub-	precinct 1)		QUIC	CK REFERENCE
Project	Construction of a drain	aga schama far sub s	atchment BK/BL incl	uding drainage pipes, retarding basins and bioreten	tion areas	DIL	DR WORKS
Description	Construction of a draine	age scriente for sub-c	atchinent bk/bL, incl	uding drainage pipes, retarding basins and bioreten	ition areas	DIL	DR WORKS
Levy Type	Develop	oment	Strategic	- "			
Category	Drain		Justification	Ballarat West Drainage Scheme, SMEC and Enger	ny, 2012		
			Cost Breakdown		Units	Rate	Cost
Cost	\$443,	021	COST Breakdown		Units	nate	Cost
External	0%						
Cost to MCA	\$443,	021					
Applies To	Residential	Commercial					
C-II	NA-i C-t-h						
Cell	Main Catchi						
Apportionment	100						
Capital Cost	\$443,						
Demand Units	94						
Levy Amount	\$467	.50					
Cost Apportionme	nt Method		Costing	SNAFC Dusinger Costs			
Costs apportioned	based on NDA between a	II landowners in the	Justifcation	SMEC Drainage Costs			
Ballarat West PSP	Area.						
			Indicative Project	Staged delivery from the first sub-division within	the sub-catchment in	Version	1
			Trigger	accordance with Section 5.		REF	31
DI DD DII/00			1				
DI_DR_BU/CP	Construction of Draina	ge Scheme in sub-cat	conment BU/CP (Sub-	precinct 1)		QUIC	CK REFERENCE
Project	Construction of a drain:	age scheme for sub-c	atchment BLI/CP_inc	luding drainage pipes, retarding basins and bioreter	ntion areas	DIL	DR WORKS
Description	Construction of a aram	age serieme for sub-e	ate:	aramage pipes, retaramag sasma and sioneter	icioni di cas		
Levy Type	Develop	oment	Strategic	Ballarat West Drainage Scheme, SMEC and Enger	nv. 2012. supplemented by	/ further adv	vice from Engeny.
Category	Drain		Justification	letter dated 30 October 2013.	, , , , , ,	'	0 7
22.182.1			Justinication	Tetter duted 50 October 2015.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$9,943						
External	7%						
Cost to MCA	\$9,225						
Applies To	Residential	Commercial					
Cell	Main Catchi	ment Area					
Apportionment	939	%					
Capital Cost	\$9,225	,189					
Demand Units	94	8					
Levy Amount	\$9,73	6.24					
Cost Apportionme	nt Method		Costing				
	sub-catchment have been	annortioned to	Justifcation	SMEC Drainage Costs			
	he proportion of works re	• •	Jastineation				
	elopment. The remaining					Version	1
•	l on NDA between all land		Indicative Project	Staged delivery from the first sub-division within	the sub-catchment in		
		OWNERS III LITE	Trigger	accordance with Section 5.		REF	32
Ballarat West PSP	AI Ed.						



DI_DR_BY/BZ	Construction of Draina	age Scheme in sub-cat	tchment RV/R7 (sub-	precinct 1)			
						QUIC	K REFERENCE
Project	Construction of a drain	age scheme for sub-c	atchment BY/BZ, incl	uding drainage pipes, retarding basins and bioretenti	on areas	DIL	DR WORKS
Description			,				
Levy Type	Develo	pment	Strategic	Ballarat West Drainage Scheme, SMEC and Engeny	2012		
Category	Drair	nage	Justification	ballarat west brailiage scheme, swice and Engerly	, 2012		
			Cost Breakdown		Units	Rate	Cost
Cost	\$1,859	9,843			O TITLES		
External	09						
Cost to MCA	\$1,859						
Applies To	Residential	Commercial					
Call	Main Catab	mont Augo					
Cell	Main Catch						
Apportionment	100						
Capital Cost	\$1,859						
Demand Units	94						
Levy Amount	\$1,96	2.87					
Cost Apportionme	nt Method		Costing				
		ماخ من معمد سيمام الم	Justifcation	SMEC Drainage Costs			
	based on NDA between a	an iandowners in the	Justification				
Ballarat West PSP	Area.		Indicative Project	Staged delivery from the first sub-division within the	he sub-catchment in	Version	1
			Trigger	accordance with Section 5.	ile sub cateriment in	REF	33
DI_DR_C/O Project Description	Construction of Draina Construction of a drain			ecinct 4) ing drainage pipes, retarding basins and bioretention	n areas	QUIC	K REFERENCE DR WORKS
2 cscription							
Levy Type	Develo	pment	Strategic	Ballarat West Drainage Schome SMEC and Engage	2012		
Category	Drair	nage	Justification	Ballarat West Drainage Scheme, SMEC and Engeny	, 2012		
			Cost Breakdown		Units	Rate	Cost
Cost	\$6,963	2 520	COSt Breakdown		UIIILS	Nate	Cost
External	50,903	•					
Cost to MCA	\$6,963						
Applies To	Residential	Commercial					
Applies 10	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100	0%					
Capital Cost	\$6,963	3,538					
Demand Units	94	18					
Levy Amount	\$7,34	19.30					
Cost Apportionme	nt Method		Costing				
	based on NDA between a	all landowners in the	Justifcation	SMEC Drainage Costs			
		an ianuowners in the	Justification				
Ballarat West PSP	Area.		Indicative Project Trigger	Staged delivery from the first sub-division within the accordance with Section 5.	he sub-catchment in	Version REF	1 34



Project Description Construction of a drainage scheme for sub-catchment CB/CF, including drainage pipes, retarding basins and bioretention areas Levy Type Development Category Drainage Drainage Drainage Drainage Cost Breakdown Units Ra Cost S1,262,914	DIL DI	R WORKS
Description Construction of a drainage scheme for sub-catchment CB/CF, including drainage pipes, retarding basins and bioretention areas Levy Type Development Strategic Justification Drainage Justification Cost Breakdown Cost \$1,262,914	DIL D	R WORKS
Levy Type Development Strategic Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Ra Cost \$1,262,914		
Category Drainage Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Ra Cost \$1,262,914		
Category Drainage Justification Cost Breakdown Units Ra Cost \$1,262,914		
Cost \$1,262,914		
Cost \$1,262,914	ate	Cost
	ite	COST
External 0%		
Cost to MCA \$1,262,914		
Applies To Residential Commercial		
Cell Main Catchment Area		
Apportionment 100%		
Capital Cost \$1,262,914		
Demand Units 948		
Levy Amount \$1,332.88		
Cost Apportionment Method Costing		
SMEC Drainage Costs		
Ballarat West PSP Area. Indicative Project Staged delivery from the first sub-division within the sub-catchment in	Vancion	4
Trigger accordance with Section 5.	Version REF	1 35
DI_DR_CD/CR Construction of Drainage Scheme in sub-catchment CD/CR (sub-precinct 1)	QUICK RE	FERENCE
Project Construction of a drainage scheme for sub-catchment CD/CR, including drainage pipes, retarding basins and bioretention areas	DIL DI	R WORKS
Description Description		
Levy Type Development Strategic Dun Law LD Color		
Category Drainage Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012		
	ate	Cost
Cost \$4,390,910	ate	Cost
Cost \$4,390,910 External 0%	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910	ate	Cost
Cost \$4,390,910 External 0%	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100%	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost \$4,390,910	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100%	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost \$4,390,910 Demand Units 948 Levy Amount \$4,634.16	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Coll Main Catchment Area Apportionment 100% Capital Cost \$4,390,910 Demand Units 948 Levy Amount \$4,634.16 Cost Apportionment Method Costing SMEC Drainage Costs	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost \$4,390,910 Demand Units 948 Levy Amount \$4,634.16	ate	Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost \$4,390,910 Demand Units 948 Levy Amount \$4,634.16 Cost Apportionment Method Cost apportioned based on NDA between all landowners in the Ballarat West PSP Area.		Cost
Cost \$4,390,910 External 0% Cost to MCA \$4,390,910 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost \$4,390,910 Demand Units 948 Levy Amount \$4,634.16 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area.	Version REF	1 36



DI_DR_CQ/CW	Construction of Draina	ge Scheme in sub-ca	tchment CQ/CW (sub	-precinct 1)		QUIC	(REFEREN	ICE
Project	Construction of a dualin		atabasant CO/CM/ in	cluding drainage pipes, retarding basins and bioretention		DIL	DR V	
Description	Construction of a draine	age scriente for sub-c	attriment CQ/Cvv, in	ridding drainage pipes, retarding basins and bioretention	i dieds	DIL	DK V	
Levy Type	Develop	oment	Strategic					
Category	Drain		Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 20	112			
			Cost Breakdown		I I a like	Rate	Cost	
Cost	\$4,159	9.999	COSt Breakdown		Units	Nate	Cost	
External	0%							
Cost to MCA	\$4,159							
Applies To	Residential	Commercial						
Cell	Main Catch							
Apportionment	100							
Capital Cost	\$4,159							
Demand Units	94							
Levy Amount	\$4,39	0.45						
Cost Apportionmer	nt Method		Costing					
	based on NDA between a	Il landowners in the	Justifcation	SMEC Drainage Costs				
		iii iaiidowiieis iii tiie	Justification					
Ballarat West PSP A	Area.		Indicative Project	Staged delivery from the first sub-division within the s	ub-catchment in	Version		1
			Trigger	accordance with Section 5.	as catomiciti.	REF		37
				accordance with section of				0,
DI_DR_CX/DC	Construction of Draina	ge Scheme in sub-ca	tchment CX/DC (sub-	pecinct 1)		OUIC	(REFEREN	ICE
Project						QUIC	KEFEKEN	ICE
Description	Construction of a drain	age scheme for sub-c	atchment CX/DC, inc	uding drainage pipes, retarding basins and bioretention	areas	DIL	DR V	
Description								
Levy Type	Develop	oment	Strategic	Pallarat West Prainage Schome, SMEC and Engany 20	112			
Category	Drain	age	Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 20	112			
			Cost Breakdown		Units	Rate	Cost	
Cost	\$2,614	1.102	COSt Breakdown		Ullits	nate	Cost	
External	0%							
Cost to MCA	\$2,614							
Applies To	Residential	Commercial						
Call	Marin Co. 1	mant Auga						
Cell	Main Catch							
Apportionment	100	1%						
• • • • • • • • • • • • • • • • • • • •	40.00	1 102						
Capital Cost	\$2,614							
Capital Cost Demand Units	94	8						
Capital Cost Demand Units		8						
Capital Cost Demand Units Levy Amount	94 \$2,75	8	Costing					
Capital Cost Demand Units Levy Amount Cost Apportionmer	94 \$2,75 nt Method	8 8.92	_	SMEC Drainage Costs				
Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	94 \$2,75 nt Method based on NDA between a	8 8.92	Costing Justifcation	SMEC Drainage Costs				
Capital Cost Demand Units Levy Amount Cost Apportionmer	94 \$2,75 nt Method based on NDA between a	8 8.92	_	SMEC Drainage Costs Staged delivery from the first sub-division within the s	ub-catchment in	Version		1
Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	94 \$2,75 nt Method based on NDA between a	8 8.92	Justifcation		ub-catchment in	Version REF		1 38



DI DR D/J	Construction of Draina	ge Scheme in sub-cat	chment D/J (sub-pre	ecinct 4)		
		_		·	QUIC	CK REFERENCE
Project		•		ing drainage pipes, retarding basins, bioretention areas and works to the	DIL	DR WORKS
Description	Kensington Creek to ac	commodate the outfl	ow from RB 2.			
Levy Type	Develo	pment	Strategic	Pallaret West Drainers Schame CMEC and Engage 2012		
Category	Drain	nage	Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012		
0 ,		· ·				
			Cost Breakdown	Units	Rate	Cost
Cost	\$8,849	·	Drainage works			\$1,691,648
External	09		RB2			\$5,712,043
Cost to MCA	\$8,849	9,691	2 additional 900mr			\$446,000
Applies To	Residential	Commercial	Kensington Creek v	works (4.2)		\$1,000,000
Cell	Main Catch	ment Area				
Apportionment	100)%				
Capital Cost	\$8,849					
Demand Units	94	·				
Levy Amount	\$9,33					
,						
Cost Apportionmen	nt Method		Costing	SMEC Drainage Costs		
Costs apportioned	based on NDA between a	all landowners in the	Justifcation	SIVILE Dialitage Costs		
Ballarat West PSP A	Area.					
banarat West 1 or 7			Indicative Project	Staged delivery from the first sub-division within the sub-catchment in	Version	1
			Trigger	accordance with Section 5.	REF	39
DI_DR_KL	Construction of Draina	ge Scheme in sub-cat			QUIC	CK REFERENCE
Project			chment KL (sub-pred		QUIC	CK REFERENCE DR WORKS
			chment KL (sub-pred	cinct 4)		
Project		age scheme for sub-c	chment KL (sub-pred	cinct 4) ng drainage pipes, retarding basins and bioretention areas		
Project Description	Construction of a drain	age scheme for sub-co	atchment KL (sub-pred	cinct 4)		
Project Description Levy Type	Construction of a drain	age scheme for sub-co	atchment KL (sub-pred atchment KL, includir Strategic	cinct 4) ng drainage pipes, retarding basins and bioretention areas	DIL	
Project Description Levy Type Category	Construction of a drain Develo Drain	age scheme for sub-co pment lage	atchment KL (sub-pred atchment KL, includir Strategic	cinct 4) ng drainage pipes, retarding basins and bioretention areas		
Project Description Levy Type Category Cost	Construction of a drain Develo Drair \$3,352	age scheme for sub-copment lage	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External	Construction of a drain Develo Drain \$3,352	age scheme for sub-co pment nage 2,384	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA	Construction of a drain Develoy Drain \$3,352 09 \$3,355	age scheme for sub-copment lage 2,384 % 2,384	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External	Construction of a drain Develo Drain \$3,352	age scheme for sub-co pment nage 2,384	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a drain Develo Drain \$3,352 09 \$3,352 Residential	age scheme for sub-ca pment nage 2,384 % 2,384 Commercial	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a drain Develo Drain \$3,355 09 \$3,355 Residential Main Catch	age scheme for sub-co pment nage 2,384 % 2,384 Commercial ment Area	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a drain Develo Drain \$3,352 09 \$3,352 Residential Main Catch	age scheme for sub-comment pment page 2,384 6 2,384 Commercial ment Area	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a drain Develo Drain \$3,355 09 \$3,355 Residential Main Catch 100 \$3,355	age scheme for sub-comment lage 2,384 6 Commercial ment Area 0% 2,384	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a drain Develo Drain \$3,352 09 \$3,352 Residential Main Catch	age scheme for sub-comment lage 2,384 6 2,384 Commercial ment Area 10% 2,384 8	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a drain Develor Drain \$3,352 09 \$3,352 Residential Main Catch 100 \$3,352	age scheme for sub-comment lage 2,384 6 2,384 Commercial ment Area 10% 2,384 8	atchment KL (sub-pred atchment KL, includir Strategic Justification	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a drain Develoy Drain \$3,355 09 \$3,355 Residential Main Catch 100 \$3,355 94 \$3,53	age scheme for sub-comment lage 2,384 6 2,384 Commercial ment Area 10% 2,384 8	atchment KL (sub-pred atchment KL, includir Strategic Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Units	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a drain Develoy Drain \$3,355 09 \$3,355 Residential Main Catch 100 \$3,355 94 \$3,53	age scheme for sub-comment lage 2,384 % 2,384 Commercial ment Area 19% 2,384 8	atchment KL (sub-precatchment KL, including Strategic Justification Cost Breakdown	ng drainage pipes, retarding basins and bioretention areas Ballarat West Drainage Scheme, SMEC and Engeny, 2012	DIL	DR WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a drain Develoy Drain \$3,352 09 \$3,352 Residential Main Catch 100 \$3,352 94 \$3,53 at Method based on NDA between a	age scheme for sub-comment lage 2,384 % 2,384 Commercial ment Area 19% 2,384 8	atchment KL (sub-precatchment KL, including Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Units	DIL	DR WORKS



DI_DR_M/Q	Construction of Draina	ge Scheme in sub-cat	tchment M/Q (sub-p	ecinct 2)		QUIC	K REFERENC	CE
Project	Construction of a dualin		estabas aut NA/O in al	line dusings since retarding basins and bioustoction are		DII	DD W	ODIZ
Description	Construction of a drain	age scheme for sub-c	atchment w/Q, inclu	ling drainage pipes, retarding basins and bioretention are	dS	DIL	DR W	
Levy Type	Develo	pment	Strategic		_			
Category	Drain		Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012	2			
Cost	\$4,730) 445	Cost Breakdown		Units	Rate	Cost	
External	09	·						
Cost to MCA	\$4,730							
		•						
Applies To	Residential	Commercial						
Cell	Main Catch	ment Area						
Apportionment	100)%						
Capital Cost	\$4,730	0,445						
Demand Units	94	8						
Levy Amount	\$4,99	2.50						
Cost Apportionmen	at Mathad		Costing					
Cost Apportionmer			_	SMEC Drainage Costs				
	based on NDA between a	all landowners in the	Justifcation					
Ballarat West PSP A	Area.		Indicative Project	Channel delivery from the first and division within the aut	h ootobusout is	\/i		
			•	Staged delivery from the first sub-division within the sub-	b-catchment in	Version		1
			Trigger	accordance with Section 5.		REF		41
DI_DR_P/T	Construction of Draina	ge Scheme in sub-cat	tchment P/T (sub-pre	cinct 2)		QUIC	K REFERENC	CE
Project	Comptonical of a ductor	f f		and destructions of the contraction beating and blooms with a con-		DIL	DD W	ORK!
Description	Construction of a drain	age scheme for sub-c	atchment P/T, includ	ng drainage pipes, retarding basins and bioretention areas	5	DIL	DR W	
Levy Type	Develo	nmont	Strategic					
	Develo		Justification	Ballarat West Drainage Scheme, SMEC and Engeny, 2012	2			
Category	Diali	iage	Justification					
			Cost Breakdown		Units	Rate	Cost	
Cost	\$4,938	•						
External	09							
Cost to MCA	\$4,938	8,336						
Applies To	Residential	Commercial						
Cell	Main Catch	ment Area						
Apportionment	100							
Capital Cost	\$4,938							
Demand Units	94,936	·						
Levy Amount	\$5,21							
Cost Apportionmer			Costing	SMEC Drainage Costs				
Costs apportioned	based on NDA between a	all landowners in the	Justifcation	0				
Ballarat West PSP A	Area.							
					n catchmont in	Version		1
			Indicative Project	Staged delivery from the first sub-division within the sub-	b-catcilinent in			Т
			Trigger	accordance with Section 5.	b-catcilinent in	REF		42



Cost project Category Development Strategic Justification O% Systemation of Nationage Scheme in sub-catchment U/Z (sub-precinct Z) Cost Breakdown Units Rate Cost Systema Indicative Project Trigger Systema Indicative Project Trigger Acquisition of land for Biofilter Project Description Cost Date of Project Oct Systema Indicative Project Trigger Development Systemage Scheme Systema Indicative Project Trigger Strategic Justification Strategic Justification Indicative Project Trigger Strategic Description Drainage Units Rate Cost Strategic Justification Ballarat West PSP Area. Cost Specification Strategic Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Specification Strategic Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost Specification Strategic Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Specification Specific
Description Construction of a grainage scneme for sub-catciment U/z, including grainage pipes, retarding dasins and bioretention areas Levy Type Development Category Drainage Cost S3,050,065 External O% Cost to MCA S3,050,065 External O% Cost to MCA S3,050,065 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost S3,050,065 Demand Units 948 Levy Amount S3,219.03 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Cost Breakdown Units REF QUICK REFERENCE DIL DR Levy Type Development Drainage Development Drainage Strategic Drainage Drainage Drainage Drainage Drainage Drainage Drainage Strategic Drainage Strategic Drainage Drainage Drainage Drainage Drainage Strategic Drainage Strategic Drainage Drainage Drainage Strategic Drainage Drainage Drainage Drainage Strategic Drainage Strategic Drainage Strategic Drainage Strategic Drainage Strategic Drainage Drainage Drainage Strategic Drainage Drainage Strategic Drainage Strategic Drainage Strategic Drainage Drainage Strategic Drainage Drainage Drainage Strategic Drainage
Description Levy Type
Cast S3,050,065 External 0% Cost S3,050,065 Applies To Residential Commercial Cell Main Cathment Area Apportionment 100% Capital Cost \$3,050,065 Demand Units 948 Every Amount \$3,219.03 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. DI_LA_BIO Project Trigger Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Cost Breakdown Units Rate Cost Cost Cost Property 158 (developable) Cost Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Justification Units Rate Cost Cost Cost Sack Cost S226,000 Property 158 (developable) Units Rate Cost Cost S226,000 Property 158 (developable) O.43 \$322,857 \$138,822*
Cost greakdown Cost b S3,050,065 External 0% Cost to MCA \$3,050,065 External 0% Cost to MCA \$3,050,065 External 10% Cost to MCA \$3,050,065 External 20% Cost to MCA \$3,050,065 External 20% Cost to MCA \$3,050,065 External 20% Cost apportionment 200% Cost a S3,050,065 External 20% External 20% Cost S3,050,065 External 20% External
Cost to MCA \$3,050,065 External 0%
Cost \$ \$3,050,065 External 0%
External 0% Cost to MCA \$3,050,065 Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost \$3,050,065 Demand Units 948 Levy Amount \$33,219.03 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Cost MCA \$3,050,065 Demand Units 948 Levy Amount \$33,219.03 Cost Apportionment Method 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. DI_LA_BIO Project Acquisition of land for Biofilter Acquisition of land for three Biofiliters each 400m apart (W&X), total area: 0.70ha (developable). DI_LA_BIO DI_LA_BIO DI_LA_BIO DI_LA_BIO DI_LA_BIO Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Secti
Cost to MCA Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost \$3,050,065 Demand Units 948 Levy Amount \$3,219.03 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Cost Ing Justification Indicative Project Trigger Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). DI_L DR Cost Breakdown Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$332,857 \$138,825
Applies To Residential Commercial Cell Main Catchment Area Apportionment 100% Capital Cost 53,050,065 Demand Units 948 Levy Amount \$3,219.03 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Cost Macquisition of land for Biofilter Project Trigger Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Cost Breakdown Cost Breakdown Units Rate Cost Cost Space Cost Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. DI_LA_BIO DI_LA_BIO Project Description Cost Breakdown Units Rate Cost Cost Space Cost Spac
Cell Main Catchment Area Apportionment 100% Capital Cost \$3,050,065 Demand Units 948 Levy Amount \$3,219.03 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Cost Indicative Project Trigger accordance with Section 5. Cost Age delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Age delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Age delivery from the first sub-division within the sub-catchment in accordance with Section 5. Cost Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Cost Section 100% Cost Section 100% Cost Breakdown Cost Section 100% Cos
Apportionment 100% Capital Cost \$3,050,065 Demand Units 948 Levy Amount \$3,219.03 Cost Apportionment Method Cost apportioned based on NDA between all landowners in the Ballarat West PSP Area. DLLA_BIO Project Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). DLLA_BIO Project Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Cost Breakdown Cost S226,000 Property 158 (developable) Units Rate Cost Cost S138,825
Capital Cost \$3,050,065 Demand Units 948 Levy Amount \$3,219.03 Cost Apportionment Method 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. DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). DIL DR LA_BIO Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Cost Breakdown Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,825
Demand Units Levy Amount \$3,219.03 Cost Apportionment Method 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. Project Description Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). DIL DR Development Category Drainage Cost Breakdown Cost Breakdown Units Rate Cost Cost S226,000 Property 158 (developable) OSTABLE OF TRIBLE OF TRI
Cost Apportionment Method 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. Project Description Acquisition of land for Biofilter Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). DIL DR Levy Type Development Category Drainage Drainage Development Cost Breakdown Cost Breakdown Property 158 (developable) Cost Breakdown Property 158 (developable) OSTAGE SMEC Drainage Costs SMEC Drainage Costs Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. Pulla DR Cost Breakdown DIL DR Levy Type Cost Breakdown Units Rate Cost Cost S226,000 Property 158 (developable) 0.43 S322,857 \$138,825
Cost Apportionment Method 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. Project Description Acquisition of land for Biofilter Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Development Cost Breakdown Cost Breakdown Cost Breakdown Duits Rate Cost Cost S226,000 Property 158 (developable) Outs Breakdown Duits Rate Cost Property 158 (developable) Outs Breakdown
Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Indicative Project Trigger accordance with Section 5. DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Levy Type Development Strategic Category Drainage Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,825
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 Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Levy Type Development Strategic Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,825
Ballarat West PSP Area. Indicative Project Trigger Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Description Development Category Drainage Cost Breakdown Cost \$226,000 Property 158 (developable) Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. PULA_BIO QUICK REFERENCE Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). DIL DR LA Cost Breakdown Units Rate Cost S226,000 Property 158 (developable) 0.43 \$322,857 \$138,825
Indicative Project Trigger Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Development Category Drainage Cost Breakdown Cost \$226,000 Property 158 (developable) Staged delivery from the first sub-division within the sub-catchment in accordance with Section 5. QUICK REFERENCE Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Units Rate Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,825
Trigger accordance with Section 5. DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Levy Type Development Category Drainage Drainage Drainage Development Strategic Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,825
DI_LA_BIO Acquisition of land for Biofilter Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). Levy Type Category Development Drainage Drainage Cost Breakdown Cost S226,000 Property 158 (developable) DIL DR DR LA Cost DIL DR
Project Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70ha (developable). DIL DR
Description Acquisition of land for three Biofilters each 400m apart (W&X), total area: 0.70na (developable). Levy Type Development Category Drainage Drainage Cost Breakdown Cost \$226,000 Property 158 (developable) Drainage Cost Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Units Rate Cost \$322,857 \$138,825
Levy Type Development Strategic Drainage Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,829
Category Drainage Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,829
Category Drainage Justification Ballarat West Drainage Scheme, SMEC and Engeny, 2012 Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,829
Cost Breakdown Units Rate Cost Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,829
Cost \$226,000 Property 158 (developable) 0.43 \$322,857 \$138,829
External 0% Property 159 (developable) 0.14 \$322.857 \$45.200
Cost to MCA \$226,000 Property 160 (developable) 0.13 \$322,857 \$41,971
Applies To Residential Commercial
Cell Main Catchment Area
Apportionment 100%
Capital Cost \$226,000
Demand Units 948
Demand Onics
Levy Amount \$238.52 Cost Apportionment Method Costing SMFC Drainage Costs
Levy Amount \$238.52 Cost Apportionment Method Costing SMEC Drainage Costs
Levy Amount \$238.52 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Ballarat West PSP Area. Costing Justification SMEC Drainage Costs
Levy Amount \$238.52 Cost Apportionment Method Costs apportioned based on NDA between all landowners in the Justification SMEC Drainage Costs



DI_LA_RB1	Acquisition of land for	Retarding Basin 1				QUIC	CK REFERENCE
Project				11.		D.II.	DD LAND
Description	Acquisition of land for F	Retarding Basin 1, tot	ai area: 0.5na (deveid	opable).		DIL	DR LAND
							· · · · · · · · · · · · · · · · · · ·
Levy Type	Develop	oment	Strategic	Dellaret Mart Duringer Cohenna CMEC and Engage	2012		
Category	Drain	age	Justification	Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
,							
			Cost Breakdown		Units	Rate	Cost
Cost	\$162,	500	Property 211 (deve	elopable)	0.50	\$325,000	\$162,500
External	0%	6					
Cost to MCA	\$162,	500					
Applies To	Residential	Commercial					
Cell	Main Catchi	ment Area					
Apportionment	100	%					
Capital Cost	\$162,	500					
Demand Units	948						
Levy Amount	\$171	.50					
•	·						
Cost Apportionmen	nt Method		Costing				
	based on NDA between a	II landowners in the	Justifcation	SMEC Drainage Costs			
Ballarat West PSP							
Dallalat West FSF /	Alea.		Indicative Project			Version	1
			Trigger	As required for construction of the facility.		REF	45
			86				
DI 14 DD3	A	Data adia a Dania 2					
DI_LA_RB2	Acquisition of land for	Retarding Basin 2				QUIC	CK REFERENCE
DI_LA_RB2 Project			-l 2 07h- /d	lacable and avidantial			
Project			al area: 3.87ha (deve	lopable - non-residential).		QUIC	CK REFERENCE DR LAND
			al area: 3.87ha (deve	lopable - non-residential).			
Project		Retarding Basin 2, tot	al area: 3.87ha (deve Strategic		2042		
Project Description	Acquisition of land for F	Retarding Basin 2, toto	·	lopable - non-residential). Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
Project Description Levy Type	Acquisition of land for F	Retarding Basin 2, toto	Strategic		eny, 2012		
Project Description Levy Type	Acquisition of land for F	Retarding Basin 2, toto	Strategic		eny, 2012 Units		
Project Description Levy Type	Acquisition of land for F	Retarding Basin 2, totoment age	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Enge	,	DIL	DR LAND
Project Description Levy Type Category	Acquisition of land for F Develop Drain	Retarding Basin 2, totoment age	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost	Acquisition of land for F Develop Drain \$735,	Retarding Basin 2, totoment age	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External	Acquisition of land for F Develop Drain \$735,	Retarding Basin 2, totoment age	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for F Develop Drain \$735, 0%	Retarding Basin 2, totoment age 300 6 300	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for F Develop Drain \$735, 0%	Retarding Basin 2, toto oment age 300 6 300 Commercial	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for R Develop Drain \$735, 0% \$735, Residential	Retarding Basin 2, totoment age 300 6 300 Commercial	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for F Develop Drain \$735, 0% \$735, Residential Main Catchi	Retarding Basin 2, totoment age 300 Commercial ment Area	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for R Develop Drain \$735, 0% \$735, Residential Main Catche	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for R Develop Drain \$735, 0% \$735, Residential Main Catchr 100 \$735,	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300 8	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for R Develop Drain \$735, 0% \$735, Residential Main Catche 100 \$735, 946	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300 8	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for R Develop Drain \$735, 0% \$735, Residential Main Catchi 100 \$735, 944 \$776	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300 8	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmene	Acquisition of land for R Develop Drain \$735, 0% \$735, Residential Main Catch 100 \$735, 94 \$776	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300 8 .03	Strategic Justification Cost Breakdown Property 212 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost apportioned	Acquisition of land for F Develop Drain \$735, 0% \$735, Residential Main Catchi 100 \$735, 94i \$776 Int Method based on NDA between a	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300 8 .03	Strategic Justification Cost Breakdown Property 212 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmene	Acquisition of land for F Develop Drain \$735, 0% \$735, Residential Main Catchi 100 \$735, 94i \$776 Int Method based on NDA between a	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300 8 .03	Strategic Justification Cost Breakdown Property 212 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	Cost \$735,300
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost apportioned	Acquisition of land for F Develop Drain \$735, 0% \$735, Residential Main Catchi 100 \$735, 94i \$776 Int Method based on NDA between a	Retarding Basin 2, totoment age 300 6 300 Commercial ment Area % 300 8 .03	Strategic Justification Cost Breakdown Property 212 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	Rate \$190,000	DR LAND



DI_LA_RB3	Acquisition of land for	Retarding Basin 3				QUIC	K REFERENCE
Project	Aisitism of land for t	D-4	-l 4 Eb - /-ll-			DII	DD LANG
Description	Acquisition of land for l	Retarding Basin 3, tot	ai area: 1.5na (deveic	opable).		DIL	DR LANE
Levy Type	Develo	pment	Strategic				
Category	Drair		Justification	Ballarat West Drainage Scheme, SMEC and Enge	ny, 2012		
	2.4		Justinication				
	6442	500	Cost Breakdown		Units	Rate	Cost
Cost	\$412		Property 220 (deve	elopable)	1.50	\$275,000	\$412,500
External	09						
Cost to MCA	\$412						
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100)%					
Capital Cost	\$412	,500					
Demand Units	94	8					
Levy Amount	\$435	5.35					
Cost Apportionmer	at Mathad		Costing				
			_	SMEC Drainage Costs			
* *	based on NDA between a	ill landowners in the	Justifcation				
Ballarat West PSP A	Area.		Indicative Project			Version	4
			Trigger	As required for construction of the facility.		REF	1 47
							77
DI LA PRA	Acquisition of land for	Potarding Racin A					47
DI_LA_RB4	Acquisition of land for	Retarding Basin 4	BBC.				K REFERENCE
DI_LA_RB4 Project		_		Jonahla)		QUIC	K REFERENCE
Project	Acquisition of land for	_		lopable).			K REFERENCE
Project Description	Acquisition of land for l	Retarding Basin 4, tot	al area: 1.69ha (deve			QUIC	K REFERENCE
Project Description Levy Type	Acquisition of land for l	Retarding Basin 4, totopment	al area: 1.69ha (deve Strategic	lopable). Ballarat West Drainage Scheme, SMEC and Enge	ny, 2012	QUIC	K REFERENCE
Project Description Levy Type	Acquisition of land for l	Retarding Basin 4, totopment	al area: 1.69ha (deve		ny, 2012	QUIC	K REFERENCE
Project Description Levy Type Category	Acquisition of land for l Develo Drair	Retarding Basin 4, tot pment lage	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost	Acquisition of land for l Develo Drair \$464	Retarding Basin 4, tot pment nage	al area: 1.69ha (deve Strategic Justification	Ballarat West Drainage Scheme, SMEC and Enge		QUIC	K REFERENCE DR LANG
Project Description Levy Type Category Cost External	Acquisition of land for l Develo Drair \$464	Retarding Basin 4, tot pment nage ,750	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for l Develo Drair \$464 09 \$464	Retarding Basin 4, tot pment nage ,750 6 ,750	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for l Develo Drair \$464	Retarding Basin 4, tot pment nage ,750	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project	Acquisition of land for l Develo Drair \$464 09 \$464	Retarding Basin 4, toto pment nage ,750 6 ,750 Commercial	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for l Develo Drain \$464 09 \$464 Residential	Retarding Basin 4, toto pment nage ,750 6 ,750 Commercial ment Area	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for l Develo Drain \$464 09 \$464 Residential	Retarding Basin 4, toto pment nage ,750 ,750 Commercial ment Area	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for I Develo Drain \$464 09 \$464 Residential Main Catch	Retarding Basin 4, toto pment nage ,750 6,,750 Commercial ment Area 9%	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for I Develo Drain \$464 09 \$464 Residential Main Catch 100 \$464	Retarding Basin 4, tot pment lage ,750 6 ,750 Commercial ment Area 9% ,750 8	al area: 1.69ha (deve Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for land f	Retarding Basin 4, tot pment lage ,750 6 ,750 Commercial ment Area 9% ,750 8	al area: 1.69ha (deve Strategic Justification Cost Breakdown Property 155 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANI Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for l Develor Drain \$464 09 \$464 Residential Main Catch 100 \$464 94 \$490	Retarding Basin 4, toto pment lage ,750 6,750 Commercial ment Area)% ,750 8	al area: 1.69ha (deve Strategic Justification Cost Breakdown Property 155 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment Cost Apportionment Cost Apportionment	Acquisition of land for l Develor Drain \$464 09 \$464 Residential Main Catch 100 \$464 94 \$490 Int Method	Retarding Basin 4, toto pment lage ,750 6,750 Commercial ment Area)% ,750 8	al area: 1.69ha (deve Strategic Justification Cost Breakdown Property 155 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LANG Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for l Develor Drain \$464 09 \$464 Residential Main Catch 100 \$464 94 \$490	Retarding Basin 4, toto pment lage ,750 6,750 Commercial ment Area)% ,750 8	al area: 1.69ha (deve Strategic Justification Cost Breakdown Property 155 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	Rate \$275,000	K REFERENCE DR LANE Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment Cost Apportionment Cost Apportionment	Acquisition of land for l Develor Drain \$464 09 \$464 Residential Main Catch 100 \$464 94 \$490	Retarding Basin 4, toto pment lage ,750 6,750 Commercial ment Area)% ,750 8	al area: 1.69ha (deve Strategic Justification Cost Breakdown Property 155 (deve	Ballarat West Drainage Scheme, SMEC and Enge	Units	QUIC DIL Rate	K REFERENCE DR LAND Cost



DI_LA_RB5	Acquisition of land for	Retarding Basin 5				QUIC	K REFERENCE
Project	Acquisition of land for I	Potarding Pacin E tot	al area: 1 E4ba /deve	lopable - non-residential).		DIL	DR LAND
Description	Acquisition of failu for f	retaining basiii 3, tot	ai aiea. 1.34iia (ueve	lopable - Hon-residential).		DIL	LAND
Levy Type	Develop	oment	Strategic	D. H	2042		
Category	Drain	iage	Justification	Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
						_	
Cost	\$292,	600	Cost Breakdown Property 214 (deve	Janahla)	Units	Rate \$190,000	Cost \$292,600
External	3292,		Property 214 (deve	iopable)	1.54	\$190,000	\$292,000
Cost to MCA	\$292,						
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100)%					
Capital Cost	\$292,	,600					
Demand Units	94	8					
Levy Amount	\$308	3.81					
Cost Apportionmo	at Mothod		Costing				
Cost Apportionme		II la mala coma a martina Alam	J	SMEC Drainage Costs			
	based on NDA between a	iii iandowners in the	Justifcation				
Ballarat West PSP	Area.		Indicative Project			Version	1
			Trigger	As required for construction of the facility.		REF	49
			rrigger			IVLI	43
DI_LA_RB6	Acquisition of land for	Dotarding Pasin 6					
DI_LA_KD0	Acquisition of fand for	itetarumg basin o				QUIC	K REFERENCE
Project	Acquisition of land for F	Retarding Rasin 6 tot	ral area: 2.61ha (developable).			DIL	DR LAND
Description	requisition of faile for t	tetaranig basiir o, tot	ararea. 2.01na (aeve	opasic).		512	Dit Ditte
Levy Type	Develop	oment	Strategic				
Category	Drain		Justification	Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
		8-	Justiniou i i i				
_			Cost Breakdown		Units	Rate	Cost
Cost	\$717,		Property 157 (deve	liopable)	2.61	\$275,000	\$717,750
External	0%						
Cost to MCA	\$717,						
Applies To	Residential	Commercial					
		Commercial					
Cell	Residential	Commercial ment Area					
Cell Apportionment	Residential Main Catch	Commercial ment Area 9%					
Cell Apportionment Capital Cost	Residential Main Catch	Commercial ment Area 9% 750					
Cell Apportionment Capital Cost Demand Units	Residential Main Catch 100 \$717,	Commercial ment Area 19% 1750 8					
Cell Apportionment Capital Cost Demand Units Levy Amount	Residential Main Catch 100 \$717, 94 \$757	Commercial ment Area 19% 1750 8	Costing				
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Residential Main Catch 100 \$717, 94 \$757	Commercial ment Area 9% 7,750 8 8	Costing	SMEC Drainage Costs			
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Residential Main Catch 100 \$717, 94 \$757 nt Method based on NDA between a	Commercial ment Area 9% 7,750 8 8	Costing Justifcation	SMEC Drainage Costs			
Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned Ballarat West PSP A	Residential Main Catch 100 \$717, 94 \$757 nt Method based on NDA between a	Commercial ment Area 9% 7,750 8 8	Justifcation	SMEC Drainage Costs			
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Residential Main Catch 100 \$717, 94 \$757 nt Method based on NDA between a	Commercial ment Area 9% 7,750 8 8	Justifcation Indicative Project	SMEC Drainage Costs As required for construction of the facility.		Version	1
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Residential Main Catch 100 \$717, 94 \$757 nt Method based on NDA between a	Commercial ment Area 9% 7,750 8 8	Justifcation	Ü		Version REF	1 50



DI LA RB7	Acquisition of land for	Data udina Dasin 7					
DI_LA_RD/	Acquisition of fand for	Retarding basin /				QUIC	K REFERENCE
Project	Acquisition of land for I	Retarding Rasin 7 tot	al area: 2 12ha (deve	lonable)		DIL	DR LAND
Description	Acquisition of faria for f	rectarding basin 7, tot	ai ai ca. 2.12iia (acve	торимсу.		DIE	LAND
Levy Type	Develo		Strategic	Ballarat West Drainage Scheme, SMEC and Engel	nv. 2012		
Category	Drain	nage	Justification		,,		
	ģcoo.	000	Cost Breakdown	1 11)	Units	Rate	Cost
Cost	\$689,		Property 209 (deve	elopable)	2.12	\$325,000	\$689,000
External	0%						
Cost to MCA	\$689,						
Applies To	Residential	Commercial					
Call	Main Catch	mont Aroa					
Cell	Main Catch						
Apportionment	\$689						
Capital Cost Demand Units	94						
Levy Amount	\$727 \$727						
Levy Amount	\$121	.17					
Cost Apportionmen	t Mathad		Costing				
	pased on NDA between a	II landownors in the	Justifcation	SMEC Drainage Costs			
		iii iaiiuowiieis iii tiie	Justiication				
Ballarat West PSP A	rea.		Indicative Project			Version	1
			Trigger	As required for construction of the facility.		REF	51
			III BBCI			11/21	31
DI 14 DD14		n. !! n ! 44					
DI_LA_RB11	Acquisition of land for	Retarding Basin 11				QUIC	K REFERENCE
DI_LA_RB11 Project	·		1				
Project	Acquisition of land for Acquisition of land for I		otal area: 0.62ha (enc	umbered).		QUIC	CK REFERENCE DR LAND
	·		otal area: 0.62ha (enc	umbered).			
Project	·	Retarding Basin 11, to	otal area: 0.62ha (enc Strategic		2042		
Project Description	Acquisition of land for I	Retarding Basin 11, to		umbered). Ballarat West Drainage Scheme, SMEC and Enger	ny, 2012		
Project Description Levy Type	Acquisition of land for I	Retarding Basin 11, to	Strategic		ny, 2012		
Project Description Levy Type	Acquisition of land for I	Retarding Basin 11, to	Strategic		ny, 2012 Units		
Project Description Levy Type	Acquisition of land for I Develop Drain \$155,	Retarding Basin 11, to pment lage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Enge		DIL	DR LAND
Project Description Levy Type Category	Acquisition of land for I Develop Drain	Retarding Basin 11, to pment lage	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost	Acquisition of land for I Develop Drain \$155,	Retarding Basin 11, to pment lage	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External	Acquisition of land for I Develop Drain \$155,	Retarding Basin 11, to pment lage	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential	Retarding Basin 11, to pment nage ,000 6 ,000 Commercial	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch	Retarding Basin 11, to pment nage ,000 6 ,000 Commercial ment Area	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch	Retarding Basin 11, to pment nage ,000 Commercial ment Area	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155,	Retarding Basin 11, to pment hage ,000 Commercial ment Area ,000	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155, 94	Retarding Basin 11, to pment lage ,000 Commercial ment Area ,000 8	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155,	Retarding Basin 11, to pment lage ,000 Commercial ment Area ,000 8	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155, 94 \$163	Retarding Basin 11, to pment lage ,000 Commercial ment Area ,000 8	Strategic Justification Cost Breakdown Property 2 (encum	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155, 94 \$163	Retarding Basin 11, to pment large	Strategic Justification Cost Breakdown Property 2 (encum	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.62	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost apportionment Costs apportioned to	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155, 94 \$163 t Method based on NDA between a	Retarding Basin 11, to pment large	Strategic Justification Cost Breakdown Property 2 (encum	Ballarat West Drainage Scheme, SMEC and Enger	Units 0.62	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155, 94 \$163 t Method based on NDA between a	Retarding Basin 11, to pment large	Strategic Justification Cost Breakdown Property 2 (encum) Costing Justification	Ballarat West Drainage Scheme, SMEC and Enger	Units 0.62	Rate \$250,000	Cost \$155,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost apportionment Costs apportioned to	Acquisition of land for I Develop Drain \$155, 09 \$155, Residential Main Catch 100 \$155, 94 \$163 t Method based on NDA between a	Retarding Basin 11, to pment large	Strategic Justification Cost Breakdown Property 2 (encum	Ballarat West Drainage Scheme, SMEC and Enger	Units 0.62	DIL	DR LAND



DI_LA_RB12	Acquisition of land for	Retarding Basin 12				QUIC	K REFERENCE
Project							
Description	Acquisition of land for F	Retarding Basin 12, to	ital area: 0.5ha (encu	mbered).		DIL	DR LAND
Levy Type	Develop	oment	Strategic	Dellaret Mast Dusiness Cohenes CMEC and Francisco	2012		
Category	Drain	age	Justification	Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
,							
			Cost Breakdown		Units	Rate	Cost
Cost	\$138,	300	Property 13 (encur	nbered)	0.04	\$7,500	\$300
External	0%	ó	Property 14 (encur	nbered)	0.46	\$300,000	\$138,000
Cost to MCA	\$138,	300					
Applies To	Residential	Commercial					
Cell	Main Catchi						
Apportionment	100						
Capital Cost	\$138,						
Demand Units	. 94						
Levy Amount	\$145	.96					
Cook Americantic			Coating				
Cost Apportionme			Costing	SMEC Drainage Costs			
Costs apportioned	based on NDA between a	II landowners in the	Justifcation	o de la companya de l			
Ballarat West PSP	Area.		Indiantina Daniant				
			Indicative Project	As required for construction of the facility.		Version	1
			Trigger			REF	53
DLIA DD43							
DI_LA_RB13	Acquisition of land for	Retarding Basin 13				OUIC	L DEEEDENCE
							CK REFERENCE
Project	Acquisition of land for Acquisition of land for F		otal area: 2.12ha (enc	umbered).		QUIC	CK REFERENCE DR LAND
			otal area: 2.12ha (enc	umbered).			
Project Description	Acquisition of land for F	Retarding Basin 13, to	·				
Project Description Levy Type	Acquisition of land for F	Retarding Basin 13, to	Strategic	umbered). Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
Project Description	Acquisition of land for F	Retarding Basin 13, to	·		eny, 2012		
Project Description Levy Type	Acquisition of land for F	Retarding Basin 13, to	Strategic Justification		,	DIL	DR LAND
Project Description Levy Type Category	Acquisition of land for F Develop Drain	Retarding Basin 13, to oment age	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost	Acquisition of land for F Develop Drain \$194,	Retarding Basin 13, to oment age	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category	Acquisition of land for F Develop Drain \$194,	Retarding Basin 13, to oment age 325	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for F Develop Drain \$194, 0%	Retarding Basin 13, to oment age 325 6 325	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External	Acquisition of land for F Develop Drain \$194,	Retarding Basin 13, to oment age 325	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for F Develop Drain \$194, 0%	Retarding Basin 13, to oment age 325 6 325 Commercial	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for F Develop Drain \$194, Residential	Retarding Basin 13, to oment age 325 6 325 Commercial	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catche	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catchi	Retarding Basin 13, to oment age 325 6325 Commercial ment Area % 325	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catch 100 \$194,	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area % 325 8	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Develop Drain \$194, 0% \$194, Residential Main Catchi 100 \$194,	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area % 325 8	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catchi 100 \$194, 94 \$205	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area % 325 8	Strategic Justification Cost Breakdown Property 11 (encur	Ballarat West Drainage Scheme, SMEC and Engenbered) mbered) mbered)	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catchi 100 \$194, 94 \$205	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area % 325 8	Strategic Justification Cost Breakdown Property 11 (encur Property 12 (encur	Ballarat West Drainage Scheme, SMEC and Enge	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catch 100 \$194, 94. \$205 nt Method based on NDA between a	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area % 325 8	Strategic Justification Cost Breakdown Property 11 (encur Property 12 (encur Costing Justification	Ballarat West Drainage Scheme, SMEC and Engenbered) mbered) mbered)	Units 0.61	Rate \$300,000	Cost \$183,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catch 100 \$194, 94. \$205 nt Method based on NDA between a	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area % 325 8	Strategic Justification Cost Breakdown Property 11 (encur Property 12 (encur	Ballarat West Drainage Scheme, SMEC and Engenbered) Inbered) SMEC Drainage Costs	Units 0.61	Rate \$300,000 \$7,500	Cost \$183,000 \$11,325
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost apportioned	Acquisition of land for F Develop Drain \$194, 0% \$194, Residential Main Catch 100 \$194, 94. \$205 nt Method based on NDA between a	Retarding Basin 13, to oment age 325 6 325 Commercial ment Area % 325 8	Strategic Justification Cost Breakdown Property 11 (encur Property 12 (encur Costing Justification	Ballarat West Drainage Scheme, SMEC and Engenbered) mbered) mbered)	Units 0.61	Rate \$300,000 \$7,500	Cost \$183,000



DI 14 DD14		D. II D. 44					
DI_LA_RB14	Acquisition of land for	Retarding Basin 14				QUIC	K REFERENCE
Project	Acquisition of land for I	Rotarding Racin 1/1 to	ntal area: 1 Oha Jencu	mhered)		DIL	DR LAND
Description	Acquisition of failu for i	retarding basin 14, to	otal alea. 1.0lla (elica	mbereuj.		DIE	LAND
Levy Type	Develo	pment	Strategic	Pallarat West Drainage Scheme SMEC and Enga	nny 2012		
Category	Drain	nage	Justification	Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
Cook	¢202	F00	Cost Breakdown	ar la susse al V	Units	Rate	Cost
Cost	\$283,		Property 82 (encun	•	0.34	\$300,000	\$102,000
External	09		Property 83 (encun	nbered)	0.66	\$275,000	\$181,500
Cost to MCA	\$283,						
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100)%					
Capital Cost	\$283,	,500					
Demand Units	94	8					
Levy Amount	\$299	9.21					
Cost Apportionmen	nt Mathad		Costing				
Cost Apportionmen			_	SMEC Drainage Costs			
	based on NDA between a	ill landowners in the	Justifcation				
Ballarat West PSP	Area.		Indicative Ducient				
			Indicative Project	As required for construction of the facility.		Version	1
			Trigger			REF	55
DI_LA_RB15	Acquisition of land for	Detarding Pasin 15					
DI_LA_KB15	Acquisition of failu for	Retarding Dasin 15				QUIC	K REFERENCE
Project	Acquisition of land for I	Rotarding Racin 15 to	ntal area: 0 86ha lenc	umbered)		DIL	DR LAND
Description	Acquisition of land for i	netarumg basin 15, to	otal alea. O.Solia (elic	umbereu).		DIL	LAND
Levy Type	Develo	nment	Strategic				
Category	Drain		Justification	Ballarat West Drainage Scheme, SMEC and Enge	eny, 2012		
category	Dian	idge	Justification				
			Cost Breakdown		Units	Rate	Cost
Cost	\$236,		Property 83 (encur	nbered)	0.86	\$275,000	\$236,500
External	09						
Cost to MCA	\$236						
	\$230,	,500					
Applies To	Residential	,500 Commercial					
	Residential	Commercial					
Cell	Residential Main Catch	Commercial ment Area					
Cell Apportionment	Residential Main Catch	Commercial ment Area 0%					
Cell Apportionment Capital Cost	Residential Main Catch 100 \$236,	Commercial ment Area 0% ,500					
Cell Apportionment Capital Cost Demand Units	Residential Main Catch 100 \$236,	Commercial ment Area)% ,500 8					
Cell Apportionment Capital Cost Demand Units	Residential Main Catch 100 \$236,	Commercial ment Area)% ,500 8					
Cell Apportionment Capital Cost	Residential Main Catch 100 \$236, 94 \$249	Commercial ment Area)% ,500 8	Costing	SMEC Drainage Costs			
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	Residential Main Catch 100 \$236, 94 \$249	Commercial ment Area)% ,500 8 9.60	Costing Justifcation	SMEC Drainage Costs			
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Residential Main Catch 100 \$236, 94 \$249 nt Method based on NDA between a	Commercial ment Area)% ,500 8 9.60	Justifcation	SMEC Drainage Costs			
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned	Residential Main Catch 100 \$236, 94 \$249 nt Method based on NDA between a	Commercial ment Area)% ,500 8 9.60	Justification Indicative Project			Version	1
Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned	Residential Main Catch 100 \$236, 94 \$249 nt Method based on NDA between a	Commercial ment Area)% ,500 8 9.60	Justifcation	SMEC Drainage Costs As required for construction of the facility.		Version REF	1 56



DI_LA_RB17	Acquisition of land for F	Retarding Basin 17				QUIC	K REFERENCE
Project							
Description	Acquisition of land for R	etarding Basin 17, to	itai area: 2.63na (botr	n encumbered and developable).		DIL	DR LAND
Levy Type	Develop	ment	Strategic	Ballarat West Drainage Scheme, SMEC and Enge	ny 2012		
Category	Draina	age	Justification	Ballarat West Draillage Scheme, Sivice and Enge	11y, 2012		
			Cost Breakdown		Units	Rate	Cost
Cost	\$789,0		Property 96 (encum	•	1.83	\$300,000	\$549,000
External	0%		Property 96 (develo	opable)	0.80	\$300,000	\$240,000
Cost to MCA	\$789,0						
Applies To	Residential	Commercial					
Cell	Main Catchn						
Apportionment	1009						
Capital Cost	\$789,0						
Demand Units	948						
Levy Amount	\$832.	/1					
Ct At'	4 A A - 4		Costing				
Cost Apportionmen			J	SMEC Drainage Costs			
• •	based on NDA between al	I landowners in the	Justifcation				
Ballarat West PSP A	rea.		Indicative Project			Vancion	4
				As required for construction of the facility.		Version REF	1 57
			Trigger			NLF	57
DI_LA_RB18	Acquisition of land for F	Retarding Basin 18				QUIC	K REFERENCE
		-					K REFERENCE
Project	Acquisition of land for R	-	ital area: 0.79ha (deve	elopable).		QUIC	K REFERENCE DR LAND
		-	ital area: 0.79ha (deve	elopable).			
Project		etarding Basin 18, to	ital area: 0.79ha (deve Strategic		2012		
Project Description	Acquisition of land for R	etarding Basin 18, to ment	·	elopable). Ballarat West Drainage Scheme, SMEC and Enge	ny, 2012		
Project Description Levy Type	Acquisition of land for R Develop	etarding Basin 18, to ment	Strategic		ny, 2012		
Project Description Levy Type	Acquisition of land for R Develop	etarding Basin 18, to ment	Strategic		ny, 2012 Units		
Project Description Levy Type	Acquisition of land for R Develop Draina \$256,7	etarding Basin 18, to ment age	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Enge		DIL	DR LAND
Project Description Levy Type Category	Acquisition of land for R Develop Draina	etarding Basin 18, to ment age	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost	Acquisition of land for R Develop Draina \$256,7	etarding Basin 18, to ment age	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External	Acquisition of land for R Develop Draina \$256,	etarding Basin 18, to ment age	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for R Develop Draina \$256, 0% \$256, Residential	etarding Basin 18, to ment age 750 Commercial	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of land for R Develop Draina \$256, 0% \$256, Residential Main Catchn	etarding Basin 18, to ment age 750 Commercial ment Area	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of land for R Develop Draina \$256, 0% \$256, Residential Main Catchn	etarding Basin 18, to ment age 750 Commercial ment Area	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for R Develop Draina \$256, 0% \$256, Residential Main Catchn 1009 \$256,	etarding Basin 18, to ment age 750 Commercial ment Area %	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for R Develop Drains \$256,7 0% \$256,7 Residential Main Catchn 1000 \$256,7 948	etarding Basin 18, to ment age 750 Commercial ment Area % 750	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for R Develop Draina \$256, 0% \$256, Residential Main Catchn 1009 \$256,	etarding Basin 18, to ment age 750 Commercial ment Area % 750	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for R Develop Draina \$256,7 % \$256,7 Residential Main Catchn 1009 \$256,7 948 \$270.	etarding Basin 18, to ment age 750 Commercial ment Area % 750	Strategic Justification Cost Breakdown Property 65 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for R Develop Draina \$256, 0% \$256, Residential Main Catchn 1009 \$256, 948 \$270.	etarding Basin 18, to ment age 750 Commercial ment Area % 750 3	Strategic Justification Cost Breakdown Property 65 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned I	Acquisition of land for R Develop Draina \$256,7 %256,7 Residential Main Catchn 1000 \$256,7 948 \$270. at Method based on NDA between al	etarding Basin 18, to ment age 750 Commercial ment Area % 750 3	Strategic Justification Cost Breakdown Property 65 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for R Develop Draina \$256,7 %256,7 Residential Main Catchn 1000 \$256,7 948 \$270. at Method based on NDA between al	etarding Basin 18, to ment age 750 Commercial ment Area % 750 3	Strategic Justification Cost Breakdown Property 65 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	Rate \$325,000	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned I	Acquisition of land for R Develop Draina \$256,7 %256,7 Residential Main Catchn 1000 \$256,7 948 \$270. at Method based on NDA between al	etarding Basin 18, to ment age 750 Commercial ment Area % 750 3	Strategic Justification Cost Breakdown Property 65 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND



DI LA RB24	Acquisition of land for	Dotarding Pasin 34					
	Acquisition of failu for	Retarding Dasin 24				QUIC	K REFERENCE
Project	Acquisition of land for I	Retarding Basin 24 to	ital area: 2 14ha (hoti	h encumbered and developable).		DIL	DR LAND
Description	Acquisition of fana for t	neturumg busin 24, to	rtar area. 2.14ma (both	in cheambered and developable).		512	DI ENITE
Levy Type	Develo		Strategic	Ballarat West Drainage Scheme, SMEC and Enge	nv. 2012		
Category	Drair	nage	Justification	3	<i>II</i> -		
			0 . 0 . 1 . 1			2 .	
C+	ĆC 42	000	Cost Breakdown		Units	Rate	Cost
Cost	\$642		Property 101 (encu	•	1.70	\$300,000	\$510,000
External	09		Property 101 (deve	elopable)	0.44	\$300,000	\$132,000
Cost to MCA	\$642						
Applies To	Residential	Commercial					
Call	Main Catab	mant Area					
Cell	Main Catch						
Apportionment	\$642						
Capital Cost	942 _.						
Demand Units							
Levy Amount	\$677	7.57					
Cost Apportionmen	+ Mathad		Costing				
		مطغ من معمور الم	Justifcation	SMEC Drainage Costs			
• • •	pased on NDA between a	iii iandowners in the	Justification				
Ballarat West PSP A	rea.		Indicative Project			Version	1
			•	As required for construction of the facility.		REF	59
			Trigger			1/1	33
DI_LA_RB25	Acquisition of land for	Retarding Basin 25				OUIC	K REFERENCE
		-					CK REFERENCE
Project	Acquisition of land for	-	otal area: 1.04ha (dev	elopable).		QUIC	CK REFERENCE DR LAND
		-	otal area: 1.04ha (dev	elopable).			
Project		Retarding Basin 25, to	otal area: 1.04ha (dev Strategic		2002		
Project Description	Acquisition of land for l	Retarding Basin 25, to		elopable). Ballarat West Drainage Scheme, SMEC and Enge	ny, 2012		
Project Description Levy Type	Acquisition of land for l	Retarding Basin 25, to	Strategic		ny, 2012		
Project Description Levy Type	Acquisition of land for l	Retarding Basin 25, to	Strategic		ny, 2012 Units		
Project Description Levy Type	Acquisition of land for l	Retarding Basin 25, to pment lage	Strategic Justification	Ballarat West Drainage Scheme, SMEC and Enge		DIL	DR LAND
Project Description Levy Type Category	Acquisition of land for l Develo Drair	Retarding Basin 25, to pment lage	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost	Acquisition of land for l Develo Drair \$312	Retarding Basin 25, to pment nage ,000	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External	Acquisition of land for l Develo Drair \$312	Retarding Basin 25, to pment nage ,000	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for l Develop Drain \$312 09 \$312	Retarding Basin 25, to pment lage ,000 % ,000	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of land for l Develop Drain \$312 09 \$312	Retarding Basin 25, to pment nage ,000 % ,000 Commercial	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of land for I Develo Drain \$312 09 \$312 Residential Main Catch	Retarding Basin 25, to pment nage ,000 % ,000 Commercial ment Area	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for I Develo Drain \$312 09 \$312 Residential Main Catch 100 \$312	Retarding Basin 25, to pment hage ,000 Commercial ment Area 0% ,000	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of land for I Develop Drain \$312 09 \$312 Residential Main Catch 100 \$312 94	Retarding Basin 25, to pment hage ,000	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of land for I Develo Drain \$312 09 \$312 Residential Main Catch 100 \$312	Retarding Basin 25, to pment hage ,000	Strategic Justification Cost Breakdown	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of land for l Developeration of land for l Developeration of land for l \$312 09 \$312 Residential Main Catch 100 \$312 94	Retarding Basin 25, to pment hage ,000	Strategic Justification Cost Breakdown Property 68 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for l Develor Drain \$312 09 \$312 Residential Main Catch 100 \$312 94 \$329	Retarding Basin 25, to pment large ,000 % ,000 Commercial ment Area 19% ,000 8	Strategic Justification Cost Breakdown Property 68 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for l Developeration of land for l Developeration of land for l \$312 09 \$312 Residential Main Catch 100 \$312 94	Retarding Basin 25, to pment large ,000 % ,000 Commercial ment Area 19% ,000 8	Strategic Justification Cost Breakdown Property 68 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Acquisition of land for l Developeration of land for l Developeration of land for l \$312 09 \$312 Residential Main Catch 100 \$312 94 \$329	Retarding Basin 25, to pment large ,000 % ,000 Commercial ment Area 19% ,000 8	Strategic Justification Cost Breakdown Property 68 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	Rate \$300,000	Cost \$312,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment Costs apportioned in	Acquisition of land for l Developeration of land for l Developeration of land for l \$312 09 \$312 Residential Main Catch 100 \$312 94 \$329	Retarding Basin 25, to pment large ,000 % ,000 Commercial ment Area 19% ,000 8	Strategic Justification Cost Breakdown Property 68 (develo	Ballarat West Drainage Scheme, SMEC and Enge	Units	DIL	DR LAND



DI_LA_RB26	Acquisition of land for	Retarding Basin 26				QUIC	K REFERENCE
Project	Acquisition of land for I	Retarding Basin 26 to	ntal area: 0 39ha (dev	elonable)		DIL	DR LAND
Description	Acquisition of fand for f	netarumg basim 20, to	otal alea. 0.55lla (devi	eiopabie).		DIE	LAND
Levy Type	Develo	pment	Strategic	Ballarat West Drainage Scheme, SMEC and Eng	ony 2012		
Category	Drain	nage	Justification	Ballarat West Draillage Scheme, Siviec and Engl	eny, 2012		
Cost	Ć10E	250	Cost Breakdown	anabla)	Units	Rate \$475,000	Cost \$185,250
External	\$185		Property 87 (develo	opable)	0.39	3473,000	\$165,250
Cost to MCA	09						
	\$185	•					
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100	0%					
Capital Cost	\$185	,250					
Demand Units	94	18					
Levy Amount	\$195	5.51					
			Coating				
Cost Apportionme			Costing	SMEC Drainage Costs			
	based on NDA between a	all landowners in the	Justifcation				
Ballarat West PSP	Area.		In direction Dunings				
			Indicative Project	As required for construction of the facility.		Version	1
			Trigger			REF	61
DI 14 DD27	A I a	D-4					
DI_LA_RB27	Acquisition of land for	Retarding Basin 27				QUIC	K REFERENCE
Project	Acquisition of land for I	Potarding Pacin 27 to	otal area: 0.68ha (developable).			DIL	DR LAND
Description	Acquisition of land for t	netaranig basin 27, to	otal alea. O.Oolia (uev	eiopable).		DIL	LAND
Levy Type	Develo	nmont	Strategic				
		•	•	Ballarat West Drainage Scheme, SMEC and Eng	eny, 2012		
Category	Drair	iage	Justification				
			Cost Breakdown		Units	Rate	Cost
Cost	\$221	,000	Property 154 (deve	elopable)	0.68	\$325,000	\$221,000
External	09	%					
Cost to MCA	\$221	,000					
Applies To	Residential	Commercial					
Call	Main C : I						
Cell	Main Catch						
Apportionment	100						
Capital Cost	\$221						
Demand Units	94						
Levy Amount	\$233	3.24					
Cost Apportionme	nt Method		Costing				
	based on NDA between a	all landowners in the	Justifcation	SMEC Drainage Costs			
Ballarat West PSP							
Danalat West PSP	nica.		Indicative Project			Version	1
			Trigger	As required for construction of the facility.		REF	62



DI_LA_RB29	Acquisition of land for	Retarding Basin 29				QUIC	K REFERENCE
Project	Acquisition of land for I	Retarding Rasin 29 to	ntal area: 1 5/1 ha (dev	(elonable)		DIL	DR LAND
Description	Acquisition of failu for i	retarding basin 29, to	ntai aiea. 1.54 iia (uet	relopable).		DIE	LAND
Levy Type	Develo	oment	Strategic	Ballarat West Drainage Scheme, SMEC and Eng	ony 2012		
Category	Drain	age	Justification	Ballarat West Draillage Scheille, Siviec and Engl	eny, 2012		
							_
Coat	¢C1C	000	Cost Breakdown	Janahla)	Units	Rate	Cost
Cost	\$616,		Property 153 (deve	elopable)	1.54	\$400,000	\$616,000
External	0%						
Cost to MCA	\$616,						
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100)%					
Capital Cost	\$616,	,000					
Demand Units	94	8					
Levy Amount	\$650	0.13					
Cost Apportion	at Mathad		Costing				
Cost Apportionme			_	SMEC Drainage Costs			
	based on NDA between a	II landowners in the	Justifcation				
Ballarat West PSP	Area.		Indicative Ducient				
			Indicative Project	As required for construction of the facility.		Version	1
			Trigger			REF	63
DI_LA_RB30	Acquisition of land for	Potarding Rasin 20					
	Acquisition of land for	itetarumg basin 30				QUIC	K REFERENCE
Project	Acquisition of land for I	Retarding Rasin 30 to	ntal area: 0.9 ha (deve	elonable)		DIL	DR LAND
Description	requisition of land for t	tetaranig basiir 50, te	rtar area. 0.5 na (aeve	nopusic).		JIL .	Dit Ditto
Levy Type	Develo	nment	Strategic				
Category	Drain		Justification	Ballarat West Drainage Scheme, SMEC and Eng	eny, 2012		
carego. y	D.C.		Jastineation				
			Cost Breakdown		Units	Rate	Cost
Cost	\$630,		Property 129 (deve	elopable)	0.90	\$700,000	\$630,000
External	09						
Cost to MCA	\$630,	,000					
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$630						
Demand Units	94						
Levy Amount	\$664	.90					
		.90					
Cost Apportionme	nt Method		Costing	SMEC Drainage Costs			
Cost Apportionme			Costing Justifcation	SMEC Drainage Costs			
Cost Apportionmen	nt Method based on NDA between a		Justifcation	SMEC Drainage Costs			
Cost Apportionment	nt Method based on NDA between a		Justifcation Indicative Project	-		Version	1
Cost Apportionme Costs apportioned	nt Method based on NDA between a		Justifcation	SMEC Drainage Costs As required for construction of the facility.		Version REF	1 64



DI_LA_9	Land for Active Open Space (private land) - I		·			CK REFERENCE
Project		pen Space Reserve (1.84ha unencumbered private land south of existing ro	oad reserve, ren	nainder	OS LAN
Description	is Crown Land)					
Levy Type	Development	Strategic				
Category	Open Space	Justification	This project is required to provide adequate active of	pen space facili	ties for the new co	mmunity.
outego. y	open opuse	Justinication				
		Cost Breakdown		Units	Rate	Cost
Cost	\$654,250	Property 153		0.75	\$400,000	\$300,000
External	0%	Property 154		1.09	\$325,000	\$354,250
Cost to MCA	\$654,250					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$654,250					
Demand Units	910					
Levy Amount	\$719.16					
	ψ. 13.13					
Cost Apportionme	nt Method	Costing				
	ed to serve the future population of the Ballarat	Justifcation	Opteon Valuation			
	ly, based on provision ratios.	Justineation				
vest rar Alea Oll	ly, based on provision ratios.	Indicative Duciest			.:	
		Indicative Project	No later than 4,800 dwellings occupied in precinct 1	or at the discre	tion of Version	1
DI IA 10	Land for Active Onen Space - (Crown Land) -	Trigger	No later than 4,800 dwellings occupied in precinct 1 the Responsible Authority for earlier provision	or at the discre	REF	65
-	Land for Active Open Space - (Crown Land) - Acquisition of Crown Land for the Mining Par	Trigger Mining Park (sub-pr	the Responsible Authority for earlier provision recinct 1)	or at the discre	REF	CK REFERENCE
Project		Trigger Mining Park (sub-pr	the Responsible Authority for earlier provision recinct 1)	or at the discre	QUIC	
DI_LA_10 Project Description Levy Type		Trigger Mining Park (sub-pr	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha		QUIC DIL	CK REFERENCE OS LANI
Project Description Levy Type	Acquisition of Crown Land for the Mining Par	Trigger Mining Park (sub-price of the sub-price of the s	the Responsible Authority for earlier provision recinct 1)		QUIC DIL	CK REFERENCE OS LAN
Project Description Levy Type	Acquisition of Crown Land for the Mining Par Development	Trigger Mining Park (sub-pack Active Open Space Strategic Justification	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha		QUIC DIL	CK REFERENCE OS LAN mmunity.
Project Description Levy Type Category	Acquisition of Crown Land for the Mining Par Development Open Space	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000	Trigger Mining Park (sub-pack Active Open Space Strategic Justification	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili	QUIC DIL	CK REFERENCE OS LAN mmunity.
Project Description Levy Type Category Cost External	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0%	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0%	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000 Residential	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000 Residential	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100%	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100% \$3,057,000	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100% \$3,057,000 910	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100% \$3,057,000	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Acquisition of Crown Land for the Mining Part Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100% \$3,057,000 910 \$3,360.30	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of the control of th	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme	Acquisition of Crown Land for the Mining Part Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100% \$3,057,000 910 \$3,360.30	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown Property 138 (Crown) Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	Acquisition of Crown Land for the Mining Par Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100% \$3,057,000 910 \$3,360.30 Int Method ed to serve the future population of the Ballarat	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown Property 138 (Crown) Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of the control of th	open space facili Units	QUIC DIL ties for the new co	CK REFERENCE OS LAN mmunity. Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionme The item is require	Acquisition of Crown Land for the Mining Part Development Open Space \$3,057,000 0% \$3,057,000 Residential Main Catchment Area 100% \$3,057,000 910 \$3,360.30	Trigger Mining Park (sub-processed) k Active Open Space Strategic Justification Cost Breakdown Property 138 (Crown) Cost Breakdown	the Responsible Authority for earlier provision recinct 1) Reserve: area 10.19ha This project is required to provide adequate active of the control of th	open space facili Units 10.19	QUIO DIL ties for the new co Rate \$300,000	OS LAN mmunity. Cost



DI LA 11	Land for Active Open Space - MAC (sub-prec	inct 1)				
	Edita for Active Open Space Time (Sub-prec				QUIC	CK REFERENCE
Project	Land acquisition (8ha) for the Glenelg Highwa	av (MAC) Active Oper	n Space Reserve.		DIL	OS LAND
Description		., (
Levy Type	Development	Strategic				
Category	Open Space	Justification	This project is required to provide adequate active	e open space facili	ties for the new co	mmunity.
Category	Орен зрасе	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$2,311,500	Property 2		5.10	\$225,000	\$1,147,500
External	0%	Property 3		2.91	\$400,000	\$1,164,000
Cost to MCA	\$2,311,500					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,311,500					
Demand Units	910					
Levy Amount	\$2,540.84					
Cost Apportionmen	t Method	Costing	Opteon Valuation			
The item is required	d to serve the future population of the Ballarat	Justifcation	Opteon valuation			
West PSP Area only	, based on provision ratios.					
	•	Indicative Project	No later than 2,400 dwellings occupied in precinc	ct 1 or at the discre		1
		Trigger	the Responsible Authority for earlier provision		REF	67
DI_LA_12	Land for Active Open Space - LAC (sub-preci	nct 2)			QUIC	CK REFERENCE
Project						
Description	Land acquisition (11ha) for the Greenhalghs L	AC Active Open Spa	ce Reserve, including land for the Indoor Recreation	n Centre (1ha)	DIL	OS LAND
Levy Type	Development	Strategic	This project is required to provide adequate activ	e onen snace facili	ties for the new co	mmunity
Category	Open Space	Justification	This project is required to provide adequate activ	re open space raciii	ties for the new co	illillariity.
•	42.025.000	Cost Breakdown		Units	Rate	Cost
Cost	\$3,025,000	Property 155		0.97	\$275,000	\$266,750
External	0%	Property 156		10.03	\$275,000	\$2,758,250
Cost to MCA	\$3,025,000					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$3,025,000					
Demand Units	910					
Levy Amount	\$3,325.13					
Levy Amount	,J22J.1J					
Cost Apportionmen	t Method	Costing	Ontoon Valuation			
	d to serve the future population of the Ballarat	Justifcation	Opteon Valuation			
	, based on provision ratios.					
est i si Aica only	, sassa on provision ratios.	Indicative Project	No later than 2,400 dwellings occupied in precinc	ct 2 or at the discre	tion of Version	1
		Trigger	the Responsible Authority for earlier provision		REF	68
			•			



DI_LA_13	Land for Active Open Space - NAC (sub-preci	nct 4)			QUIC	K REFERENCE
Project	Land acquisition (8ha) for the Carngham Road	d Active Open Space	Reserve colocated with the NAC		DIL	OS LAND
Description	cana acquisition (only) for the carrigham road	a rictive Open Space	neserve colocated with the twic.		JIL .	Extre
Levy Type	Development	Strategic				
Category	Open Space	Justification	This project is required to provide adequate active o	open space faciliti	es for the new cor	nmunity.
category	орен эрисс	Justification				
		Cost Breakdown		Units	Rate	Cost
Cost	\$2,400,000	Property 212		0.16	\$275,000	\$44,000
External	0%	Property 213		3.84	\$275,000	\$1,056,000
Cost to MCA	\$2,400,000	Property 230		4.00	\$325,000	\$1,300,000
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,400,000					
Demand Units	910					
Levy Amount	\$2,638.12					
Levy / iniount	¥2,030.12					
Cost Apportionmer	nt Method	Costing				
	d to serve the future population of the Ballarat	Justifcation	Opteon Valuation			
· ·	y, based on provision ratios.					
west PSP Area Only	y, based on provision ratios.	Indicative Project	No later than 2,400 dwellings occupied in precinct 4	or at the discreti	on of Version	1
		Trigger			REF	69
		Trigger	the Responsible Authority for earlier provision		REF	69
DI_OS_1	Construction of Regional AOS Reserve at MI		the Responsible Authority for earlier provision			69 K REFERENCE
DI_OS_1 Project	· ·	R Power Park (sub-p	the Responsible Authority for earlier provision recinct 1)		QUIC	K REFERENCE
Project	· ·	R Power Park (sub-p at MR Power Park, in	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w		QUIC	K REFERENCE
	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi	R Power Park (sub-p at MR Power Park, in shment, water suppl	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w		QUIC	K REFERENCE
Project	Construction of 18ha Regional AOS Reserve a	R Power Park (sub-p at MR Power Park, in	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi	QUIC	K REFERENCE OS WORK
Project Description Levy Type	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi	R Power Park (sub-p at MR Power Park, in shment, water suppl	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w	vith rectangular fi	QUIC	K REFERENCE OS WORI
Project Description Levy Type	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi	QUIC	K REFERENCE OS WORK
Project Description Levy Type Category Cost	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59%	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	OS WORK
Project Description	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59%	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	OS WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	OS WORK
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area 41%	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area 41% \$4,902,844	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area 41% \$4,902,844 910	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area 41% \$4,902,844	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site established Development Open Space \$12,066,250 \$59% \$4,902,844 Residential Main Catchment Area 41% \$4,902,844 910 \$5,389.28	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking This project is required to provide adequate regional	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area 41% \$4,902,844 910 \$5,389.28	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer The item is require	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area 41% \$4,902,844 910 \$5,389.28 at Method d to serve the future population of the Ballarat	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking This project is required to provide adequate regional	vith rectangular fi Il open space facil	QUIC DIL	K REFERENCE OS WORL
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer The item is require	Construction of 18ha Regional AOS Reserve a netball court, regional play space, site establi Development Open Space \$12,066,250 59% \$4,902,844 Residential Main Catchment Area 41% \$4,902,844 910 \$5,389.28	R Power Park (sub-p at MR Power Park, in shment, water suppl Strategic Justification Cost Breakdown	the Responsible Authority for earlier provision recinct 1) cluding 2 football/cricket ovals, 1 turf athletics track w y and car parking This project is required to provide adequate regional	vith rectangular fi al open space facil Units	lities for the new o	K REFERENCE OS WORL



DI_OS_2	Construction of AOS Reserve - Mining Park	(sub-precinct 1)			QUIC	K REFERENCE
Project	Construction of the Mining Park Active Open	Snace reserve (12h	a), including 3 soccer fields, local play space, water reter	ention and car narking	DIL	os work
Description	construction of the winning functions open	Topace reserve (121)	ary, mendaning a society menda, rocal play space, water recen	and car parking	J. DIE	00
Levy Type	Development	Strategic	This project is required to provide adequate active op	nen snace facilities fo	r the new cor	nmunity
Category	Open Space	Justification	This project is required to provide adequate active of	pen space racilities ro	i the new coi	illiullity.
		Cost Breakdown		Units	Rate	Cost
Cost	\$6,380,192					
External	0%					
Cost to MCA	\$6,380,192					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$6,380,192					
Demand Units	910					
Levy Amount	\$7,013.20					
,	¥ · / > = 5 · = 5					
Cost Apportionme	nt Method	Costing	Drawna			
The item is require	ed to serve the future population of the Ballarat	Justifcation	Prowse			
	y, based on provision ratios.					
	y, basea on provision ratios.				•	
West is inca on		Indicative Project	No later than 4,800 dwellings occupied in precinct 1 of	or at the discretion of	Version	1
	Country ation of AGC Passage MAC (sub-ray	Trigger	No later than 4,800 dwellings occupied in precinct 1 of the Responsible Authority for earlier provision	or at the discretion o	Version REF	71
DI_OS_3 Project Description	Construction of AOS Reserve - MAC (sub-pr Construction of Glenelg Highway AOS Reserv	Trigger ecinct 1)			REF	
DI_OS_3 Project Description	Construction of Glenelg Highway AOS Reserv	Trigger ecinct 1) e (8ha) adjacent to t	the Responsible Authority for earlier provision		REF	71 K REFERENCE
DI_OS_3 Project Description Levy Type	Construction of Glenelg Highway AOS Reserv Development	Trigger ecinct 1) e (8ha) adjacent to t Strategic	the Responsible Authority for earlier provision	urt and car parking.	QUIC DIL	K REFERENCE OS WORK
DI_OS_3 Project Description Levy Type	Construction of Glenelg Highway AOS Reserv	Trigger ecinct 1) e (8ha) adjacent to t	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking.	QUIC DIL	K REFERENCE OS WORK
DI_OS_3 Project Description Levy Type Category	Construction of Glenelg Highway AOS Reserv Development Open Space	Trigger ecinct 1) e (8ha) adjacent to t Strategic	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking.	QUIC DIL	K REFERENCE OS WORK
DI_OS_3 Project Description Levy Type Category	Construction of Glenelg Highway AOS Reserv Development Open Space \$3,638,642	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
DI_OS_3 Project Description Levy Type Category Cost External	Construction of Glenelg Highway AOS Reserv Development Open Space \$3,638,642 0%	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
DI_OS_3 Project Description	Construction of Glenelg Highway AOS Reserv Development Open Space \$3,638,642	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
DI_OS_3 Project Description Levy Type Category Cost External Cost to MCA	Construction of Glenelg Highway AOS Reserv Development Open Space \$3,638,642 0%	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
DI_OS_3 Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of Glenelg Highway AOS Reserv Development Open Space \$3,638,642 0% \$3,638,642	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
DI_OS_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of Glenelg Highway AOS Reserved Development Open Space \$3,638,642 0% \$3,638,642 Residential	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
DI_OS_3 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of Glenelg Highway AOS Reserved Development Open Space \$3,638,642 0% \$3,638,642 Residential Main Catchment Area	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
DI_OS_3 Project Description Levy Type Category Cost External	Construction of Glenelg Highway AOS Reserv Development Open Space \$3,638,642 0% \$3,638,642 Residential Main Catchment Area 100%	Trigger ecinct 1) e (8ha) adjacent to t Strategic Justification	the Responsible Authority for earlier provision he MAC, including 2 football/cricket ovals, 1 netball cou	urt and car parking. pen space facilities fo	QUIC DIL	K REFERENCE OS WORK nmunity.
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Applies To Residential Cell Main Catchment Area Apportionment 100% Capital Cost \$3,861,592 Demand Units 910 Levy Amount \$4,244.72 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 CPG Report (p.64) Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	External	0%					
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Apportionment 100% Capital Cost \$3,861,592 Demand Units 910 Levy Amount \$4,244.72 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 CPG Report (p.64) Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	Applies To	Residential					
Apportionment 100% Capital Cost \$3,861,592 Demand Units 910 Levy Amount \$4,244.72 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 CPG Report (p.64) Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1							
Capital Cost \$3,861,592 Demand Units 910 Levy Amount \$4,244.72 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 Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	Cell	Main Catchment Area					
Demand Units 910 Levy Amount \$4,244.72 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 CPG Report (p.64) Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	Apportionment	100%					
Levy Amount \$4,244.72 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 Undicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	Capital Cost	\$3,861,592					
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 Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	Demand Units	910					
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios. Justification CPG Report (p.64) Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	Levy Amount	\$4,244.72					
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios. Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version							
The item is required to serve the future population of the Ballarat West PSP Area only, based on provision ratios. Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1			_	CPG Report (n 64)			
West PSP Area only, based on provision ratios. Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1	The item is required	d to serve the future population of the Ballarat	Justifcation	οι ο περοιτ (μ.ο τ)			
Indicative Project No later than 2,400 dwellings occupied in precinct 4 or at the discretion of Version 1							
Trigger the Responsible Authority for earlier provision REF 74		·	•		ct 4 or at the discretion		1
			Trigger	the Responsible Authority for earlier provision		REF	74



DI_OS_6	Construction of Indoor Recreation Centre (8	courts) adjacent to	LAC (sub-precinct 2)		QUIC	CK REFERENCE
Project	Construction of Indoor Recreation Centre ad	liacent to the Green	nalahs AOS Reserve (8 courts)		DIL	os works
Description	construction of major recreation centre ad	ijacent to the Green	laight AOS Neserve (o courts)		DIL	US WORK
Levy Type	Development	Strategic	This manifest is an arminal to annuite and arminal and	f. :!!!a!	f th	
Category	Open Space	Justification	This project is requried to provide adequate region	onai open space faciliti	es for the new	community.
		Cost Breakdown		Units	Rate	Cost
Cost	\$13,596,520	COSt BI CURGOWII		Offics	nate	COST
External	80%					
Cost to MCA	\$2,719,304					
Applies To	Residential					
0.11						
Cell	Main Catchment Area					
Apportionment	20%					
Capital Cost	\$2,719,304					
Demand Units	910					
Levy Amount	\$2,989.10					
Cost Apportionmer	nt Method	Costing				
	d to serve the future population of the Ballarat	Justifcation	Prowse			
	y, based on provision ratios. Council has					
	•	Indicative Project	No later than 14,000 dwellings occupied in the PS	SP area or at the discre	etion Version	1
elected to rund a p	roportion of the project cost.	Trigger	of the Responsible Authority for earlier provision		REF	75
DI_OS_7	Construction of Indoor Recreation Centre (4	courts) MR Power I	Park (sub-precinct 1)		QUIC	CK REFERENCE
Project						
Description	Construction of Indoor Recreation Centre wi	thin the MR Power i	Park Regional AOS Reserve (4 courts)		DIL	OS WORKS
L T	Development	Stratogic				
Levy Type	Development	Strategic	This project is requried to provide adequate region	onal open space faciliti	es for the new	community.
Category	Open Space	Justification				,
		Cost Breakdown		Units	Rate	Cost
Cost	\$8,817,060					
External	80%					
Cost to MCA	\$1,763,412					
Applies To	Residential					
Cell	Main Catchment Area					
Apportionment	20%					
Capital Cost	\$1,763,412					
Demand Units	910					
Levy Amount	\$1,938.37					
2017 / 11104111	Ψ±,330.37					
Cost Apportionmen		Costing	Prowse			
The item is require	d to serve the future population of the Ballarat	Justifcation	110430			
	y, based on provision ratios. Council has		N 1			
elected to fund a p	roportion of the project cost.	Indicative Project	No later than 4,700 dwellings occupied in the PSF			1
		Trigger	of the Responsible Authority for earlier provision		REF	76



DI_LA_14	Western Link Road - St	age 2b land acquisit	ion			QUIC	CK REFERENCE
Project	Acquisition of land for	the Western Link Roa	ad reserve (20m) betw	veen Carngham Road and Glenelg Highway: length 2	2650m, width 20m,	area:	RD LAND
Description	5.3ha					DIL	LAND
Levy Type	Develo	nment	Strategic	This project is required to provide for the orderly	and proper develo	nment of the area	and ensures that
Category	Road Con		Justification	the road hierarchy caters for traffic growth.	ana proper acvero	princing or the drea	and ensures the
Category	Noau Con	struction	Justilication	the road merarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$1,57	7,750	Property 155		1.73	\$300,263	\$519,454
External	09		Property 208		1.25	\$300,263	\$375,328
Cost to MCA	\$1,57	7,750	Property 209		1.78	\$300,263	\$534,467
Applies To	Residential	Commercial	Property 220		0.54	\$275,000	\$148,500
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$1,57						
Demand Units	94	•					
Levy Amount	\$1,66						
Cost Apportionme	nt Method		Costing	Opteon Valuation Report			
That part of the W	estern Link Road reservat	ion which is required	Justifcation	opteon valuation report			
to serve the PSP a	rea only. Land for future o	uplication to act as a	1				
bypass for the wid	er city is not included.		Indicative Project	In stages as immediately adjacent land is subdivid	ded OR when requi		1
,,	,		Trigger	road construction.		REF	77
DI_LA_15	Land for Ascot Garden	s Drive Extension				OUIG	CK REFERENCE
Project	Land acquisition for As	cot Gardens Drive ex	tension between exis	ting road reserve and PSP area boundary: length 26	6m, width 24m, are	a.	
Description	0.64ha					DIL	RD LAND
	212 1112						
Levy Type	Develo	pment	Strategic	This project is required to provide for the orderly	and proper develo	pment of the area	and ensures that
Category	Road Con		Justification	the road hierarchy caters for traffic growth.			
				,			
_	4		Cost Breakdown		Units	Rate	Cost
Cost	\$256		Property 29		0.63	\$400,000	\$252,000
External	09		Property 57		0.01	\$475,000	\$4,750
Cost to MCA	\$256						
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$256						
Demand Units	94						
Levy Amount	\$270						
Cost Apportionme			Costing	Opteon Valuation Report			
Full cost apportion	ned to the PSP Area (inter	nal road network).	Justifcation				
			Indicative Project	In stages as immediately adjacent land is subdivide	ded OR when room	red for Varcian	4
					ueu On when requi	red for Version REF	1
			Trigger	road construction.		KEF	78



DI_LA_16	Land for Webb Rd Wide	ening				QUIC	CK REFERENCE
Project		20		. 24 /		811	22 14412
Description	Land acquisition to wide	en the existing 20m	Webb Road reservation	on to 24m (total area to be acquired 0.26ha)		DIL	RD LAND
Levy Type	Develop		Strategic	This project is required to provide for the orderly	and proper develo	pment of the area	and ensures that
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.			
			Coot Daniel de			D-t-	Ct
Cook	Ć1F0	250	Cost Breakdown		Units	Rate	Cost
Cost	\$159,		Property 19		0.08	\$700,000	\$56,000
External	0%		Property 23		0.05	\$700,000	\$35,000
Cost to MCA	\$159,		Property 24		0.05	\$562,500	\$28,125
Applies To	Residential	Commercial	Property 26		0.05	\$562,500	\$28,125
Call	Main Catchr	mont Aron	Property 29		0.03	\$400,000	\$12,000
Cell	100						
Apportionment	\$159,						
Capital Cost Demand Units	\$159, 948						
Levy Amount	\$168	.07					
Cost Apportionmer	nt Method		Costing				
		-1 1	Justifcation	Opteon Valuation Report			
ruii cost apportioni	ed to the PSP Area (intern	iai road network).	Justification				
			Indicative Project	In stages as immediately adjacent land is subdivid	ded OR when requi	red for Version	1
			Trigger	road construction.	aca on mich requi	REF	79
			HIBBCI	Toda construction:		111	13
51.14.47							
DI_LA_17	Land for Schreenans Ro	oad widening				QUIC	CK REFERENCE
DI_LA_17 Project		J	win and have the 750 and a side	the Average Office			CK REFERENCE
Project	Land for Schreenans Ro	J	ning: length 750m, wic	dth 4m, area: 0.3ha		QUIC	CK REFERENCE RD LAND
		J	ning: length 750m, wic	dth 4m, area: 0.3ha			
Project		reenans Road wide	ning: length 750m, wid	Ith 4m, area: 0.3ha This project is required to provide for the orderly	and proper develo	DIL	RD LAND
Project Description	Land acquisition for Sch	reenans Road wide			and proper develo	DIL	RD LAND
Project Description Levy Type	Land acquisition for Sch	reenans Road wide	Strategic	This project is required to provide for the orderly	and proper develo	DIL	RD LAND
Project Description Levy Type	Land acquisition for Sch	reenans Road wide	Strategic	This project is required to provide for the orderly	and proper develo	DIL	RD LAND
Project Description Levy Type	Land acquisition for Sch	reenans Road wide oment truction	Strategic Justification	This project is required to provide for the orderly		DIL ppment of the area	RD LAND and ensures that
Project Description Levy Type Category	Land acquisition for Sch Develop Road Cons	reenans Road wide oment struction	Strategic Justification Cost Breakdown	This project is required to provide for the orderly	Units	ppment of the area	RD LAND and ensures that Cost
Project Description Levy Type Category Cost	Land acquisition for Sch Develop Road Cons \$192,	reenans Road wide oment struction	Strategic Justification Cost Breakdown Property 55	This project is required to provide for the orderly	Units	ppment of the area Rate \$800,000	and ensures that Cost \$24,000
Project Description Levy Type Category Cost External	Land acquisition for Sch Develop Road Cons \$192, 0%	reenans Road wide oment struction	Strategic Justification Cost Breakdown Property 55 Property 56	This project is required to provide for the orderly	Units 0.03 0.04	Popment of the area Rate \$800,000 \$750,000	and ensures that Cost \$24,000 \$30,000
Project Description Levy Type Category Cost External Cost to MCA	Land acquisition for Sch Develop Road Cons \$192, 0% \$192,	preenans Road wide oment struction 500 5500	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52	This project is required to provide for the orderly	Units 0.03 0.04 0.02	Rate \$800,000 \$750,000 \$850,000	Cost \$24,000 \$30,000 \$17,000
Project Description Levy Type Category Cost External Cost to MCA	Land acquisition for Sch Develop Road Cons \$192, 0% \$192,	oreenans Road wide oment struction 500 6 500 Commercial	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48	This project is required to provide for the orderly	Units 0.03 0.04 0.02 0.03	Rate \$800,000 \$750,000 \$850,000 \$800,000	Cost \$24,000 \$30,000 \$17,000 \$24,000
Project Description Levy Type Category Cost External Cost to MCA Applies To	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential	reenans Road wide oment struction 500 6 500 Commercial	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44	This project is required to provide for the orderly	Units 0.03 0.04 0.02 0.03 0.01	Rate \$800,000 \$750,000 \$850,000 \$800,000 \$850,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr	reenans Road wide oment struction 500 Commercial ment Area	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 43	This project is required to provide for the orderly	Units 0.03 0.04 0.02 0.03 0.01	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$8,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr 100 \$192, 948	reenans Road wide oment struction 500 Commercial ment Area % 500 8	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 43 Property 42	This project is required to provide for the orderly	Units 0.03 0.04 0.02 0.03 0.01 0.01	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000 \$850,000 \$800,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$8,500 \$16,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr 100 \$192,	reenans Road wide oment struction 500 Commercial ment Area % 500 8	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 43 Property 42 Property 64	This project is required to provide for the orderly	Units 0.03 0.04 0.02 0.03 0.01 0.01 0.02 0.06	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000 \$800,000 \$675,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$8,500 \$16,000 \$40,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr 100 \$192, 948 \$203	reenans Road wide oment struction 500 Commercial ment Area % 500 8	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 43 Property 42 Property 42 Property 64 Property 68	This project is required to provide for the orderly	Units 0.03 0.04 0.02 0.03 0.01 0.01 0.02 0.06	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000 \$800,000 \$675,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$8,500 \$16,000 \$40,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr 100 \$192, 948 \$203	reenans Road wide oment struction 500 Commercial ment Area % 500 8	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 43 Property 42 Property 42 Property 64 Property 68 Costing	This project is required to provide for the orderly the road hierarchy caters for traffic growth.	Units 0.03 0.04 0.02 0.03 0.01 0.01 0.02 0.06	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000 \$800,000 \$675,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$8,500 \$16,000 \$40,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr 100 \$192, 948 \$203	reenans Road wide oment struction 500 6 500 Commercial ment Area % 500 8 .16	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 43 Property 42 Property 42 Property 64 Property 68	This project is required to provide for the orderly	Units 0.03 0.04 0.02 0.03 0.01 0.01 0.02 0.06	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000 \$800,000 \$675,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$8,500 \$16,000 \$40,500
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr 100 \$192, 948 \$203	reenans Road wide oment struction 500 6 500 Commercial ment Area % 500 8 .16	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 42 Property 42 Property 64 Property 68 Costing Justification	This project is required to provide for the orderly the road hierarchy caters for traffic growth. Opteon Valuation Report	Units 0.03 0.04 0.02 0.03 0.01 0.01 0.02 0.06 0.08	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000 \$800,000 \$675,000 \$300,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$16,000 \$40,500 \$24,000
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Land acquisition for Sch Develop Road Cons \$192, 0% \$192, Residential Main Catchr 100 \$192, 948 \$203	reenans Road wide oment struction 500 6 500 Commercial ment Area % 500 8 .16	Strategic Justification Cost Breakdown Property 55 Property 56 Property 52 Property 48 Property 44 Property 43 Property 42 Property 42 Property 64 Property 68 Costing	This project is required to provide for the orderly the road hierarchy caters for traffic growth.	Units 0.03 0.04 0.02 0.03 0.01 0.01 0.02 0.06 0.08	Rate \$800,000 \$750,000 \$850,000 \$850,000 \$850,000 \$850,000 \$800,000 \$675,000 \$300,000	Cost \$24,000 \$30,000 \$17,000 \$24,000 \$8,500 \$8,500 \$16,000 \$40,500



DI_LA_18	Land for Schreenans R	oad extension (re-ro	uted)			QUIC	K REFERENCE
Project	Land acquisition for up	united Cabusanana F	and between evieting	recoming and Dass Creek Board, 222m v 24m, area	0 0ha	DIL	RD LAND
Description	Land acquisition for re-	routed Schreenans F	toad between existing	reserve and Ross Creek Road: 333m x 24m, area	U.811d.	DIL	RD LAND
Levy Type	Develo	pment	Strategic	This project is required to provide for the order	ly and proper develo	pment of the area	and ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.			
							2
Cost	\$380	000	Cost Breakdown Property 86		Units 0.80	Rate \$475,000	Cost \$380,000
External	09		rioperty 80		0.60	5475,000	\$300,000
Cost to MCA	\$380						
Applies To	Residential	Commercial					
Applies 10	Residential	Commercial					
Cell	Main Catch						
Apportionment	100						
Capital Cost	\$380						
Demand Units	94						
Levy Amount	\$401	1.05					
Cost Apportionmen	nt Method		Costing				
	ed to the PSP Area (inter	nal road network)	Justifcation	Opteon Valuation Report			
r an cost apportion	ed to the 131 Area (interi	iai road networkj.	Justification				
			Indicative Project	In stages as immediately adjacent land is subdiv	vided OR when requi	red for Version	1
			Trigger	road construction.		REF	81
DI_LA_19	Land for Cobden Stree	t extension (re-route	ed)			OUIG	CV DEFEDENCE
Project						QUIC	K REFERENCE
-	Land acquisition for re-	routed Cobden Stree	et between existing re	serve and Ross Creek Road: 258m x 24m, area 0.6	2ha.	DIL	RD LAND
Description							
Levy Type	Develo	pment	Strategic	This project is required to provide for the order	ly and proper develo	pment of the area	and ensures that
Category	Road Con		Justification	the road hierarchy caters for traffic growth.		•	
,				g			
_	4		Cost Breakdown		Units	Rate	Cost
Cost	\$263	•	Property 97		0.62	\$425,000	\$263,500
External	09						
Cost to MCA	\$263						
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$263	,500					
Demand Units	94						
	\$278	10					
Levy Amount	\$276	3.10					
ŕ		3.10	Costing				
Cost Apportionmer	nt Method		Costing	Opteon Valuation Report			
Cost Apportionmer			Costing Justifcation	Opteon Valuation Report			
Cost Apportionmer	nt Method		Justifcation		vided OR when requi	red for Varcion	1
Cost Apportionmer	nt Method		_	Opteon Valuation Report In stages as immediately adjacent land is subdiveroad construction.	rided OR when requi	red for Version	1 82



DI_LA_20	Land for Cobden Street	t widening				QUIC	CK REFERENCE
Project	Land acquisition for wid	dening of existing Co	obden Street reservation	on between Bonshaw Street and beginning of re-ro	outed alignment. 4n	n x	DD LAND
Description	1000m, area 0.40ha.					DIL	RD LAND
Levy Type	Develo		Strategic	This project is required to provide for the order	ly and proper develo	opment of the area	and ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.			
	4.00		Cost Breakdown		Units	Rate	Cost
Cost	\$196		Property 99		0.22	\$475,000	\$104,500
External	09		Property 104		0.05	\$800,000	\$40,000
Cost to MCA	\$196		Property 103		0.13	\$400,000	\$52,000
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$196						
Demand Units	94						
Levy Amount	\$207	7.39					
·							
Cost Apportionme	nt Method		Costing	Opteon Valuation Report			
Full cost apportion	ned to the PSP Area (inter	nal road network).	Justifcation	Opteon valuation report			
			Indicative Project	In stages as immediately adjacent land is subdiv	ided OR when requi		1
			Trigger	road construction.		REF	83
DI_LA_21	Land for Cobden Street	t link to Bells Road				OLIV	LA DELEBENCE
Project						QUIC	CK REFERENCE
-	Land acquisition for ne	w Cobden Street res	servation to link southe	ern limit of existing reservation with Bells Road. 24	m x 35m, area 0.08	ha. DIL	RD LAND
Description							
Levy Type	Develo	nment	Strategic	This project is required to provide for the order	v and proper develo	opment of the area	and ensures that
Category	Road Con		Justification	the road hierarchy caters for traffic growth.	y and proper deven	princing or time uncu	and enoures that
category	noud con	or action	Justinication	the road merarchy caters for traine growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$26,	000	Property 154		0.08	\$325,000	\$26,000
External	09	6					
Cost to MCA	\$26,	000					
Applies To	Residential	Commercial					
Cell	Main Catch						
Apportionment	100						
Capital Cost	\$26,						
Demand Units	94						
Levy Amount	\$27	.44					
Cook Array			Costing				
Cost Apportionme			Costing	Opteon Valuation Report			
Full cost apportion	ned to the PSP Area (inter	nal road network).	Justifcation				
			Indicative Project	In stages as immediately adjacent land is subdiv	ided OR when requi	ired for Version	4
			•		aca on when requ	REF	1 84
			Trigger	road construction.		VEL	84



Project	Land for new north sou					QUIC	CK REFERENCE
•	Acquisition of road rese	rve for new north s	outh road in sub-preci	nct 2. Reserve width: 24m, length 1483m, area: 3.56ha.		DIL	RD LA
Description							
evy Type	Develop	ment	Strategic	This project is required to provide for the orderly and pr	roper developm	ent of the area	and ensures t
Category	Road Cons		Justification	the road hierarchy caters for traffic growth.	oper develop	cite or the area	44 65465 6
ategory	Noud Cons	ici decion	Justification	the road meralthy caters for trainic growth.			
			Cost Breakdown		Units	Rate	Cost
ost	\$1,018	,750	Property 158		1.59	\$300,000	\$477,000
kternal	0%	,)	Property 157		0.97	\$275,000	\$266,750
ost to MCA	\$1,018	,750	Property 156		1.00	\$275,000	\$275,000
pplies To	Residential	Commercial					
ell	Main Catchr	ment Area					
pportionment	1009						
apital Cost	\$1,018						
emand Units	948	•					
evy Amount	\$1,075						
evy Amount	\$1,075	5.19					
ost Apportionme	nt Method		Costing				
	ned to the PSP Area (intern	al road notwork)	Justifcation	Opteon Valuation Report			
in cost apportion	ied to the FSF Area (intern	arroad network).	Justification				
			Indicative Project	In stages as immediately adjacent land is subdivided OR	when required	for Version	
			Trigger	road construction.		REF	8
DI_LA_23	Land for widening of Gr	reenhalghs Road				OUI	CK BEEEBENCI
roject	Land acquisition for the		nalghs Road between \	Wiltshire Lane and the future Western Link Road. Width: 4	lm, length: 2275		CK REFERENCE
DI_LA_23 Project Description					-	m, DIL	RD LA
roject	Land acquisition for the	widening of Green	nalghs Road between \ Strategic	Wiltshire Lane and the future Western Link Road. Width: 4 This project is required to provide for the orderly and pr	-	m, DIL	RD LA
roject escription evy Type	Land acquisition for the area: 0.91ha.	widening of Green			-	m, DIL	RD LA
roject escription evy Type	Land acquisition for the area: 0.91ha. Develop	widening of Green	Strategic Justification	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	roper developm	ent of the area	RD LA
roject escription evy Type ategory	Land acquisition for the area: 0.91ha. Develop Road Cons	widening of Green oment truction	Strategic Justification Cost Breakdown	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	roper developm	ent of the area	and ensures t
roject escription evy Type ategory ost	Land acquisition for the area: 0.91ha. Develop Road Cons	widening of Green oment truction	Strategic Justification Cost Breakdown Property 155	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	roper developme Units 0.15	ent of the area Rate \$275,000	and ensures t Cost \$41,250
roject escription evy Type ategory ost xternal	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,	widening of Green oment truction	Strategic Justification Cost Breakdown Property 155 Property 156	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15	Rate \$275,000 \$275,000	RD LA and ensures t Cost \$41,250 \$41,250
roject escription evy Type ategory ost external ost to MCA	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,	widening of Green oment truction 500 5500	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15	Rate \$275,000 \$275,000 \$275,000	Cost \$41,250 \$41,250 \$41,250
roject escription	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,	widening of Green oment truction	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15	Rate \$275,000 \$275,000 \$275,000 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161
roject escription evy Type ategory ost kternal ost to MCA pplies To	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,1 0% \$285,1 Residential	widening of Green oment truction 500 Commercial	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 158	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.19	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$44,6161 \$58,470
roject escription evy Type ategory ost external ost to MCA pplies To	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,1 0% \$285,1 Residential Main Catchr	widening of Green oment truction 500 Commercial ment Area	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.19 0.04	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310
roject escription evy Type ategory ost external ost to MCA pplies To ell pportionment	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,! 0% \$285,! Residential Main Catchr	widening of Green oment truction 500 Commercial ment Area	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310
roject escription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,4 0% \$285,5 Residential Main Catchr 1000 \$285,5	widening of Green oment truction 500 Commercial ment Area % 500	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.15 0.015 0.04 0.04 0.03	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310 \$24,000
roject escription evy Type ategory ost kternal ost to MCA pplies To ell pportionment apital Cost emand Units	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,1 0% \$285,1 Residential Main Catchr 1000 \$285,1	widening of Green oment truction 500 Commercial ment Area % 500	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$44,250 \$46,161 \$58,470 \$12,310 \$12,310
roject escription evy Type ategory ost tternal ost to MCA pplies To ell pportionment apital Cost emand Units	Land acquisition for the area: 0.91ha. Develop Road Cons \$285,4 0% \$285,5 Residential Main Catchr 1000 \$285,5	widening of Green oment truction 500 Commercial ment Area % 500	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.15 0.015 0.04 0.04 0.03	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310 \$24,000
roject rescription evy Type ategory ost xternal ost to MCA pplies To ell pportionment apital Cost eemand Units evy Amount	Land acquisition for the area: 0.91ha. Develop Road Cons \$285, 0% \$285, Residential Main Catchr 1000 \$285, 948 \$301.	widening of Green oment truction 500 Commercial ment Area % 500	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163 Property 164	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.15 0.015 0.04 0.04 0.03	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310 \$24,000
roject escription evy Type ategory ost kternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for the area: 0.91ha. Develop Road Cons \$285, 0% \$285,! Residential Main Catchr 1000 \$285,! 948 \$301.	widening of Green oment truction 500 Commercial ment Area % 500 3 .32	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163 Property 164 Costing	This project is required to provide for the orderly and protect the road hierarchy caters for traffic growth.	Units 0.15 0.15 0.15 0.15 0.15 0.15 0.15 0.04 0.04 0.03	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310 \$24,000
escription evy Type ategory ost etternal ost to MCA opplies To ell opportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for the area: 0.91ha. Develop Road Cons \$285, 0% \$285, Residential Main Catchr 1000 \$285, 948 \$301.	widening of Green oment truction 500 Commercial ment Area % 500 3 .32	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163 Property 164	This project is required to provide for the orderly and pr	Units 0.15 0.15 0.15 0.15 0.15 0.15 0.15 0.04 0.04 0.03	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738 \$307,738	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310 \$24,000
roject escription evy Type ategory ost cternal ost to MCA opplies To ell poportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for the area: 0.91ha. Develop Road Cons \$285, 0% \$285,! Residential Main Catchr 1000 \$285,! 948 \$301.	widening of Green oment truction 500 Commercial ment Area % 500 3 .32	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163 Property 164 Costing Justification	This project is required to provide for the orderly and provide for the orderly and provide for the road hierarchy caters for traffic growth. Opteon Valuation Report	Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04 0.03 0.01	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738 \$800,000 \$850,000	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310 \$24,000
roject escription evy Type ategory ost kternal ost to MCA pplies To ell pportionment apital Cost emand Units evy Amount ost Apportionme	Land acquisition for the area: 0.91ha. Develop Road Cons \$285, 0% \$285,! Residential Main Catchr 1000 \$285,! 948 \$301.	widening of Green oment truction 500 Commercial ment Area % 500 3 .32	Strategic Justification Cost Breakdown Property 155 Property 156 Property 157 Property 158 Property 159 Property 160 Property 161 Property 163 Property 164 Costing	This project is required to provide for the orderly and pr	Units 0.15 0.15 0.15 0.15 0.19 0.04 0.04 0.03 0.01	Rate \$275,000 \$275,000 \$275,000 \$307,738 \$307,738 \$307,738 \$307,738 \$307,738 \$307,000 \$850,000	Cost \$41,250 \$41,250 \$41,250 \$46,161 \$58,470 \$12,310 \$12,310 \$24,000



DI_LA_24	Land for new north sou	ith road in sub-prec	inct 4			OUIC	K REFERENCE
Project							
Description	Land acquisition for ne	w north south road i	reserve in sub-precinct	4: length: 2733m, width 24m, area: 6.56ha.		DIL	RD LAND
2 coor peron							
Levy Type	Develo	oment	Strategic	This project is required to provide for the orderly	y and proper develop	ment of the area	and ensures that
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.			
0 ,							
			Cost Breakdown		Units	Rate	Cost
Cost	\$2,191	1,000	Property 216		0.91	\$350,000	\$318,500
External	0%	6	Property 218		0.96	\$350,000	\$336,000
Cost to MCA	\$2,191	1,000	Property 213		0.56	\$275,000	\$154,000
Applies To	Residential	Commercial	Property 230		1.70	\$325,000	\$552,500
			Property 211		2.36	\$325,000	\$767,000
Cell	Main Catch	ment Area	Property 217		0.07	\$900,000	\$63,000
Apportionment	100	1%					
Capital Cost	\$2,191	1,000					
Demand Units	94	8					
Levy Amount	\$2,31	2.38					
Cost Apportionmen	nt Method		Costing	Opteon Valuation Report			
Full cost apportion	ed to the PSP Area (interr	nal road network).	Justifcation	Opteon valuation Report			
			Indicative Project	In stages as immediately adjacent land is subdivi	ided OR when require	d for Version	1
			Trigger	road construction.		REF	87
	_						
DI_RD_03a	New N-S Road (North)	between Cuthberts	Road and Cuzens Roa	d			
						QUIC	K REFERENCE
Project	Construction of new no	rth-south road betw	veen Cuthberts Road a	nd Cuzens Road to Link standard (747.5m)		DIL	RD WORKS
Description							
Levy Type	Develo	nment	Strategic	This project is required to provide for the orderly	v and proper develop	ment of the area	and ensures that
Category	Road Cons		Justification	the road hierarchy caters for traffic growth.	,		
outego. y	nodd com		Justineacion	the road merarchy caters for traine growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$2,123	3.291			O m to	1,0.10	
External	09	,					
Cost to MCA	\$2,123	3,291					
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100	1%					
Capital Cost	\$2,123	3,291					
Demand Units	94	8					
Levy Amount	\$2,24	0.92					
Cost Apportionmen	nt Method		Costing	Construction costs astimated by SMEC and visit	ind by Council officers		
Full cost apportion	ed to the PSP area (interr	al road network).	Justifcation	Construction costs estimated by SMEC and verifi	ieu by Council officers		
		,					
			Indicative Project	Staged construction as access to adjacent develo	onment is required Of	R 600 Version	1
			•		opiniciti is required Of	REF	88
			Trigger	lots in Precinct 4 and RD_03b completed.		IVEI	68



DI_RD_03b	New N-S Road (North)	between Cuzens Ro	ad and Carngham Roa	ad		QUICE	K REFERENCE
Project	Construction of nour n		ioon Cirona Dood and	Councilians Board to Link standard (747 Em)		DII	DD WORKS
Description	construction of new no	orth-south road betw	veen Cuzens Road and	Carngham Road to Link standard (747.5m)		DIL	RD WORKS
Levy Type	Develo	pment	Strategic	This project is required to provide for the orderly	and proper development	of the area a	nd ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Hoite	Rate	Cost
Cost	\$2,12	3,291	COSt Breakdown		Units	nate	Cost
External	09	%					
Cost to MCA	\$2,12						
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	100						
Capital Cost	\$2,12						
Demand Units		18					
Levy Amount	\$2,24						
Ct A	NA		Costing				
Cost Apportionmen				Construction costs estimated by SMEC and verifie	d by Council officers.		
Full cost apportion	ed to the PSP area (inter	nal road network).	Justifcation				
			Indicative Project	In stages from the first subdivision between Cuzer	ns Road and Carngham	Version	1
			Trigger	Road that requires access from the North South R	oad.	REF	89
			66 -				
DI_RD_04	New N-S Road (North)	between Carngham	Road and sub-precin	ct 4 southern boundary		OUICE	K REFERENCE
Project							
Description	Construction of new no	orth-south road betw	veen Carngham Road a	and sub-precinct 4 Southern boundary to Link standa	ard (675m)	DIL	RD WORKS
•							
Levy Type		pment	Strategic	This project is required to provide for the orderly	and proper development	of the area a	ind ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$1,92						
External	09	%					
Cost to MCA	\$1,92	7,476					
Applies To	Residential	Commercial					
Cell	Main Catch	nment Area					
Apportionment	100						
Capital Cost	\$1,92						
Demand Units		18					
Levy Amount	\$2,03						
Cost Apportion	nt Mathad		Costing				
Cost Apportionme		nal mand makessaris	Justification	Construction costs estimated by SMEC and verifie	d by Council officers.		
ruii cost apportion	ed to the PSP area (inter	nai road network).	Justification				
			Indicative Project	In stages from the first subdivision between Carna	tham Poad and the cub	Version	1
			Trigger	Precinct 4 southern boundary that requires access		REF	90



DI_RD_11	New N-S Road construction - sub-precinct	2 northern section			QUICH	REFERENCE
Project	Construction of the new north-south road b	netween sub-precinct	2 northern boundary and Greenhalghs Road (670m)		DIL	RD WORKS
Description	construction of the new north south road is	between 3db preemer	2 Horthern boundary and Greenhaighs houd (070m)		DIL	ND WORKS
Levy Type	Development	Strategic	This project is required to provide for the orderly and prop	er development	of the area a	nd ensures that
Category	Road Construction	Justification	the road hierarchy caters for traffic growth.			
Cost	\$1,917,097	Cost Breakdown	Un	nits	Rate	Cost
External	0%					
Cost to MCA	\$1,917,097					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,917,097					
Demand Units	948					
Levy Amount	\$2,023.30					
•						
Cost Apportionme	nt Method	Costing	Construction costs estimated by SMEC and verified by Cou	ncil officers		
Full cost apportion	ned to the PSP area (internal road network).	Justifcation	Construction costs estimated by Sivile and verified by Cour	ilicii officers.		
		Indicative Project	Staged construction from the first subdivision, school or co	ommunity facility	Version	1
		•	·	ommunity racinty	REE	01
		Trigger	requiring access to the section of road.	oniniality facility	REF	91
		•	·	James active	REF	91
DI_RD_12	New N-S Road construction - sub-precinct	Trigger	·	James racine,		
	New N-S Road construction - sub-precinct	Trigger	·	James racine,		91 CREFERENCE
Project	New N-S Road construction - sub-precinct Construction of the new north-south road is	Trigger 2 southern section	requiring access to the section of road.	on the state of th		(REFERENCE
		Trigger 2 southern section	requiring access to the section of road.	James III, Identify	QUICE	(REFERENCE
Project		Trigger 2 southern section	requiring access to the section of road.		QUICH	REFERENCE WORKS
Project Description Levy Type	Construction of the new north-south road b	Trigger 2 southern section Detween Greenhalghs	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop		QUICH	RD WORKS
Project Description	Construction of the new north-south road by Development	Trigger 2 southern section Detween Greenhalghs Strategic	requiring access to the section of road. Road and Glenelg Highway (400m)		QUICH	RD WORKS
Project Description Levy Type Category	Construction of the new north-south road by Development Road Construction	Trigger 2 southern section Detween Greenhalghs Strategic	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop	per development	QUICH	RD WORKS
Project Description Levy Type Category Cost	Construction of the new north-south road by Development Road Construction	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External	Construction of the new north-south road by Development Road Construction \$1,150,229 0%	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA	Development Road Construction \$1,150,229 0% \$1,150,229	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External	Construction of the new north-south road by Development Road Construction \$1,150,229 0%	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of the new north-south road by Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100%	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of the new north-south road by Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of the new north-south road by Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229 948	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of the new north-south road by Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229	Trigger 2 southern section Detween Greenhalghs Strategic Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	REFERENCE WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of the new north-south road by Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229 948 \$1,213.95	Trigger 2 southern section Detween Greenhalghs Strategic Justification Cost Breakdown	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth. Un	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment	Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229 948 \$1,213.95 nt Method	Trigger 2 southern section Detween Greenhalghs Strategic Justification Cost Breakdown	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth.	per development	QUICH DIL of the area a	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment	Construction of the new north-south road by Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229 948 \$1,213.95	Trigger 2 southern section Detween Greenhalghs Strategic Justification Cost Breakdown	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth. Un	per development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment	Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229 948 \$1,213.95 nt Method	Trigger 2 southern section Detween Greenhalghs Strategic Justification Cost Breakdown Costing Justification	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth. Un	per development	QUICK DIL of the area a	REFERENCE WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment	Development Road Construction \$1,150,229 0% \$1,150,229 Residential Commercial Main Catchment Area 100% \$1,150,229 948 \$1,213.95 nt Method	Trigger 2 southern section Detween Greenhalghs Strategic Justification Cost Breakdown	requiring access to the section of road. Road and Glenelg Highway (400m) This project is required to provide for the orderly and prop the road hierarchy caters for traffic growth. Un	ner development	QUICH DIL of the area a	REFERENCE WORKS nd ensures that



DI_RD_14	Greenhalghs Road upg	grade - western secti	on			QUIC	K REFERENCE
Project	Ungrado of ovicting ro	ad to Link Boad stand	lard botwoon the port	h-south road (northern section) and future West	orn Link Boad (622m)	DIL	RD WORKS
Description	Opgrade of existing roo	au to Lilik Roau Stallu	iai u between the nort	in-south road (northern section) and luture west	erri Lirik Noau (032111)	DIL	KD WORKS
Levy Type		pment	Strategic	This project is required to provide for the order	ly and proper develo	pment of the area	and ensures that
Category	Road Cor	nstruction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost		2,718					
External		%					
Cost to MCA		2,718					
Applies To	Residential	Commercial					
Cell		nment Area					
Apportionment		0%					
Capital Cost		2,718					
Demand Units		48					
Levy Amount	\$1,73	12.61					
			6 1:				
Cost Apportionmer			Costing	Construction costs estimated by SMEC and veri	fied by Council office	rs.	
Full cost apportion	ed to the PSP area (inter	nal road network).	Justifcation	·	•		
				Staged construction moving west from the LAC	as accoss to adjacent		
			Indicative Project		•	* 0.0.0	1
			Trigger	development is required OR when a bus route	is required along this	REF	93
				of Greenhalghs Road.			
•							
DI_RD_15	Greenhalghs Road upg	grade - central sectio	n			OUIČ	K REFERENCE
Project	Ungrade of existing ro	ad to Link Road stand	lard hetween the nort	h-south road (northern section) and the new nort	h south road (southe		K KLI LKLIVEL
Description	section)(344m)	da to Link Roda Stand	and between the nort	in south road (northern section) and the new north	in south roud (southe	DIL	RD WORKS
Description	Section)(344iii)						
Levy Type	Develo	pment	Strategic	This project is required to provide for the order	ly and proper develo	nment of the area:	and ensures that
Category		nstruction	Justification	the road hierarchy caters for traffic growth.	iy and proper develo	princine or the area (and ensures that
category	Modu Cor	13ti detion	Justilication	the road filerarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$484	1,512	Cost Bi Caraowii		Offics	nate	Cost
External		%					
Cost to MCA		1,512					
Applies To	Residential	Commercial					
,, p	Residential	Commercial					
Cell	Main Catch	nment Area					
Apportionment		0%					
Capital Cost		1,512					
Demand Units		48					
Levy Amount		1.35					
.,	431	-					
Cost Apportionmer	it Method		Costing		C 11 6 " "		
	ed to the PSP area (inter	nal road network)	Justifcation	Construction costs estimated by SMEC and veri	fied by Council office	rs.	
. s cost apportion	and the contract of the contract						
			Indicative Project	The first subdivision requiring access to this sec	tion of road OR wher	a bus Version	1
			Trigger	route is required along this section of Greenhal			94
			-00-		0	- -	-



DI_RD_16	Greenhalghs Road upgrade - eastern section	n			QUIC	K REFERENCE
Project	Ungrade of existing road to Link Road stands	ard hetween the nort	h-south road (southern section) and Wiltshire Lane	(1035m)	DIL	RD WORKS
Description	opprise of existing road to Ellik Hoda Stallac	ara between the nore	in south rough (southern section) and whitshire bune	(1033111)	DIL	ND WOILIO
Levy Type	Development	Strategic	This project is required to provide for the orderly	and proper develop	oment of the area a	and ensures that
Category	Road Construction	Justification	the road hierarchy caters for traffic growth.			
,		Justiniou i.i.	the road meralon, caters is: traine growth.			
Cook	Ć1 C1C 020	Cost Breakdown		Units	Rate	Cost
Cost	\$1,616,830					
External	0%					
Cost to MCA	\$1,616,830					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$1,616,830					
Demand Units	948					
Levy Amount	\$1,706.40					
•						
Cost Apportionmer	nt Method	Costing	Construction costs estimated by SMEC and verifie	d by Council office	••	
Full cost apportion	ed to the PSP area (internal road network).	Justifcation	Construction costs estimated by Siviec and Verine	ed by Council office	5.	
		Indicative Project	When a bus route is required along this section of	f Greenhalghs Road	OR in Version	1
		Trigger	stages as access to adjacent development on the	southern side of	REF	95
		rrigger	Greenhalghs Road is required.		IVLI	33
-						
DI_RD_19	Cherry Flat Road Upgrade -Glenelg Highway	y to Webb Road			QUIC	K REFERENCE
Project			1,44,14,15,17,14,14,14,14,14,14			
Description	Upgrade of existing road to Link Road between	en Gleneig Highway a	and Webb Road (Length 320m)		DIL	RD WORKS
		Chuntonia	This preside is required to previde for the anderly	and managed days la		
Levy Type	Development	Strategic	This project is required to provide for the orderly	and proper develop	omenii oi the area a	and ensures that
Category	Road Construction	Justification	the road hierarchy caters for traffic growth.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$981,185			011165		
External	0%					
Cost to MCA	\$981,185					
Applies To	Residential Commercial					
0 !!						
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$981,185					
Demand Units	948					
Levy Amount	\$1,035.54					
Cost Apportionmer	nt Method	Costing	0			
	ed to the PSP area (internal road network).	Justifcation	Construction costs estimated by SMEC and verifie	ea by Council office	rs.	
cost apportion	and the state of t					
		Indicative Project	The first commercial subdivision adjacent to this	saction of Chaose F	at Pood Version	1
		Indicative Project	The state of the s	section of Cheery Fi	REF	
		Trigger	OR when a bus route is required.		VEL	



DI_RD_20	Cherry Flat Road Upgrade - Webb Road to	Schreenans Road			QUIC	REFERENCE
Project	Upgrade of existing road to Link Road betw	veen Webb Road and S	chreenans Road (Length 790m)		DIL	RD WORKS
Description	1,0					
Levy Type	Development	Strategic	This project is required to provide for the orderly an	d proper development	of the area a	nd ensures that
Category	Road Construction	Justification	the road hierarchy caters for traffic growth.			
		Cost Breakdown		l loite	Rate	Cost
Cost	\$2,394,508	COSt Breakdown		Units	nate	Cost
External	0%					
Cost to MCA	\$2,394,508					
Applies To	Residential Commercial					
	nesidential commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$2,394,508					
Demand Units	948					
Levy Amount	\$2,527.16					
Cost Apportionme	nt Method	Costing				
	ned to the PSP area (internal road network).	Justifcation	Construction costs estimated by SMEC and verified by	by Council officers.		
r un cost apportion	ica to the 131 area (internal road network).	Justilication				
		In direction Dunings	Staged construction moving south from Webb Road	as access to adjacent	Version	1
		Indicative Project	development is required OR when a bus route is req	uired along this section	1 555	-
		Trigger	of Cherry Flat Road.		REF	97
DI_RD_21	Cherry Flat Road Upgrade - Schreenans Ro	oad to Bells Road			OUIC	REFERENCE
Project					QUICI	REFERENCE
Description	Upgrade of existing road to Duplicated Lin	k Road standard betwe	en Schreenans Road and Bells Road (Length 190m)		DIL	RD WORKS
Description						
Levy Type	Development	Strategic	This project is required to provide for the orderly an	d proper development	of the area a	nd ensures that
Category	Road Construction	Justification	the road hierarchy caters for traffic growth.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$815,958					
External	0%					
Cost to MCA	\$815,958					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$815,958					
Demand Units	948					
Levy Amount	\$861.16					
Cost Apportionme		Costing	Construction costs estimated by SMEC and verified by	ov Council officers.		
Full cost apportion	ned to the PSP area (internal road network).	Justifcation	The state of the s	,		
		Indiantina Day	Channel and the street of the	D d		
		Indicative Project	Staged construction moving south from Schreenans		Version	1
		Trigger	adjacent development is required OR when a bus ro	ute is required along	REF	98



	Tait Street upgrade					QUIC	K REFERENCE
Project	Ungrade of Tait Street	hatwaan Bass Craak	Dood and sub presing	t 1 northern boundary to link road standard (780m).		DIL	RD WORKS
Description	opgrade of Tail Street	between Ross Creek	Noau and sub-precinc	LET HOLLIETH Doundary to link road Standard (76011).	•	DIL	KD WORKS
Levy Type	Develo	pment	Strategic	This project is required to provide for the orderly	and proper develop	oment of the area	and ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$2,58	1,799					
External	09	%					
Cost to MCA	\$2,58	1,799					
Applies To	Residential	Commercial					
Cell	Main Catch						
Apportionment	100	0%					
Capital Cost	\$2,58	1,799					
Demand Units	94	18					
Levy Amount	\$2,72	24.82					
Cost Apportionment	: Method		Costing	Construction costs estimated by SMEC and verifie	ed by Council officer	٠ς	
Full cost apportioned	d to the PSP area (inter	nal road network).	Justifcation	construction costs estimated by sivile and verme	a by council officer	J.	
			Indicative Project	Staged construction moving south from the PSP a	rea boundary as ac	cess to Version	1
			Trigger	adjacent development is required OR construction	n of the Tait Street	Primary REF	99
DI_RD_23	Cobden Street constru	ction north				QUIC	K REFERENCE
			struction of re-routed	(north) sections of Cobden Street between Ross Cre	eek Road and Miles	Street	
Project		bden Street and cons	struction of re-routed	(north) sections of Cobden Street between Ross Cre	eek Road and Miles		K REFERENCE RD WORKS
Project	Upgrade of existing Co	bden Street and cons				Street	RD WORKS
Project	Upgrade of existing Co	bden Street and cons	struction of re-routed Strategic	(north) sections of Cobden Street between Ross Cre This project is required to provide for the orderly		Street	RD WORKS
Project Description	Upgrade of existing Co to Link standard (378m	bden Street and cons n) pment				Street	RD WORKS
Project Description Levy Type	Upgrade of existing Co to Link standard (378m Develo	bden Street and cons n) pment	Strategic Justification	This project is required to provide for the orderly		Oment of the area	RD WORKS
Project Description Levy Type Category	Upgrade of existing Co to Link standard (378m Develo Road Con	bden Street and cons) pment struction	Strategic	This project is required to provide for the orderly		Street	RD WORKS
Project Description Levy Type Category Cost	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15	bden Street and cons pment struction 4,300	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15	bden Street and con:) pment struction 4,300	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15	bden Street and cons n) pment struction 4,300 % 4,300	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15	bden Street and con:) pment struction 4,300	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15- 09 \$1,15- Residential	bden Street and cons n) pment struction 4,300 % 4,300 Commercial	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 \$1,15 Residential	bden Street and consider of the struction 4,300 Commercial	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 9 \$1,15 Residential Main Catch	bden Street and consil) pment struction 4,300 4,300 Commercial	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 09 \$1,15 Residential Main Catch 100 \$1,15	bden Street and consol pment struction 4,300 4,300 Commercial ment Area 0% 4,300	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 05 \$1,15 Residential Main Catch 100 \$1,15 94	bden Street and consol	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 09 \$1,15 Residential Main Catch 100 \$1,15	bden Street and consol	Strategic Justification	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 09 \$1,15 Residential Main Catch 100 \$1,15. 94 \$1,21	bden Street and consol	Strategic Justification Cost Breakdown	This project is required to provide for the orderly	and proper develop	Oment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 09 \$1,15 Residential Main Catch 100 \$1,15 94 \$1,21	bden Street and consol pment struction 4,300 4,300 Commercial ament Area 0% 4,300 88 18.25	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly	and proper develop Units	oment of the area a	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 09 \$1,15 Residential Main Catch 100 \$1,15. 94 \$1,21	bden Street and consol pment struction 4,300 4,300 Commercial ament Area 0% 4,300 88 18.25	Strategic Justification Cost Breakdown	This project is required to provide for the orderly the road hierarchy caters for traffic growth.	and proper develop Units	oment of the area a	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 09 \$1,15 Residential Main Catch 100 \$1,15 94 \$1,21	bden Street and consol pment struction 4,300 4,300 Commercial ament Area 0% 4,300 88 18.25	Strategic Justification Cost Breakdown Costing Justification	This project is required to provide for the orderly the road hierarchy caters for traffic growth. Construction costs estimated by SMEC and verifie	and proper develop Units ed by Council officer	oment of the area and Rate	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Upgrade of existing Co to Link standard (378m Develo Road Con \$1,15 09 \$1,15 Residential Main Catch 100 \$1,15 94 \$1,21	bden Street and consol pment struction 4,300 4,300 Commercial ament Area 0% 4,300 88 18.25	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly the road hierarchy caters for traffic growth.	and proper develop Units ed by Council officer	oment of the area a	RD WORKS and ensures that



DI_RD_24	Cobden Street construc	ction south				QUIC	K REFERENCE
Project						D.I.	NO DVO
Description	Construction of new Co	bden Street extension	on between Miles Stre	et and Bells Road to Link standard (491m)		DIL	RD WORKS
Levy Type	Develop	oment	Strategic	This project is required to provide for the orderly and proper d	evelopment of	the area	and ensures that
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown	Units	Ra	ite	Cost
Cost	\$1,408	3,137					
External	0%	, 0					
Cost to MCA	\$1,408	3,137					
Applies To	Residential	Commercial					
	residential	Commercial					
Cell	Main Catchr	ment Area					
Apportionment	100						
Capital Cost	\$1,408						
Demand Units	948	•					
Levy Amount	\$1,486						
Levy Amount	71,400	J.13					
Cost Apportionmen	t Method		Costing				
		الماسمين المحمد المحمد المحمد المحمد الم	Justifcation	Construction costs estimated by SMEC and verified by Council	officers.		
ruii cost apportione	ed to the PSP area (intern	ai roau network).	Justification				
						Version	1
			Indicative Project	Construction of RD_36 OR when a bus route is required along	the road OR	VEISIOII	Т
			Trigger	in stages as access to adjacent development is required.		REF	101
DI_RD_29	Ascot Gardens Drive an	id Webb Rd				OUIC	K REFERENCE
Project						QUIC	K REFERENCE
	Construction of Ascot G	ardens Drive and up	grading of Webb Road	between PSP area boundary and Cherry Flat Road to Link stand	ard (754m)	DIL	RD WORKS
Description							
Levy Type	Develop	amant	Charteria	This pusions is upprised to pushide for the auderly and proper d			
	·				evelonment of	the area	and encures that
Category			Strategic	This project is required to provide for the orderly and proper d	evelopment of	the area	and ensures that
	Rodu Cons	struction	Justification	the road hierarchy caters for traffic growth.	evelopment of	the area	and ensures that
	Rodu Cons		Justification	the road hierarchy caters for traffic growth.	·		
Cook		struction	_		·	the area	end ensures that
Cost	\$2,105	struction 5,666	Justification	the road hierarchy caters for traffic growth.	·		
External	\$2,105 0%	struction 5,666 6	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA	\$2,105 0% \$2,105	struction 5,666 6 6,666	Justification	the road hierarchy caters for traffic growth.	·		
External	\$2,105 0%	struction 5,666 6	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To	\$2,105 0% \$2,105 Residential	struction 5,666 6 6,666 Commercial	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To Cell	\$2,105 0% \$2,105 Residential Main Catchr	5,666 6,666 Commercial ment Area	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To Cell Apportionment	\$2,105 0% \$2,105 Residential Main Catchr 100	struction 5,666 6,666 Commercial ment Area	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To Cell Apportionment Capital Cost	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105	struction 5,666 6,666 Commercial ment Area 1%	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105	struction 5,666 6,666 Commercial ment Area 1% 5,666	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To Cell Apportionment Capital Cost	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105	struction 5,666 6,666 Commercial ment Area 1% 5,666	Justification	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105 948 \$2,222	struction 5,666 6,666 Commercial ment Area 1% 5,666	Justification Cost Breakdown	the road hierarchy caters for traffic growth.	·		
External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105 948 \$2,222	5,666 6,666 Commercial ment Area % 3,666 8	Justification Cost Breakdown Costing	the road hierarchy caters for traffic growth. Units	Ra		
External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105 948 \$2,222	5,666 6,666 Commercial ment Area % 3,666 8	Justification Cost Breakdown	the road hierarchy caters for traffic growth.	Ra		
External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105 948 \$2,222	5,666 6,666 Commercial ment Area % 3,666 8	Justification Cost Breakdown Costing Justification	the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council	officers.	ite	Cost
External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105 948 \$2,222	5,666 6,666 Commercial ment Area % 3,666 8	Justification Cost Breakdown Costing Justification Indicative Project	the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council Staged construction moving west from the PSP area boundary	officers.	Version	Cost
External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmen	\$2,105 0% \$2,105 Residential Main Catchr 100 \$2,105 948 \$2,222	5,666 6,666 Commercial ment Area % 3,666 8	Justification Cost Breakdown Costing Justification	the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council	officers.	ite	Cost



DI_RD_31a	Schreenans Lane upgra	de				QUICI	K REFERENCE
Project	Ungrade of Schreenans	Lane hetween Cherry	Flat Road and Webl	Road to Link standard (440m)		DIL	RD WORKS
Description	Opgrade of Schreenans	Lane between cherry	That Noau and Web	Noau to Link Standard (440iii)		DIL	WORKS
Levy Type	Develop	ment	Strategic	This project is required to provide for the orderly and	d proper development of	of the area a	and ensures that
Category	Road Cons	truction	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units R	late	Cost
Cost	\$1,090	•					
External	119						
Cost to MCA	\$970,						
Applies To	Residential	Commercial					
0.11							
Cell	Main Catchi						
Apportionment	899						
Capital Cost	\$970,						
Demand Units	948						
Levy Amount	\$1,024	4.65					
Cost Apportionmen	t Mathad		Costing				
Cost Apportionmen		1/	_	Construction costs estimated by SMEC and verified b	by Council officers.		
	apportioned based on int	ernai/externai traffic	Justifcation				
split from SMEC tra	ffic model.		Indicative Project	On construction of the Schreenans Lane Creek Crossi	ing (RD 31c) OR when	Varcion	1
			-		· - /	Version REF	103
			Trigger	a bus route is required along the road OR in stages as	is access to adjacent	KEF	103
DI_RD_31b							
	Schreenans Lane exten	sion west				ouici	K REFERENCE
Project							K REFERENCE
Project Description			ebbs Rd and creek c	rossing to Link standard (340m)		QUICI	K REFERENCE RD WORKS
Project Description			'ebbs Rd and creek c	rossing to Link standard (340m)			
Description		nans Lane between W	ebbs Rd and creek c	ossing to Link standard (340m) This project is required to provide for the orderly and	d proper development c	DIL	RD WORKS
-	Construction of Schreer	nans Lane between W		-	d proper development o	DIL	RD WORKS
Description Levy Type	Construction of Schreen	nans Lane between W	Strategic	This project is required to provide for the orderly and	d proper development o	DIL	RD WORKS
Description Levy Type	Construction of Schreen	nans Lane between W	Strategic	This project is required to provide for the orderly and		DIL	RD WORKS
Description Levy Type	Construction of Schreen	nans Lane between W oment truction	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category	Construction of Schreer Develop Road Cons	nans Lane between Woment truction	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost	Construction of Schreen Develop Road Cons \$842,	nans Lane between Woment truction 935	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External	Construction of Schreen Develop Road Cons \$842, 119	nans Lane between Woment truction 935	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To	Construction of Schreen Develop Road Cons \$842, 119 \$750, Residential	nans Lane between Woment truction 935 6 212 Commercial	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of Schreen Develop Road Cons \$842, 119 \$750, Residential Main Catche	nans Lane between Woment truction 935 6 212 Commercial ment Area	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of Schreen Develop Road Cons \$842, 113 \$750, Residential Main Catche	pans Lane between Woment struction 935 6 212 Commercial ment Area	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of Schreen Develop Road Cons \$842, 119 \$750, Residential Main Catche 899 \$750,	oment truction 935 6 212 Commercial ment Area 6 212	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of Schreen Develop Road Cons \$842, 119 \$750, Residential Main Catchi 899 \$750, 946	oment truction 935 6 212 Commercial ment Area 6 212	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of Schreen Develop Road Cons \$842, 119 \$750, Residential Main Catche 899 \$750,	oment truction 935 6 212 Commercial ment Area 6 212	Strategic Justification	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of Schreen Develop Road Cons \$842, 119 \$750, Residential Main Catchn 899 \$750, 941	oment truction 935 6 212 Commercial ment Area 6 212	Strategic Justification Cost Breakdown	This project is required to provide for the orderly and		DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of Schreer Develop Road Cons \$842, 119 \$750, Residential Main Catche 899 \$750, 941 \$791	oment truction 935 6 212 Commercial ment Area 6 212 3	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly and	Units F	DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment Construction costs	Construction of Schreer Develop Road Cons \$842, 119 \$750, Residential Main Catche 899 \$750, 941 \$791 at Method apportioned based on int	oment truction 935 6 212 Commercial ment Area 6 212 3	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly and the road hierarchy caters for traffic growth.	Units F	DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of Schreer Develop Road Cons \$842, 119 \$750, Residential Main Catche 899 \$750, 941 \$791 at Method apportioned based on int	oment truction 935 6 212 Commercial ment Area 6 212 3	Strategic Justification Cost Breakdown Costing Justification	This project is required to provide for the orderly and the road hierarchy caters for traffic growth. Construction costs estimated by SMEC and verified by	Units F	DIL of the area a	RD WORKS
Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Cost Apportionment Construction costs	Construction of Schreer Develop Road Cons \$842, 119 \$750, Residential Main Catche 899 \$750, 941 \$791 at Method apportioned based on int	oment truction 935 6 212 Commercial ment Area 6 212 3	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly and the road hierarchy caters for traffic growth.	Units F	DIL of the area a	RD WORKS



DI_RD_31c	Schreenans Lane Creek	c Crossing				QUIC	CK REFERENCE
Project	Construction of a creek	crossing (bridge) for 9	Schroonanc Boad			DIL	RD WORKS
Description	Construction of a creek	crossing (bridge) for .	ocineenans road.			DIL	KD WORKS
Levy Type	Develo	•	Strategic	This project is required to provide for the orderly a	ind proper developr	ment of the area	and ensures that
Category	Road Con	struction	Justification	the road hierarchy caters for traffic growth.			
Cost	\$8,915	E 670	Cost Breakdown		Units	Rate	Cost
External	30,91	•					
Cost to MCA	\$7,934						
Applies To							
Applies 10	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	89	%					
Capital Cost	\$7,934	4,953					
Demand Units	94	18					
Levy Amount	\$8,37	4.53					
Cost Apportionmen	t Method		Costing	Construction costs estimated by SMEC and verified	hy Council officers		
Construction costs a	apportioned based on in	ternal/external traffic	Justifcation	Construction costs estimated by Sivile and Vermee	by Council officers	•	
split from SMEC tra	ffic model.						
			Indicative Project	At the completion of both adjoining sections of Sch	reenans Road	Version	1
			Trigger	The time dompletion of both dujonning sections of both	cc.iaiis iioaai	REF	105
DI_RD_31d	Schreenans Lane exter	nsion east				OUIG	CV DEEEDENCE
	Schreenans Lane exten	nsion east					CK REFERENCE
Project			oss Creek Road and c	reek crossing to Link standard (317m)		QUIC	CK REFERENCE RD WORKS
			oss Creek Road and c	reek crossing to Link standard (317m)			
Project Description		nans Lane between Ro	oss Creek Road and c Strategic	reek crossing to Link standard (317m) This project is required to provide for the orderly a	and proper developr	DIL	RD WORKS
Project	Construction of Schree	nans Lane between Ro			and proper developr	DIL	RD WORKS
Project Description Levy Type	Construction of Schree	nans Lane between Ro	Strategic	This project is required to provide for the orderly a	and proper developr	DIL	RD WORKS
Project Description Levy Type	Construction of Schree Develo Road Con	nans Lane between Ro pment struction	Strategic	This project is required to provide for the orderly a	and proper developr Units	DIL	RD WORKS
Project Description Levy Type Category Cost	Construction of Schree Develo Road Con \$785	nans Lane between Ro pment struction ,913	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS
Project Description Levy Type Category Cost External	Construction of Schree Develo Road Con \$785,	nans Lane between Ro pment struction ,913 %	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA	Construction of Schree Develo Road Con \$785 11 \$699	nans Lane between Ro pment struction ,913 % ,462	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS
Project Description Levy Type Category Cost External	Construction of Schree Develo Road Con \$785,	nans Lane between Ro pment struction ,913 %	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of Schree Develop Road Con. \$785 11 \$699 Residential	nans Lane between Ro pment struction ,913 ,462 Commercial	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of Schree Develo Road Con \$785 11 \$699 Residential Main Catch	nans Lane between Ro pment struction ,913 ,462 Commercial ment Area	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of Schree Develo Road Con \$785 11 \$699 Residential Main Catch	nans Lane between Ro pment struction ,913 ,462 Commercial ment Area %	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of Schree Develor Road Con \$785 11 \$699 Residential Main Catch 89 \$699	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area %	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of Schree Develor Road Con \$785, 11 \$699 Residential Main Catch 89 \$699, 94	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area % ,462	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of Schree Develor Road Con \$785 11 \$699 Residential Main Catch 89 \$699	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area % ,462	Strategic Justification	This project is required to provide for the orderly a		DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of Schree Develoy Road Con \$785, 11 \$699 Residential Main Catch 89 \$699 94 \$738	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area % ,462	Strategic Justification Cost Breakdown	This project is required to provide for the orderly a the road hierarchy caters for traffic growth.	Units	DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of Schree Develo Road Con \$785 11 \$699 Residential Main Catch 89 \$699 94 \$738	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area % ,462 .8	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly a	Units	DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Construction costs a	Construction of Schree Develoy Road Con \$785, 11 \$699 Residential Main Catch 89 \$699 94 \$738	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area % ,462 .8	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly a the road hierarchy caters for traffic growth.	Units	DIL ment of the area	RD WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of Schree Develoy Road Con \$785, 11 \$699 Residential Main Catch 89 \$699 94 \$738	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area % ,462 .8	Strategic Justification Cost Breakdown Costing	This project is required to provide for the orderly a the road hierarchy caters for traffic growth.	Units I by Council officers	DIL ment of the area	RD WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Construction costs a	Construction of Schree Develoy Road Con \$785, 11 \$699 Residential Main Catch 89 \$699 94 \$738	nans Lane between Ro pment struction ,913 % ,462 Commercial ment Area % ,462 .8	Strategic Justification Cost Breakdown Costing Justification	This project is required to provide for the orderly a the road hierarchy caters for traffic growth. Construction costs estimated by SMEC and verified	Units I by Council officers	DIL ment of the area	and ensures that Cost



DI_RD_38	Ross Creek Road Upgra	ade				QUIC	K REFERENCE
Project	Ungrade of Ross Creek	Road hetween Rells F	Road and Tait Street t	to link road standard (850m).		DIL	RD WORKS
Description	Opprade of Ross creek	Noda between bens i	toda dila Tale Street t	io ilik road standard (650ili).		DIE	ND WOMS
Levy Type	Develo	pment	Strategic	This project is required to provide for the order	ly and proper develo	pment of the area	and ensures that
Category	Road Cons	struction	Justification	the road hierarchy caters for traffic growth.			
,			yastırıca tısırı	the road metalony outers for training growth.			
	42.64	7.604	Cost Breakdown		Units	Rate	Cost
Cost	\$2,647						
External	11'						
Cost to MCA	\$2,356	•					
Applies To	Residential	Commercial					
Cell	Main Catch	ment Area					
Apportionment	89	%					
Capital Cost	\$2,356	5.391					
Demand Units	94	•					
Levy Amount	\$2,48						
Cost Annortionmen	at Mathad		Costing				
Cost Apportionmen		.,		Construction costs estimated by SMEC and verif	fied by Council office	rs.	
	apportioned based on int	ternal/external traffic	Justification				
split from SMEC tra	ffic model.		La disetta a Danie et	Chand and the state of the stat	a ak a da a a a laka a a a la d		
			Indicative Project	Staged construction moving south from Tait Str	eet when either a bu		1
			Trigger	or access to adjacent development is required.		REF	107
DI_LA_25	Land acquisition for int	tarcastians					
DI_LA_23	Lanu acquisition for in	tersections				QUIC	K REFERENCE
Project	Land acquisition to wid	en road reserves to a	ccommodate interse	ction treatments and turning movements on the f	uture Western Link R	oad,	JNC LAND
Description	totalling 0.23ha.					DIL	LAND
Levy Type	Develo		Strategic	This project is required to provide for the order	ly and proper develo	pment of the area	and ensures that
Category	Traffic Mar	nagement	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$72,	750	Property 222		0.02	\$700,000	\$14,000
External	09		Property 220		0.10	\$275,000	\$27,500
Cost to MCA	\$72,		Property 155		0.07	\$284,091	\$19,886
Applies To	Residential	Commercial	Property 208		0.04	\$284,091	\$11,364
Cell	Main Catch						
Apportionment	100						
Capital Cost	\$72,						
Demand Units	94						
Levy Amount	\$76.	.78					
Cost Apportionmen	at Mothod		Costing				
		nal road network)	_	Opteon Valuation			
	ed to the PSP area (interr	nal road network).	Justifcation	Opteon Valuation			
		nal road network).	Justifcation		rided OR when requi	red for Version	1
		nal road network).	_	Opteon Valuation In stages as immediately adjacent land is subdiveroad construction.	rided OR when requi	red for Version	1 108



DI_JNC_01	Carngham Rd / Dyson D	Orive Roundabout				QUIC	K REFERENCE
Project		21 2 11 1					
Description	Construction of a 4 Arm	2 Lane Roundabout				DIL	JNC WORKS
							·
Levy Type	Develop	ment	Strategic	This project is requried to provide for the orderly an	d proper developme	ent of the area a	ind ensures that
Category	Traffic Man		Justification	the road hierarchy caters for traffic growth.			
,			Justinication	the road merarony saters for traine growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$1,845	,333					
External	419	%					
Cost to MCA	\$1,088	,746					
Applies To	Residential	Commercial					
Cell	Main Catchr	mont Aroa					
	59%						
Apportionment							
Capital Cost	\$1,088	•					
Demand Units	948						
Levy Amount	\$1,149	9.06					
Cost Apportionmen	at Mathad		Costing				
Cost Apportionmer		(CNAFOT (C	_	Construction costs estimated by SMEC and verified by	by Council officers.		
	on the basis of projected		Justifcation				
Model). 41% of der	mand is generated by exis	ting development.	Indicative Project	When either Dysons Dr adjoining the intersection is	ungraded or the	Version	1
			illulcative Fibject	When either bysons of aujoining the intersection is	upgraueu or the	version	Τ
			•			DEE	100
			Trigger	Western Link Road southward is constructed.		REF	109
DI ING 60			Trigger			REF	109
DI_JNC_02	Carngham Rd / New N-	S Rd (North) Rounda	Trigger				109 K REFERENCE
DI_JNC_02 Project			Trigger bout			QUIC	K REFERENCE
	Carngham Rd / New N-Construction of a 4 Arm		Trigger bout				K REFERENCE
Project			Trigger bout	Western Link Road southward is constructed.		QUIC	K REFERENCE JNC WORKS
Project		2 Lane Roundabout	Trigger bout			QUIC	K REFERENCE JNC WORKS
Project Description	Construction of a 4 Arm	2 Lane Roundabout	Trigger bout	Western Link Road southward is constructed.		QUIC	K REFERENCE JNC WORKS
Project Description Levy Type	Construction of a 4 Arm Develop	2 Lane Roundabout	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and		QUIC	K REFERENCE JNC WORKS
Project Description Levy Type Category	Construction of a 4 Arm Develop Traffic Man	2 Lane Roundabout oment lagement	Trigger bout Strategic	Western Link Road southward is constructed. This project is requried to provide for the orderly and		QUIC	K REFERENCE JNC WORKS
Project Description Levy Type Category Cost	Construction of a 4 Arm Develop Traffic Man \$1,288	2 Lane Roundabout ment lagement	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External	Construction of a 4 Arm Develop Traffic Man \$1,288 309	2 Lane Roundabout ment lagement	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901,	2 Lane Roundabout oment lagement 0,056 % 639	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External	Construction of a 4 Arm Develop Traffic Man \$1,288 309	2 Lane Roundabout ment lagement	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901, Residential	2 Lane Roundabout oment pagement 2,056 % 639 Commercial	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901, Residential Main Catchr	2 Lane Roundabout oment agement 5,056 6639 Commercial	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901, Residential Main Catchr	2 Lane Roundabout ment agement 6,056 6639 Commercial ment Area	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901,1 Residential Main Catchr 709 \$901,1	2 Lane Roundabout ment agement 6,056 6639 Commercial ment Area 6639	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901,1 Residential Main Catcher 709 \$901,1 948	2 Lane Roundabout ment lagement 6,056 6639 Commercial ment Area 6639 8	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901,1 Residential Main Catchr 709 \$901,1	2 Lane Roundabout ment lagement 6,056 6639 Commercial ment Area 6639 8	Trigger bout Strategic Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901,I Residential Main Catchr 709 \$901,I 948 \$951.	2 Lane Roundabout ment lagement 6,056 6639 Commercial ment Area 6639 8	Trigger bout Strategic Justification Cost Breakdown	Western Link Road southward is constructed. This project is requried to provide for the orderly and the road hierarchy caters for traffic growth.	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901, Residential Main Catchr 709 \$901, 948 \$951.	2 Lane Roundabout ment lagement 6,056 6639 Commercial ment Area 6639 8 639 8	Trigger bout Strategic Justification Cost Breakdown	Western Link Road southward is constructed. This project is requried to provide for the orderly and	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901,I Residential Main Catchr 709 \$901,I 948 \$951. at Method on the basis of projected	2 Lane Roundabout ment lagement 6,056 6639 Commercial ment Area 6639 8 639 usage (SMEC Traffic	Trigger bout Strategic Justification Cost Breakdown	Western Link Road southward is constructed. This project is requried to provide for the orderly and the road hierarchy caters for traffic growth.	d proper developm	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901, Residential Main Catchr 709 \$901, 948 \$951.	2 Lane Roundabout ment lagement 6,056 6639 Commercial ment Area 6639 8 639 usage (SMEC Traffic	Trigger bout Strategic Justification Cost Breakdown Costing Justification	Western Link Road southward is constructed. This project is requried to provide for the orderly and the road hierarchy caters for traffic growth. Construction costs estimated by SMEC and verified by	d proper developme Units by Council officers.	QUIC DIL ent of the area a	WORKS and ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Construction of a 4 Arm Develop Traffic Man \$1,288 309 \$901,I Residential Main Catchr 709 \$901,I 948 \$951. at Method on the basis of projected	2 Lane Roundabout ment lagement 6,056 6639 Commercial ment Area 6639 8 639 usage (SMEC Traffic	Trigger bout Strategic Justification Cost Breakdown	Western Link Road southward is constructed. This project is requried to provide for the orderly and the road hierarchy caters for traffic growth.	d proper developmed Units by Council officers.	QUIC DIL ent of the area a	JNC WORKS



DI_JNC_04	Greenhalghs Rd / New	N-S Rd (North) Round	dabout		QUICK	REFERENCE
Project		41 6 11 1				
Description	Construction of a 3 Arn	n 1 Lane Roundabout			DIL	JNC WORKS
•						
Levy Type	Develo	pment	Strategic	This project is requried to provide for the orderly and proper development	of the area a	nd ensures that
Category	Traffic Ma	nagement	Justification	the road hierarchy caters for traffic growth.		
-		_				
			Cost Breakdown	Units	Rate	Cost
Cost	\$978	,				
External	39					
Cost to MCA	\$596	,903				
Applies To	Residential	Commercial				
Call	Maio Catalo					
Cell	Main Catch					
Apportionment	61					
Capital Cost Demand Units	\$596 94	•				
Levy Amount	\$629	9.97				
Cost Apportionmen	nt Method		Costing			
	on the basis of projected	usago (SMEC Traffic	Justifcation	Construction costs estimated by SMEC and verified by Council officers.		
• •		• ,	Justification			
Model). 39% of den	nand is generated by exi	sting development.	Indicative Project	Construction of both RD_11 and RD_04. A T-intersection will fuction	Version	1
			Trigger	satisfactorily in the interim.	REF	111
			1116651			
				•		
DI INC OF	Creenhelehe Dd / New	N C Dd (Cauth) Dawn	dah auk			
DI_JNC_05	Greenhalghs Rd / New	N-S Rd (South) Round	dabout		QUICK	(REFERENCE
DI_JNC_05 Project			dabout	·		
	Greenhalghs Rd / New Construction of a 3 Arm		dabout		QUICK	REFERENCE JNC WORKS
Project Description	Construction of a 3 Arm	n 1 Lane Roundabout			DIL	JNC WORKS
Project Description Levy Type	Construction of a 3 Arn	n 1 Lane Roundabout	Strategic	This project is requried to provide for the orderly and proper development	DIL	JNC WORKS
Project Description	Construction of a 3 Arm	n 1 Lane Roundabout		This project is requried to provide for the orderly and proper development the road hierarchy caters for traffic growth.	DIL	JNC WORKS
Project Description Levy Type	Construction of a 3 Arn	n 1 Lane Roundabout	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category	Construction of a 3 Arn Develo Traffic Ma	n 1 Lane Roundabout pment nagement	Strategic		DIL	JNC WORKS
Project Description Levy Type Category Cost	Construction of a 3 Arm Develo Traffic Ma	m 1 Lane Roundabout pment nagement	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42	m 1 Lane Roundabout pment nagement 5,654	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42 \$589	m 1 Lane Roundabout pment nagement 5,654 % ,079	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS nd ensures that
Project Description Levy Type Category Cost External	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42	m 1 Lane Roundabout pment nagement 5,654	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a 3 Arn Develo Traffic Ma \$1,01 42 \$589 Residential	pment nagement 5,654 % ,079 Commercial	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42 \$589	m 1 Lane Roundabout pment nagement 5,654 % ,079 Commercial	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a 3 Arn Develo Traffic Ma \$1,01 42 \$589 Residential Main Catch	m 1 Lane Roundabout pment nagement 5,654 % ,079 Commercial	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a 3 Arn Develo Traffic Ma \$1,01 42 \$589 Residential Main Catch	pment nagement 5,654 % ,079 Commercial	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a 3 Arn Develo Traffic Ma \$1,01: 42 \$589 Residential Main Catch 58 \$589	pment nagement 5,654 % ,079 Commercial ment Area % ,079	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a 3 Arm Develo Traffic Ma \$1,01 42 \$589 Residential Main Catch 58 \$589 94	pment nagement 5,654 % ,079 Commercial ment Area % ,079	Strategic Justification	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42 \$589 Residential Main Catch 58 \$589 94 \$625	pment nagement 5,654 % ,079 Commercial ment Area % ,079	Strategic Justification	the road hierarchy caters for traffic growth. Units	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42 \$589 Residential Main Catch 58 \$589 94 \$625	m 1 Lane Roundabout pment nagement 5,654 % ,079	Strategic Justification Cost Breakdown	the road hierarchy caters for traffic growth.	DIL of the area a	INC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned of	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42 \$589 Residential Main Catch 58 \$589 94 \$62: at Method on the basis of projected	m 1 Lane Roundabout pment nagement 5,654 % ,079	Strategic Justification Cost Breakdown Costing	the road hierarchy caters for traffic growth. Units	DIL of the area a	INC WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned of	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42 \$589 Residential Main Catch 58 \$589 94 \$62:	m 1 Lane Roundabout pment nagement 5,654 % ,079	Strategic Justification Cost Breakdown Costing Justification	the road hierarchy caters for traffic growth. Units Construction costs estimated by SMEC and verified by Council officers.	DIL of the area a	JNC WORKS nd ensures that
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned of	Construction of a 3 Arm Develo Traffic Ma \$1,01: 42 \$589 Residential Main Catch 58 \$589 94 \$62: at Method on the basis of projected	m 1 Lane Roundabout pment nagement 5,654 % ,079	Strategic Justification Cost Breakdown Costing	the road hierarchy caters for traffic growth. Units	of the area a	nd ensures that Cost



DI_JNC_08	Glenelg Hwy / New N-	S Rd (South) Roundab	out			QUIC	K REFERENCE
Project	Construction of a 3 Arr	m 2 Lane Roundahout				DIL	JNC WORKS
Description	Construction of a 3 Am	ii 2 Laile Noulluabout				DIL	JNC WORKS
Levy Type		pment	Strategic	This project is requried to provide for the orderly	y and proper developmer	nt of the area a	and ensures that
Category	Traffic Ma	nagement	Justification	the road hierarchy caters for traffic growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$1,02	,					
External		5%					
Cost to MCA	\$459),883					
Applies To	Residential	Commercial					
Cell	Main Catch						
Apportionment	45						
Capital Cost	\$459	•					
Demand Units	94						
Levy Amount	\$48!	5.36					
Cost Apportionmen			Costing	Construction costs estimated by SMEC and verific	ed by Council officers.		
Costs apportioned of	on the basis of projected	l usage (SMEC Traffic	Justifcation		ca by council officers.		
Model). 55% of den	nand is generated by exi	sting development.					
			Indicative Project	Construction of north-south link road (south) join	ning Glenelg Highway	Version	1
			Trigger	construction of north south min road (south) join	g G.c.i.e.gguu , .	REF	113
DI JNC 09	Glenelg Hwy / Wiltshi	re Ln / Cherry Flat Rd	Signalised Intersection	on			
DI_JNC_09	Glenelg Hwy / Wiltshi	re Ln / Cherry Flat Rd	Signalised Intersection	on		QUIC	K REFERENCE
Project	Glenelg Hwy / Wiltshin Construction of a 4 Arr			on		QUIC	K REFERENCE JNC WORKS
				on			
Project Description	Construction of a 4 Arr	m Signalised Intersecti	on		y and proper dayslapman	DIL	JNC WORKS
Project Description Levy Type	Construction of a 4 Arr	m Signalised Intersecti	on Strategic	This project is requried to provide for the orderly	y and proper developmer	DIL	JNC WORKS
Project Description	Construction of a 4 Arr	m Signalised Intersecti	on		y and proper developmer	DIL	JNC WORKS
Project Description Levy Type	Construction of a 4 Arr	m Signalised Intersecti	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category	Construction of a 4 Arr Develo Traffic Ma	m Signalised Intersecti opment nagement	on Strategic	This project is requried to provide for the orderly	y and proper developmer Units	DIL	JNC WORKS
Project Description Levy Type Category Cost	Construction of a 4 Arr Develo Traffic Ma \$4,88	m Signalised Intersection pment nagement 3,206	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External	Construction of a 4 Arr Develo Traffic Ma \$4,88	m Signalised Intersection pment nagement 3,206	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19	m Signalised Intersection opment nagement 3,206 5% 7,443	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External	Construction of a 4 Arr Develo Traffic Ma \$4,88	m Signalised Intersection pment nagement 3,206	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential	m Signalised Intersection opment nagement 3,206 5% 7,443 Commercial	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential	m Signalised Intersection pment nagement 3,206 6,66 7,443 Commercial	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch	m Signalised Intersection ppment nagement 3,206 7,443 Commercial ment Area	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19	m Signalised Intersection ppment nagement 3,206 % 7,443 Commercial ment Area 6% 7,443	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19 94	m Signalised Intersection pment nagement 3,206 % 7,443 Commercial ment Area 6% 7,443	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19	m Signalised Intersection pment nagement 3,206 % 7,443 Commercial ment Area 6% 7,443	on Strategic Justification	This project is requried to provide for the orderly		DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19 94 \$2,31	m Signalised Intersection pment nagement 3,206 % 7,443 Commercial ment Area 6% 7,443	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	Units	DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19 92 \$2,31	m Signalised Intersection pment nagement 3,206 5% 7,443 Commercial nment Area 5% 7,443 48 19.18	Strategic Justification Cost Breakdown Costing	This project is requried to provide for the orderly	Units	DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned of	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19 92 \$2,31 t Method on the basis of projected	m Signalised Intersection pment nagement 3,206 5% 7,443 Commercial nment Area 5% 7,443 48 19.18 d usage (SMEC Traffic	Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	Units	DIL nt of the area a	JNC WORKS
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned of	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19 92 \$2,31	m Signalised Intersection pment nagement 3,206 5% 7,443 Commercial nment Area 5% 7,443 48 19.18 d usage (SMEC Traffic	Strategic Justification Cost Breakdown Costing Justification	This project is requried to provide for the orderly the road hierarchy caters for traffic growth. Construction costs estimated by SMEC and verific	Units Ted by Council officers.	DIL nt of the area a	and ensures that Cost
Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionment Costs apportioned of	Construction of a 4 Arr Develo Traffic Ma \$4,88 55 \$2,19 Residential Main Catch 45 \$2,19 92 \$2,31 t Method on the basis of projected	m Signalised Intersection pment nagement 3,206 5% 7,443 Commercial nment Area 5% 7,443 48 19.18 d usage (SMEC Traffic	Strategic Justification Cost Breakdown Costing	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	Units ed by Council officers. ur at traffic levels equival	DIL nt of the area a Rate ent Version	JNC WORKS



DI_JNC_10	Cherry Flat Rd / Webb	Rd Signalised Interse	ction			OUIC	K REFERENCE
Project							N NET ENERGE
Description	Construction of a 4 Arr	m Signalised Intersecti	on			DIL	JNC WORK
Description							
Levy Type	Develo	pment	Strategic	This project is requried to provide for the orderly	and proper developmen	nt of the area a	and ensures that
Category		nagement	Justification	the road hierarchy caters for traffic growth.	р. оро. солооро.		
outego. y	11011101110	agee.re	Justinication	the road merarchy caters for traine growth.			
			Cost Breakdown		Units	Rate	Cost
Cost	\$2,01	2,662					
External	17	7%					
Cost to MCA	\$1,67	0,509					
Applies To	Residential	Commercial					
Cell	Main Catch	nment Area					
Apportionment	83	3%					
Capital Cost		0,509					
Demand Units		48					
Levy Amount	\$1,76	63.05					
Cost Apportionmer	nt Method		Costing	Construction costs estimated by SMEC and verifie	ed by Council officers		
Costs apportioned	on the basis of projected	d usage (SMEC Traffic	Justifcation	Construction costs estimated by Sivile and verme	La by Courien Officers.		
		isting dovolonment					
Model). 17% of der	mand is generated by exi	Stillig developilielit.					
Model). 17% of der	mand is generated by exi	sting development.	Indicative Project	Duplication of Cherry Flat Road OR when a primar	ry school is established a		1
Model). 17% of dei	mand is generated by exi	sting development.	Indicative Project Trigger	Duplication of Cherry Flat Road OR when a primare the MAC.	ry school is established a	at Version REF	1 115
Model). 17% of dei	mand is generated by exi	sting development.	•	· · · · · · · · · · · · · · · · · · ·	ry school is established a		
DI_JNC_11	mand is generated by exi		Trigger	· · · · · · · · · · · · · · · · · · ·	ry school is established a	REF	
DI_JNC_11 Project		enans Rd Roundabout	Trigger	· · · · · · · · · · · · · · · · · · ·	ry school is established a	REF	115 K REFERENCE
DI_JNC_11	Cherry Flat Rd / Schre	enans Rd Roundabout	Trigger	· · · · · · · · · · · · · · · · · · ·	ry school is established a	REF	115 K REFERENCE
DI_JNC_11 Project Description	Cherry Flat Rd / Schree	enans Rd Roundabout m 2 Lane Roundabout	Trigger	the MAC.	,	QUIC DIL	K REFERENCE JNC WORK
DI_JNC_11 Project Description Levy Type	Cherry Flat Rd / Schree Construction of a 3 Arr	enans Rd Roundabout m 2 Lane Roundabout opment	Trigger t Strategic	the MAC. This project is requried to provide for the orderly	,	QUIC DIL	K REFERENCE JNC WORK
DI_JNC_11 Project Description	Cherry Flat Rd / Schree Construction of a 3 Arr	enans Rd Roundabout m 2 Lane Roundabout	Trigger	the MAC.	,	QUIC DIL	K REFERENCE JNC WORK
DI_JNC_11 Project Description Levy Type	Cherry Flat Rd / Schree Construction of a 3 Arr	enans Rd Roundabout m 2 Lane Roundabout opment	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL	K REFERENCE JNC WORK
DI_JNC_11 Project Description Levy Type	Cherry Flat Rd / Schred Construction of a 3 Arr Develor Traffic Ma	enans Rd Roundabout m 2 Lane Roundabout opment inagement	Trigger t Strategic	the MAC. This project is requried to provide for the orderly	,	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category	Cherry Flat Rd / Schred Construction of a 3 Arr Develor Traffic Ma	enans Rd Roundabout m 2 Lane Roundabout opment	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category Cost	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933	enans Rd Roundabout m 2 Lane Roundabout ppment inagement	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures tha
DI_JNC_11 Project Description Levy Type Category Cost External	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933	enans Rd Roundabout m 2 Lane Roundabout ppment inagement 0,620 3%	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures tha
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 33 \$629 Residential	enans Rd Roundabout m 2 Lane Roundabout ppment inagement 9,620 3% 9,545 Commercial	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 33 \$625 Residential Main Catch	enans Rd Roundabout m 2 Lane Roundabout ppment inagement 0,620 3% 0,545 Commercial	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$935 33 \$625 Residential Main Catch	enans Rd Roundabout m 2 Lane Roundabout ppment inagement 0,620 3% 0,545 Commercial inment Area	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 \$625 Residential Main Catch \$67	enans Rd Roundabout m 2 Lane Roundabout ppment inagement 0,620 3% 0,545 Commercial inment Area 7%	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 \$629 Residential Main Catch \$629 94	enans Rd Roundabout m 2 Lane Roundabout ppment magement 0,620 3% 0,545 Commercial ment Area 7% 0,545	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures tha
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 \$629 Residential Main Catch \$629 94	enans Rd Roundabout m 2 Lane Roundabout ppment inagement 0,620 3% 0,545 Commercial inment Area 7%	Trigger t Strategic Justification	the MAC. This project is requried to provide for the orderly	and proper developmen	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures tha
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 \$629 Residential Main Catch 675 \$629 \$94	enans Rd Roundabout m 2 Lane Roundabout ppment magement 0,620 3% 0,545 Commercial ment Area 7% 0,545	Trigger Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	and proper development	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures tha
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 \$629 Residential Main Catch 67 \$629 \$466 ant Method	enans Rd Roundabout 2 Lane Roundabout 2 pment 3,620 3% 2,545 Commercial 2,645 1,545 1,545 1,545 1,545 1,545 1,545 1,545 1,545 1,545 1,545	Trigger Strategic Justification Cost Breakdown	the MAC. This project is requried to provide for the orderly	and proper development	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 \$629 Residential Main Catch 67 \$629 \$666 at Method on the basis of projected	enans Rd Roundabout 2 Lane Roundabout 2 pment 3,620 3% 2,545 Commercial 2,645 4,42 4 usage (SMEC Traffic	Trigger Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	and proper development	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that
DI_JNC_11 Project Description Levy Type Category Cost External Cost to MCA Applies To Cell Apportionment Capital Cost Demand Units Levy Amount Cost Apportionmer Costs apportioned	Cherry Flat Rd / Schree Construction of a 3 Arr Develor Traffic Ma \$933 \$629 Residential Main Catch 67 \$629 \$466 ant Method	enans Rd Roundabout 2 Lane Roundabout 2 pment 3,620 3% 2,545 Commercial 2,645 4,42 4 usage (SMEC Traffic	Trigger Strategic Justification Cost Breakdown	This project is requried to provide for the orderly the road hierarchy caters for traffic growth.	and proper development Units ed by Council officers.	QUIC DIL nt of the area a	K REFERENCE JNC WORK and ensures that



DI_JNC_12	Ross Creek Rd / Schreenans Rd extension/ C	Cobden St (realignme	ent) Roundabout		QUIC	K REFERENCE
Project	Construction of a 4 Arm 1 Lane Roundabout				DIL	JNC WORKS
Description	Construction of a 4 Arm 1 Lane Roundabout				DIL	JNC WORKS
Levy Type	Development	Strategic	This project is requried to provide for the orderly	and proper developmen	t of the area	and ensures that
Category	Traffic Management	Justification	the road hierarchy caters for traffic growth.			
		Cook Drookdown			Data	Cost
Cost	\$702,278	Cost Breakdown		Units	Rate	Cost
External	16%					
Cost to MCA	\$589,913					
Applies To	Residential Commercial					
rippines re	nesidential commercial					
Cell	Main Catchment Area					
Apportionment	84%					
Capital Cost	\$589,913					
Demand Units	948					
Levy Amount	\$622.59					
Cost Apportionme		Costing	Construction costs estimated by SMEC and verific	ed by Council officers.		
Costs apportioned	on the basis of projected usage (SMEC Traffic	Justifcation	,			
Model). 16% of de	mand is generated by existing development.					
		Indicative Project	Construction of all Schreenans Road items OR co	nstruction of all Cobden	Version	1
		Trigger	Street road items.		REF	117
DI_O_1 Project Description	Development Contributions Accounting Pro Purchase of Development Contributions Accounting				QUIC	K REFERENCE PL WORK
Levy Type	Development	Strategic	The item is required to provide adequate accoun	ting and reporting of devi	elonment cor	ntributions and
Category	Other	Justification	infrastructure provision.	and are reporting or der		ici ib dicionis di id
category	Other	Justinication	illitusti detare provision.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$50,000					
External	0%					
Cost to MCA	\$50,000					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$50,000					
Demand Units	948					
Levy Amount	\$52.77					
Cost Apportionme		Costing	Urban Enterprise			
The item is require	ed to provide adequate accounting and	Justifcation				
reporting of develo	opment contributions and infrastructure				\/ov-!	
provisions.		Indicative Project	Incorporation of the DCP into the Planning Schen	ne	Version	1
		Trigger	incorporation of the DCF into the Fidilining Schen		REF	118



DI_O_2	Heritage, Geotechnical and Contamination	Studies - MR Power F	eark			
				n works ansumbars		K REFERENCE
Project	·		al and contamination to ascertain potential remediatio	ii works, encumbere	DIL	PL WORKS
Description	areas and siting options for drainage facilitie	s and active open spa	ce reserves.			
Levy Type	Development	Strategic	This project is required to provide adequate active op	en space and draina	ge facilities fo	r the new
Category	Other	Justification	community.	·	_	
0 ,			,			
		Cost Breakdown		Units	Rate	Cost
Cost	\$253,000					
External	0%					
Cost to MCA	\$253,000					
Applies To	Residential Commercial					
0.11	*** 6					
Cell	Main Catchment Area					
Apportionment	100% \$253,000					
Capital Cost Demand Units	948					
Levy Amount	\$267.02					
Levy Amount	\$207.02					
Cost Apportionme	nt Method	Costing				
- ''	uired to provide adequate active open space	Justifcation	Prowse			
	ties for the new community.					
and aramage racing	des for the new community.		Prior to the commencement of construction of drains	ige basin RB28 or M	R Version	1
		Indicative Project	Power Park or at the discretion of the Responsible Au	-		
		Trigger	provision.	chorrey for curner	REF	119
DI_O_3	Heritage, Geotechnical and Contamination	Studies - Mining Park				
		_			QUIC	K REFERENCE
Project	_		nd contamination to ascertain potential remediation w	orks, encumbered	DIL	PL WORKS
Description	areas and siting options for drainage facilitie	s and active open spa	ce reserves.			
Levy Type	Development	Strategic	This project is required to provide adequate drainage	facilities and active	onen snace fa	cilities for the
Category	Other	Justification	new community.	racinties and active	open space ra	circles for the
category	Other	Justification	new community.			
		Cost Breakdown		Units	Rate	Cost
Cost	\$440,000					
External	0%					
Cost to MCA	\$440,000					
Applies To	Residential Commercial					
Cell	Main Catchment Area					
Apportionment	100%					
Capital Cost	\$440,000					
Demand Units	948					
Levy Amount	\$464.38					
Cost Apportionmen	nt Method	Costing				
	iii wetiiou	Justifcation	Prowse			
As above		Justillation				
			Prior to the commencement of construction of draina	ge basin RB29 or	Version	1
		Indicative Project	and the second s	J		-
		•	Mining Park or at the discretion of the Responsible Au	thority for earlier		
		Trigger	Mining Park or at the discretion of the Responsible Auprovision.	uthority for earlier	REF	120



APPENDIX C DETAILED LAND BUDGET BY TITLE

				TRANS	SPORT			ENCUMBE	RED LAND	1	СОММ	UNITY	UNENCU	MBERED LAN SPACE	ND OPEN	Area
umber		Area (Hectares)	Future Western Link Road	Arterial Road / Widening		9/	serve	sins	Environmental Conservation Area	HeritageConservation Area	Community Facilities		Space	Passive Open Space (Local parks & Linear reserves)	onal	Total Net Developable Area (Hectares)
Property Number		al Area	ire West d	rial Roa	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	ronmen servatio	tageCor	munity	Schools	Active Open Space	sive Ope al parks rves)	Other - Regional Recreation	al Net D
Pro		Total .	Futur	Arte	Rou	Roa	Drai	Drai	Con	Herit. Area	Com	Schi	Acti	Pass (Loc rese	Othe	Tot: (Hee
			Not Included in NDA	Not Included in	Not Included in	Not Included in	Not Included in OS%	Not Included in	Not Included in	Not Included in	Not Included in	Not Included in	Included in OS%	Included in	Included in OS%	
			IN NUA	NDA	NDA	NDA	III US%	OS%	OS%	OS%	NDA	NDA	05%	OS%	05%	
Property 1	2012292	0.82					0.80							0.02		
Property 2 Property 3	2012293 2012291	35.77 8.71					8.64	0.62	2.36		1.50	0.56	5.10 2.91	0.40		18.65 3.74
Property 4	2035436	9.44			0.05						1.00	2.94	2.71			5.45
Property 5	2035447	8.10														8.10
Property 6	2035446	8.09 8.16												1.00		8.09 7.16
Property 7 Property 8	2035434 2035434	8.07												1.00		8.07
Property 9	2035434	8.07			0.12											7.95
Property 10	2035434	8.07												1.01		7.06
Property 11 Property 12	2035434 2002746	7.61 3.33					2.88 1.65	0.61 1.51						0.50 0.13		3.62 0.04
Property 13	2002746	2.08					2.04	0.04						0.13		0.04
Property 14	2002751	1.17					0.71	0.46								
Property 15	2002749	0.33					0.33									
Property 16 Property 17	2002748 2029915	28.53			0.05		6.35		1.49					1.44		19.25 1.96
Property 18	2029915	2.01			0.03											2.20
Property 19	2029915	2.03		0.08	0.05											1.90
Property 20	2029915	4.06			0.04											4.02
Property 21	2029915	4.07 2.06														4.07
Property 22 Property 23	2029914 2029915	2.09		0.05												2.06
Property 24	2029913	4.42		0.05												4.37
Property 25	2029912	2.04														2.04
Property 26	2029913	2.75		0.05										0.38		2.32
Property 27 Property 28	2029911 2029910	2.02														2.02
Property 29	2029910	10.89		0.67										0.51		9.71
Property 30	2029909	3.02												0.68		2.34
Property 31	2034414 2034415	1.85 1.46														1.85
Property 32 Property 33	2034415	1.46														1.40
Property 34	2034417	1.61														1.61
Property 35	2051664	0.91														0.91
Property 36	2051665	0.93												4.00		0.93
Property 37 Property 38	2035439 2035437	8.27 2.04												1.00		7.27 2.04
Property 39	2035438	2.02														2.02
Property 40	2034419	1.93														1.93
Property 42	2034420 2034421	1.87		0.02												1.87 0.98
Property 42 Property 43	2034421 2028681	0.68		0.02												0.98
Property 44	2028681	0.69		0.01												0.68
Property 45	2049703	0.77														0.77
Property 46 Property 47	2049704 2049705	0.64														0.64
Property 47 Property 48	2049705	0.64		0.03												0.89
Property 49	2049702	0.70														0.70
Property 50	2049701	0.65														0.65
Property 51 Property 52	2049700 2049699	0.65 0.65		0.02												0.65
Property 52 Property 53	2049699	2.03		0.02												2.03
Property 54	2035441	2.03														2.03
Property 55	2051432	0.79		0.03	0.08											0.68
Property 56	2051433	1.19		0.04												1.15
Property 57 Property 58	2034430 2034429	3.86 2.49		0.01												3.85 2.49
Property 59	2034428	2.78														2.78
Property 60	2034427	2.22														2.22

			TRANSPORT					ENCUMBE	RED LAND		COMM	IUNITY	UNENCU	IMBERED LAI SPACE	ND OPEN	ea
Property Number		Total Area (Hectares)	Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	HeritageConservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	Total Net Developable Area (Heclares)
			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 OS%	Included in OS%	Included in OS%	
Property 61	2034426	2.00														2.00
Property 62	2034424	2.13														2.13
Property 63	2034423	2.05														2.05
Property 64	2034422 2031576	2.31 20.53		0.06			1.2/	0.79						2.69		2.25 15.69
Property 65 Property 66	2031576	3.78					1.36	0.79						1.00		2.78
Property 67	2042495	24.42					0.49							3.21		20.72
Property 68	2046063	24.27		0.08			0.37	1.04						3.70		19.08
Property 69	2035443	3.25		0.12	0.07									0.17		2.89
Property 70	2039204	2.04		0.14												1.90
Property 71	2035444	2.04		0.14										0.45		1.90
Property 72 Property 73	2035448 2035445	4.07 4.03		0.27										0.45		3.62 3.76
Property 74	2051046	2.18		0.27										0.26		1.92
Property 75	2051047	1.91												0.24		1.67
Property 76	2047568	4.06		0.26												3.80
Property 77	2028691	4.05												0.46		3.59
Property 78	2002761	3.59					0.02									3.57
Property 79 Property 80	2028685 2028683	5.81 3.81												0.79		5.02 3.29
Property 81	2020003	3.15					1.90							0.03		1.22
Property 82	2002742	2.36					1.13	0.34						0.03		0.89
Property 83	2002741	6.17					2.65	1.52						0.40		1.60
Property 84	2028686	3.99												0.01		3.98
Property 85	2041899	4.75					0.18							1.06		3.51
Property 86 Property 87	2041900 2046063	3.99 4.00		0.80	0.03			0.39								3.16 3.58
Property 88	2028687	4.36			0.03		0.10	0.37						0.34		3.92
Property 89	2028688	4.02					0.29							0.41		3.32
Property 90	2028689	3.95					0.50							0.28		3.17
Property 91	2041898	3.99												0.34		3.65
Property 92	2028690	5.70					0.09							1.47		4.14
Property 93	2027855 2039846	5.26 5.44					1.44							1.25 0.33		2.57 5.11
Property 94 Property 95	2039846	3.91					2.46							0.33		1.17
Property 96	2031574	5.43			0.02		0.91	2.63						0.78		1.09
Property 97	2027853	7.53		0.62	0.05									1.30		5.56
Property 98	2027852	4.05														4.05
Property 99	2005747	4.42		0.22	0.04									0.01		4.15
Property 100	2005746	4.04					0.07	2.14	1.16							4.04 0.04
Property 101 Property 102	2000321 2000321	4.21 8.22					0.87	2.14	0.18							7.66
Property 103	2000321	9.92		0.13			0.00		5.10							9.79
Property 104	2031578	0.50		0.05	0.03											0.42
Property 105	2031570	1.59														1.59
Property 106	2031570	1.88														1.88
Property 107	2031570	0.96														0.96
Property 108 Property 109	2031571 2031572	3.46 1.20														3.46 1.20
Property 110	2031572	0.55														0.55
Property 111	2006617	0.46														0.46
Property 112	2006617	4.11														4.11
Property 113	2041363	0.36													0.36	
Property 114	2012845	9.96													9.96	
Property 115	2012845	0.33						4.42							0.33	
Property 116 Property 117	2012844 2012843	11.41 0.62						4.43							6.98	0.62
Property 118	2012843	0.62														0.62
Property 119	2023630	1.15														1.15
Property 120	2023631	6.24									0.50	2.65				3.09

			TRANSPORT				ENCUMBERED LAND				COMMUNITY		UNENCUMBERED LAND OPEN SPACE			Vrea
Property Number		Total Area (Hectares)	Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	Environmental Conservation Area	HeritageConservation Area	Community Facilities	Schools	Active Open Space	Passive Open Space (Local parks & Linear reserves)	Other - Regional Recreation	Total Net Developable Area (Hectares)
			Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in NDA	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in OS%	Not Included in NDA	Not Included in NDA	Included in OS%	Included in OS%	Included in OS%	
Property 121	2012842	2.05												0.15		1.90
Property 122	2012842	1.48														1.48
Property 123	2012842	8.21												0.45		7.76
Property 124	2005750	8.66 5.86			0.04							0.85				7.81 5.82
Property 125 Property 126	2023250 2023251	5.85			0.04											5.85
Property 127	2023251	2.03												0.09		1.94
Property 128	2045173	5.63					0.43							1.87		3.33
Property 129	2012840	2.03						0.90						0.15		0.98
Property 130	2000321	1.47			0.04											1.43
Property 131	2000321	1.47														1.47
Property 132	2000321	2.25					0.21							0.02		2.23
Property 133 Property 134	2000321 2000321	6.46 8.11					0.31							0.62 1.78		5.53 5.89
Property 135	2000321	2.25					0.44							0.31		1.27
Property 136	2000321	2.20					0.07							0.27		1.86
Property 137	2000321	7.10														7.10
Property 138	2049676	22.46											10.19	0.44		11.83
Property 139	2026429	0.82														0.82
Property 140	2026429	1.16														1.16
Property 141 Property 142	2026430	0.06														0.06 0.23
Property 143	2026428	0.23														0.23
Property 144	2026428	1.54														1.54
Property 145	2000330	0.41														0.41
Property 146	2000328	0.36														0.36
Property 147	2000328	0.06														0.06
Property 148	2000327	0.06														0.06
Property 149 Property 150	2000326 2000325	0.06 0.18														0.06 0.18
Property 151	2000323	0.38														0.18
Property 152	2000322	0.20														0.20
Property 153	2000323	10.69						1.54		2.28			0.75			6.12
Property 154	2000321	19.51		0.08			0.23	0.68					1.09	0.58		16.85
Property 155	2012306	32.90	1.73	0.15	0.07			1.69	8.65				0.97			19.64
Property 156	2012998	32.95		1.15	0.04						1.30	3.50	10.03			16.93
Property 157 Property 158	2012998 2012289	32.91 27.51		1.12	0.03		0.05	2.61 0.43	0.35			10.00		1.00		19.15 23.73
Property 159	2012289	32.86		0.19	0.21		4.39	0.43	0.98					2.70		24.46
Property 160	2012289	5.31		0.04			2.00	0.14	2.70					1.80		1.34
Property 161	2012289	16.64		0.04	0.05		0.14		1.63							14.78
Property 162	2012289	1.64														1.64
Property 163	2039201	1.09		0.03	0.01											1.05
Property 164	2039199	0.68		0.01												0.67
Property 165 Property 166	2039200 2013004	1.09 0.73														1.09 0.73
Property 167	2010410	1.89														1.89
Property 168	2040644	1.30														1.30
Property 169	2040447	1.44														1.44
Property 170	2010408	5.46														5.46
Property 171	2040200	1.26														1.26
Property 172	2012288	2.33														2.33
Property 173 Property 174	2010411	3.46 2.47														3.46 2.47
Property 175	2012287	0.81														0.81
Property 176	2012286	0.99														0.99
Property 177	2042211	0.60														0.60
Property 178	2022615	0.56														0.56
Property 179	2022633	1.05														1.05
Property 180	2012285	0.79														0.79

			TRANSPORT					ENCUMBE	RED LAND		COMN	MUNITY	UNENCL	IMBERED LA SPACE	ND OPEN	rea
Property Number		Total Area (Hectares)	Future Western Link Road	Arterial Road / Widening	Roundabout	Road Reserve	Drainage Reserve	Drainage Basins	ironmental iservation Area	HeritageConservation Area	Community Facilities	Schools	ve Open Space	Passive Open Space (Local parks & Linear eserves)	er - Regional reation	Total Net Developable Area (Heclares)
P		ToT	Not Included in NDA	Not	Not Included in NDA	Not Included in NDA	Not Included in OS%	Not	Not Included in OS%	Not Registrer	Not Included in NDA	Not	Vective Name of Name o	Included in OS%	Included in Recre	Tol (He
Property 181	2022616	1.03														1.03
Property 182	2012284	0.78														0.78
Property 183	2012283	0.89														0.70
Property 184	2012203	0.95														0.95
Property 185	2046230	2.01														2.01
Property 186	2046230	2.01														2.01
Property 187	2022619	3.87														3.87
Property 188	2022620	0.88														0.88
Property 189	2022621	2.07														2.07
Property 190	2022622	0.90														0.90
Property 191	2022623	0.80														0.80
Property 192	2022624	0.80														0.80
Property 193	2022625	0.80														0.80
Property 194 Property 195	2022626 2022627	1.60 1.72														1.60 1.72
Property 196	2022627	0.86														0.86
Property 197	2022629	0.85														0.85
Property 198	2022630	0.83														0.83
Property 199	2022631	0.83														0.83
Property 200	2022632	0.83														0.83
Property 201	2010409	0.81														0.81
Property 202	2022614	0.94														0.94
Property 203	2010407	3.60												0.25		3.35
Property 204	2013003	1.24 0.27														1.24 0.27
Property 205 Property 206	2047864 2045820	0.27														0.27
Property 207	2045819	1.00			0.07											0.93
Property 208	2012306	24.12	1.25		0.04				1.85					1.17		19.81
Property 209	2012306	19.72	1.78					2.12						1.00		14.82
Property 210	2036739	0.40														0.40
Property 211	2036738	21.75		2.36				0.50						1.00		17.89
Property 212	2036752	32.60		0.81				3.87	2.03				0.16	3.27		22.46
Property 213	2036752	32.80		1.37	0.06			151			1.30	3.50	3.84	1.66		21.07
Property 214 Property 215	2001989 2001990	32.38 16.35						1.54						1.77 3.56		29.07 12.79
Property 216	2001990	16.81		0.91	0.05									3.30		15.85
Property 217	2001991	0.09		0.07	0.02											.0.00
Property 218	2001992	16.39		0.96	0.07									1.00		14.36
Property 219	2001993	15.91														15.91
Property 220	2001994	32.73	0.54					1.50	4.34		2.00			1.39		22.96
Property 221	2036749	4.02		0.32												3.70
Property 222	2036748	2.14		0.32	0.02											1.80
Property 223	2042384	1.89														1.89
Property 224 Property 225	2036747 2036746	4.31 4.34														4.31 4.34
Property 226	2036746	4.34														4.34
Property 227	2036743	4.15														4.15
Property 228	2036750	7.81		0.20										1.00		6.61
Property 229	2036750	14.38		0.36												14.02
Property 230	2036751	18.39		1.86	0.07								4.00			12.46
Sub-Total		1226.14	5.30	18.05	1.56		47.27	34.17	25.02	2.28	7.60	24.00	39.04	58.15	17.63	946.07
Existing Road Re	serves	63.76				61.38							0.94			1.44
Total		1289.90	5.30	18.05	1.56	61.38	47.27	34.17	25.02	2.28	7.60	24.00	39.98	58.15	17.63	947.51

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

				na Baaget. 1										
			Area (Hectares)	от	HER LAND US	ES	Area (Hectares)		AL DENSITY (15 gs/NRHa)	MEDIUM DEN Dwellin	SITY (25 gs/NRHa)		TOTAL COMBINE	D
Property Number		rotal Area (Hectares)	otal net Developable A	Activity Centre (retail/office/mixed use)	Bulky Goods	ndustrial/ Commercial	Total Net Residential Area	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings	NRHa	Indicative Dwellings/NRHa	Indicative Dwellings
<u>ā</u>		Σ	Σ	Ac	ă	ın								
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	2012293	35.77	18.65	0.00	0.00	0.00	18.65	14.25	214	4.40	110	18.65	17	324
Property 3	2012291	8.71	3.74	3.74	0.00	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 4 Property 5	2035436 2035447	9.44 8.10	5.45 8.10	5.45 0.00	0.00	0.00	0.00 8.10	0.00 5.37	0 81	0.00 2.73	0 68	0.00 8.10	- 18	0 149
Property 6	2035447	8.09	8.09	0.00	0.00	0.00	8.09	8.09	121	0.00	0	8.09	15	121
Property 7	2035434	8.16	7.16	0.00	0.00	0.00	7.16	7.16	107	0.00	0	7.16	15	107
Property 8	2035434	8.07	8.07	0.00	0.00	0.00	8.07	8.07	121	0.00	0	8.07	15	121
Property 10	2035434	8.07	7.95	0.00	0.00	0.00	7.95	7.95	119	0.00	0	7.95	15	119
Property 10 Property 11	2035434 2035434	8.07 7.61	7.06 3.62	0.00	0.00	0.00	7.06 3.62	7.06 3.62	106 54	0.00	0	7.06 3.62	15 15	106 54
Property 12	2002746	3.33	0.04	0.00	0.00	0.00	0.04	0.04	1	0.00	0	0.04	15	1
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 Property 16	2002749 2002748	0.33 28.53	0.00 19.25	0.00	0.00	0.00	0.00 19.25	0.00 19.25	0 289	0.00	0	0.00	15	0 289
Property 17	2029915	2.01	1.96	0.38	1.58	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 18	2029915	2.21	2.20	0.00	2.20	0.00	0.00	0.00	0	0.00	0	0.00	-	0
Property 19	2029915	2.03	1.90	0.82	1.08	0.00	0.00	0.00	0	0.00	0	0.00		0
Property 20	2029915	4.06	4.02	1.17	0.00	0.00	2.85	0.00	0	2.85	71	2.85	25	71
Property 21 Property 22	2029915 2029914	4.07 2.06	4.07 2.06	0.05	0.00	0.00	4.02 2.06	0.00	0	4.02 2.06	101 52	4.02 2.06	25 25	101 52
Property 23	2029915	2.09	2.04	0.00	0.00	0.00	2.04	0.00	0	2.04	51	2.04	25	51
Property 24	2029913	4.42	4.37	0.00	0.00	0.00	4.37	3.63	54	0.74	19	4.37	17	73
Property 25	2029912	2.04	2.04	0.00	0.00	0.00	2.04	2.04	31	0.00	0	2.04	15	31
Property 26 Property 27	2029913 2029911	2.75 2.02	2.32	0.00	0.00	0.00	2.32	2.32	35 30	0.00	0	2.32	15 15	35 30
Property 28	2029911	2.02	2.02	0.00	0.00	0.00	2.02	2.02	30	0.00	0	2.02	15	30
Property 29	2029910	10.89	9.71	0.00	0.00	0.00	9.71	9.71	146	0.00	0	9.71	15	146
Property 30	2029909	3.02	2.34	0.00	0.00	0.00	2.34	2.34	35	0.00	0	2.34	15	35
Property 31 Property 32	2034414	1.85	1.85	0.00	0.00	0.00	1.85	1.85	28 22	0.00	0	1.85	15 15	28
Property 33	2034415 2034416	1.46 1.57	1.46 1.57	0.00	0.00	0.00	1.46	1.46	24	0.00	0	1.46	15	24
Property 34	2034417	1.61	1.61	0.00	0.00	0.00	1.61	1.61	24	0.00	0	1.61	15	24
Property 35	2051664	0.91	0.91	0.00	0.00	0.00	0.91	0.91	14	0.00	0	0.91	15	14
Property 36	2051665	0.93	0.93	0.00	0.00	0.00	0.93	0.93	14	0.00	0	0.93	15	14
Property 37 Property 38	2035439	8.27 2.04	7.27 2.04	0.00	0.00	0.00	7.27	7.27	109 31	0.00	0	7.27	15 15	109 31
Property 39	2035438	2.02	2.02	0.00	0.00	0.00	2.02	2.02	30	0.00	0	2.02	15	30
Property 40	2034419	1.93	1.93	0.00	0.00	0.00	1.93	1.93	29	0.00	0	1.93	15	29
Property 41	2034420	1.87	1.87	0.00	0.00	0.00	1.87	1.87	28	0.00	0	1.87	15	28
Property 42 Property 43	2034421 2028681	1.00 0.68	0.98	0.00	0.00	0.00	0.98	0.98	15 10	0.00	0	0.98	15 15	15 10
Property 44	2028681	0.69	0.68	0.00	0.00	0.00	0.68	0.68	10	0.00	0	0.68	15	10
Property 45	2049703	0.77	0.77	0.00	0.00	0.00	0.77	0.77	12	0.00	0	0.77	15	12
Property 46	2049704	0.64	0.64	0.00	0.00	0.00	0.64	0.64	10	0.00	0	0.64	15	10
Property 47	2049705	0.64	0.64	0.00	0.00	0.00	0.64	0.64	10	0.00	0	0.64	15	10
Property 48 Property 49	2049706 2049702	0.92	0.89	0.00	0.00	0.00	0.89	0.89	13 11	0.00	0	0.89	15 15	13 11
Property 50	2049701	0.65	0.65	0.00	0.00	0.00	0.65	0.65	10	0.00	0	0.65	15	10
Property 51	2049700	0.65	0.65	0.00	0.00	0.00	0.65	0.65	10	0.00	0	0.65	15	10
Property 52	2049699	0.65	0.63	0.00	0.00	0.00	0.63	0.63	9	0.00	0	0.63	15	9
Property 53	2035440 2035441	2.03	2.03	0.00	0.00	0.00	2.03	2.03	30 30	0.00	0	2.03	15 15	30
Property 54 Property 55	2035441	0.79	0.68	0.00	0.00	0.00	0.68	0.68	10	0.00	0	0.68	15	30 10
Property 56	2051433	1.19	1.15	0.00	0.00	0.00	1.15	1.15	17	0.00	0	1.15	15	17
Property 57	2034430	3.86	3.85	0.00	0.00	0.00	3.85	3.85	58	0.00	0	3.85	15	58
Property 58	2034429	2.49	2.49	0.00	0.00	0.00	2.49	2.49	37	0.00	0	2.49	15	37
Property 59 Property 60	2034428 2034427	2.78 2.22	2.78	0.00	0.00	0.00	2.78	2.78	42 33	0.00	0	2.78	15 15	42 33
Property 61	2034427	2.22	2.22	0.00	0.00	0.00	2.22	2.00	30	0.00	0	2.00	15	30
Property 62	2034424	2.13	2.13	0.00	0.00	0.00	2.13	2.13	32	0.00	0	2.13	15	32
Property 63	2034423	2.05	2.05	0.00	0.00	0.00	2.05	2.05	31	0.00	0	2.05	15	31

Property 64	2034422	2.31	2.25	0.00	0.00	0.00	2.25	2.25	34	0.00	0	2.25	15	34
Property 65	2031576	20.53	15.69	0.00	0.00	0.00	15.69	15.69	235	0.00	0	15.69	15	235
Property 66	2031576	3.78	2.78	0.00	0.00	0.00	2.78	2.78	42	0.00	0	2.78	15	42
Property 67	2042495	24.42	20.72	0.00	0.00	0.00	20.72	20.72	311	0.00	0	20.72	15	311
Property 68	2046063	24.27	19.08	0.00	0.00	0.00	19.08	19.08	286	0.00	0	19.08	15	286
Property 69	2035443	3.25	2.89	0.00	0.00	0.00	2.89	2.89	43	0.00	0	2.89	15	43
Property 70	2039204	2.04	1.90	0.00	0.00	0.00	1.90	1.90	29	0.00	0	1.90	15	29
Property 71	2035444	2.04	1.90	0.00	0.00	0.00	1.90	1.90	29	0.00	0	1.90	15	29
Property 72	2035448	4.07	3.62	0.00	0.00	0.00	3.62	3.62	54	0.00	0	3.62	15	54
Property 73	2035445	4.03	3.76	0.00	0.00	0.00	3.76	3.76	56	0.00	0	3.76	15	56
Property 74	2051046	2.18	1.92	0.00	0.00	0.00	1.92	1.92	29	0.00	0	1.92	15	29
Property 75	2051047	1.91	1.67	0.00	0.00	0.00	1.67	1.67	25	0.00	0	1.67	15	25
Property 76	2047568	4.06	3.80	0.00	0.00	0.00	3.80	3.80	57	0.00	0	3.80	15	57
			3.59								0			
Property 77	2028691	4.05		0.00	0.00	0.00	3.59	3.59	54	0.00		3.59	15	54
Property 78	2002761	3.59	3.57	0.00	0.00	0.00	3.57	3.57	54	0.00	0	3.57	15	54
Property 79	2028685	5.81	5.02	0.00	0.00	0.00	5.02	5.02	75	0.00	0	5.02	15	75
Property 80	2028683	3.81	3.29	0.00	0.00	0.00	3.29	3.29	49	0.00	0	3.29	15	49
Property 81	2035435	3.15	1.22	0.00	0.00	0.00	1.22	1.22	18	0.00	0	1.22	15	18
Property 82	2002742	2.36	0.89	0.00	0.00	0.00	0.89	0.89	13	0.00	0	0.89	15	13
Property 83	2002741	6.17	1.60	0.00	0.00	0.00	1.60	1.60	24	0.00	0	1.60	15	24
Property 84	2028686	3.99	3.98	0.00	0.00	0.00	3.98	3.98	60	0.00	0	3.98	15	60
Property 85	2041899	4.75	3.51	0.00	0.00	0.00	3.51	3.51	53	0.00	0	3.51	15	53
Property 86	2041900	3.99	3.16	0.00	0.00	0.00	3.16	3.16	47	0.00	0	3.16	15	47
Property 87	2046063	4.00	3.58	0.00	0.00	0.00	3.58	3.58	54	0.00	0	3.58	15	54
Property 88	2028687	4.36	3.92	0.00	0.00	0.00	3.92	3.92	59	0.00	0	3.92	15	59
Property 89	2028688	4.02	3.32	0.00	0.00	0.00	3.32	3.32	50	0.00	0	3.32	15	50
Property 90	2028689	3.95	3.17	0.00	0.00	0.00	3.17	3.17	48	0.00	0	3.17	15	48
Property 91	2041898	3.99	3.65	0.00	0.00	0.00	3.65	3.65	55	0.00	0	3.65	15	55
Property 92	2028690	5.70	4.14	0.00	0.00	0.00	4.14	4.14	62	0.00	0	4.14	15	62
Property 93	2027855	5.26	2.57	0.00	0.00	0.00	2.57	2.57	39	0.00	0	2.57	15	39
Property 94	2039846	5.44	5.11	0.00	0.00	0.00	5.11	5.11	77	0.00	0	5.11	15	77
Property 95	2041312	3.91	1.17	0.00	0.00	0.00	1.17	1.17	18	0.00	0	1.17	15	18
Property 96	2031574	5.43	1.09	0.00	0.00	0.00	1.09	1.09	16	0.00	0	1.09	15	16
Property 97	2027853	7.53	5.56	2.00	0.00	0.00	3.56	3.56	53	0.00	0	3.56	15	53
Property 98	2027852	4.05	4.05	0.00	0.00	0.00	4.05	4.05	61	0.00	0	4.05	15	61
Property 99	2005747	4.42	4.15	0.00	0.00	0.00	4.15	4.15	62	0.00	0	4.15	15	62
Property 100	2005746	4.04	4.04	0.00	0.00	0.00	4.04	4.04	61	0.00	0	4.04	15	61
Property 101	2003740	4.21	0.04	0.00	0.00	0.00	0.04	0.04	1	0.00	0	0.04	15	1
Property 102	2000321	8.22	7.66	0.00	0.00	0.00	7.66	7.66	115	0.00	0	7.66	15	115
		9.92	9.79	0.00			9.79	9.79						147
Property 103	2000321				0.00	0.00			147	0.00	0	9.79	15	
Property 104	2031578	0.50	0.42	0.00	0.00	0.00	0.42	0.42	6	0.00	0	0.42	15	6
Property 105	2031570	1.59	1.59	0.00	0.00	0.00	1.59	1.59	24	0.00	0	1.59	15	24
Property 106	2031570	1.88	1.88	0.00	0.00	0.00	1.88	1.88	28	0.00	0	1.88	15	28
Property 107	2031570	0.96	0.96	0.00	0.00	0.00	0.96	0.96	14	0.00	0	0.96	15	14
Property 108	2031571	3.46	3.46	0.00	0.00	0.00	3.46	3.46	52	0.00	0	3.46	15	52
Property 109	2031572	1.20	1.20	0.00	0.00	0.00	1.20	1.20	18	0.00	0	1.20	15	18
Property 110	2031572	0.55	0.55	0.00	0.00	0.00	0.55	0.55	8	0.00	0	0.55	15	8
Property 111	2006617	0.46	0.46	0.00	0.00	0.00	0.46	0.46	7	0.00	0	0.46	15	7
Property 112	2006617	4.11	4.11	0.00	0.00	0.00	4.11	4.11	62	0.00	0	4.11	15	62
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	2012843	0.62	0.62	0.00	0.00	0.00	0.62	0.62	9	0.00	0	0.62	15	9
Property 118	2042052	0.17	0.17	0.00	0.00	0.00	0.17	0.17	3	0.00	0	0.17	15	3
Property 119	2023630	1.15	1.15	0.00	0.00	0.00	1.15	0.00	0	1.15	29	1.15	25	29
Property 120	2023631	6.24	3.09	0.00	0.00	0.00	3.09	2.98	45	0.11	3	3.09	15	47
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	8.66	7.81	0.00	0.00	0.00	7.81	6.31	95	1.50	38	7.81	17	132
Property 125	2023250	5.86	5.82	0.00	0.00	0.00	5.82	5.82	87	0.00	0	5.82	15	87
Property 126	2023251	5.85	5.85	0.00	0.00	0.00	5.85	5.85	88	0.00	0	5.85	15	88
Property 127	2023251	2.03	1.94	0.00	0.00	0.00	1.94	1.94	29	0.00	0	1.94	15	29
Property 128	2025252	5.63	3.33	0.00	0.00	0.00	3.33	3.33	50	0.00	0	3.33	15	50
Property 129	2045173	2.03	0.98	0.00	0.00	0.00	0.98	0.98	15	0.00	0	0.98	15	15
Property 130	2000321	1.47	1.43	0.00	0.00	0.00	1.43	1.43	21	0.00	0	1.43	15	21
Property 131	2000321	1.47	1.47	0.00	0.00	0.00	1.47	1.47	22	0.00	0	1.47	15	22
Property 132	2000321	2.25	2.23	0.00	0.00	0.00	2.23	2.23	33	0.00	0	2.23	15	33
Property 133	2000321	6.46	5.53	0.00	0.00	0.00	5.53	5.53	83	0.00	0	5.53	15	83
Property 134	2000321	8.11	5.89	0.00	0.00	0.00	5.89	5.89	88	0.00	0	5.89	15	88
Property 135	2000321	2.25	1.27	0.00	0.00	0.00	1.27	1.27	19	0.00	0	1.27	15	19
Property 136	2000321	2.20	1.86	0.00	0.00	0.00	1.86	1.86	28	0.00	0	1.86	15	28
Property 137	2000321	7.10	7.10	0.00	0.00	0.00	7.10	7.10	107	0.00	0	7.10	15	107
Property 138	2049676	22.46	11.83	0.00	0.00	0.00	11.83	11.83	177	0.00	0	11.83	15	177
Property 139	2026429	0.82	0.82	0.00	0.00	0.00	0.82	0.82	12	0.00	0	0.82	15	12
Property 140	2026429	1.16	1.16	0.00	0.00	0.00	1.16	1.16	17	0.00	0	1.16	15	17
Property 141	2026430	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 142		0.23	0.23	0.00	0.00	0.00	0.23	0.23	3	0.00	0	0.23	15	3
. Topolty 142		0.23	0.23	0.00	0.00	0.00	0.23	U.ZJ	J	0.00	J	0.23	10	J

Property 143	2026428	0.47	0.47	0.00	0.00	0.00	0.47	0.47	7	0.00	0	0.47	15	7
Property 144	2026428	1.54	1.54	0.00	0.00	0.00	1.54	1.54	23	0.00	0	1.54	15	23
Property 145	2000330	0.41	0.41	0.00	0.00	0.00	0.41	0.41	6	0.00	0	0.41	15	6
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Property 146	2000328	0.36	0.36	0.00	0.00	0.00	0.36	0.36	5	0.00	0	0.36	15	5
Property 147	2000328	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 148	2000327	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 149	2000326	0.06	0.06	0.00	0.00	0.00	0.06	0.06	1	0.00	0	0.06	15	1
Property 150	2000325	0.18	0.18	0.00	0.00	0.00	0.18	0.18	3	0.00	0	0.18	15	3
Property 151	2000324	0.38	0.38	0.00	0.00	0.00	0.38	0.38	6	0.00	0	0.38	15	6
Property 152	2000322	0.20	0.20	0.00	0.00	0.00	0.20	0.20	3	0.00	0	0.20	15	3
Property 153	2000323	10.69	6.12	0.00	0.00	0.00	6.12	6.12	92	0.00	0	6.12	15	92
Property 154	2000321	19.51	16.85	0.00	0.00	0.00	16.85	16.85	253	0.00	0	16.85	15	253
Property 155	2012306	32.90	19.64	0.00	0.00	0.00	19.64	17.28	259	2.36	59	19.64	16	318
Property 156	2012998	32.95	16.93	0.97	0.00	0.00	15.96	9.90	149	6.06	152	15.96	19	300
Property 157	2012998	32.91	19.15	0.00	0.00	0.00	19.15	17.16	257	1.99	50	19.15	16	307
Property 158	2012289	27.51	23.73	0.00	0.00	0.00	23.73	23.73	356	0.00	0	23.73	15	356
Property 159	2012289	32.86	24.46	0.00	0.00	0.00	24.46	24.46	367	0.00	0	24.46	15	367
Property 160	2012289	5.31	1.34	0.00	0.00	0.00	1.34	1.34	20	0.00	0	1.34	15	20
Property 161	2012289	16.64	14.78	0.00	0.00	0.00	14.78	14.78	222	0.00	0	14.78	15	222
Property 162	2012289	1.64	1.64	0.00	0.00	0.00	1.64	1.64	25	0.00	0	1.64	15	25
Property 163	2039201	1.09	1.05	0.00	0.00	0.00	1.05	1.05	16	0.00	0	1.05	15	16
Property 164 Property 165	2039199 2039200	0.68 1.09	0.67 1.09	0.00	0.00	0.00	0.67 1.09	0.67	10	0.00	0	0.67	15 15	10
Property 166	2039200	0.73	0.73	0.00	0.00	0.00	0.73	1.09 0.73	16 11	0.00	0	1.09 0.73	15	16 11
Property 167	2013004	1.89	1.89	0.00	0.00	0.00	1.89	1.89	28	0.00	0	1.89	15	28
Property 168	2040644	1.30	1.30	0.00	0.00	0.00	1.30	1.30	20	0.00	0	1.30	15	20
Property 169	2040447	1.44	1.44	0.00	0.00	0.00	1.44	1.44	22	0.00	0	1.44	15	22
Property 170	2010408	5.46	5.46	0.00	0.00	0.00	5.46	5.46	82	0.00	0	5.46	15	82
Property 171	2040200	1.26	1.26	0.00	0.00	0.00	1.26	1.26	19	0.00	0	1.26	15	19
Property 172	2012288	2.33	2.33	0.00	0.00	0.00	2.33	2.33	35	0.00	0	2.33	15	35
Property 173	2010411	3.46	3.46	0.00	0.00	0.00	3.46	3.46	52	0.00	0	3.46	15	52
Property 174	2040444	2.47	2.47	0.00	0.00	0.00	2.47	2.47	37	0.00	0	2.47	15	37
Property 175	2012287	0.81	0.81	0.00	0.00	0.00	0.81	0.81	12	0.00	0	0.81	15	12
Property 176	2012286	0.99	0.99	0.00	0.00	0.00	0.99	0.99	15	0.00	0	0.99	15	15
Property 177	2042211	0.60	0.60	0.00	0.00	0.00	0.60	0.60	9	0.00	0	0.60	15	9
Property 178	2022615	0.56	0.56	0.00	0.00	0.00	0.56	0.56	8	0.00	0	0.56	15	8
Property 179	2022633	1.05	1.05	0.00	0.00	0.00	1.05	1.05	16	0.00	0	1.05	15	16
Property 180	2012285	0.79	0.79	0.00	0.00	0.00	0.79	0.79	12	0.00	0	0.79	15	12
Property 181	2022616	1.03	1.03	0.00	0.00	0.00	1.03	1.03	15	0.00	0	1.03	15	15
Property 182	2012284	0.78 0.89	0.78 0.89	0.00	0.00	0.00	0.78	0.78	12	0.00	0	0.78	15	12
Property 183 Property 184	2012283 2012307	0.89	0.89	0.00	0.00	0.00	0.89	0.89	13 14	0.00	0	0.89	15 15	13 14
Property 185	2012307	2.01	2.01	0.00	0.00	0.00	2.01	2.01	30	0.00	0	2.01	15	30
Property 186	2046231	2.01	2.01	0.00	0.00	0.00	2.01	2.01	30	0.00	0	2.01	15	30
Property 187	2022619	3.87	3.87	0.00	0.00	0.00	3.87	3.87	58	0.00	0	3.87	15	58
Property 188	2022620	0.88	0.88	0.00	0.00	0.00	0.88	0.88	13	0.00	0	0.88	15	13
Property 189	2022621	2.07	2.07	0.00	0.00	0.00	2.07	2.07	31	0.00	0	2.07	15	31
Property 190	2022622	0.90	0.90	0.00	0.00	0.00	0.90	0.90	14	0.00	0	0.90	15	14
Property 191	2022623	0.80	0.80	0.00	0.00	0.00	0.80	0.80	12	0.00	0	0.80	15	12
Property 192	2022624	0.80	0.80	0.00	0.00	0.00	0.80	0.80	12	0.00	0	0.80	15	12
Property 193	2022625	0.80	0.80	0.00	0.00	0.00	0.80	0.80	12	0.00	0	0.80	15	12
Property 194	2022626	1.60	1.60	0.00	0.00	0.00	1.60	1.60	24	0.00	0	1.60	15	24
Property 195	2022627	1.72	1.72	0.00	0.00	0.00	1.72	1.72	26	0.00	0	1.72	15	26
Property 196	2022628	0.86	0.86	0.00	0.00	0.00	0.86	0.86	13	0.00	0	0.86	15	13
Property 197	2022629	0.85	0.85	0.00	0.00	0.00	0.85	0.85	13	0.00	0	0.85	15	13
Property 198	2022630	0.83	0.83	0.00	0.00	0.00	0.83	0.83	12	0.00	0	0.83	15	12
Property 199	2022631	0.83	0.83	0.00	0.00	0.00	0.83	0.83	12	0.00	0	0.83	15	12
Property 200	2022632	0.83	0.83	0.00	0.00	0.00	0.83	0.83	12	0.00	0	0.83	15	12
Property 201	2010409	0.81 0.94	0.81	0.00	0.00	0.00	0.81	0.81	12	0.00	0	0.81	15	12
Property 202 Property 203	2022614 2010407	3.60	0.94 3.35	0.00	0.00	0.00	0.94 3.35	0.94 3.35	14 50	0.00	0	0.94 3.35	15 15	14 50
Property 203 Property 204	2010407	1.24	1.24	0.00	0.00	0.00	1.24	1.24	19	0.00	0	1.24	15	19
Property 204 Property 205	2013003	0.27	0.27	0.00	0.00	0.00	0.27	0.27	4	0.00	0	0.27	15	4
Property 206	2047804	0.83	0.83	0.00	0.00	0.00	0.27	0.83	12	0.00	0	0.83	15	12
Property 207	2045819	1.00	0.93	0.00	0.00	0.00	0.93	0.93	14	0.00	0	0.93	15	14
Property 208	2012306	24.12	19.81	0.00	0.00	0.00	19.81	19.81	297	0.00	0	19.81	15	297
Property 209	2012306	19.72	14.82	0.00	0.00	0.00	14.82	14.82	222	0.00	0	14.82	15	222
Property 210	2036739	0.40	0.40	0.00	0.00	0.00	0.40	0.40	6	0.00	0	0.40	16	6
Property 211	2036738	21.75	17.89	0.00	0.00	0.00	17.89	17.89	286	0.00	0	17.89	16	286
Property 212	2036752	32.60	22.46	0.00	0.00	0.00	22.46	20.50	328	1.96	49	22.46	17	377
Property 213	2036752	32.80	21.07	0.00	0.00	0.00	21.07	19.04	305	2.03	51	21.07	17	355
Property 214	2001989	32.38	29.07	0.00	0.00	15.04	14.03	12.29	197	1.74	44	14.03	17	240
Property 215	2001990	16.35	12.79	0.00	0.00	0.00	12.79	11.46	183	1.33	33	12.79	17	217
Property 216	2001990	16.81	15.85	3.28	0.00	0.00	12.57	10.97	176	1.60	40	12.57	17	216
Property 217	2001991	0.09	0.00	0.01	0.00	0.00	-0.01	-0.01	0	0.00	0	-0.01	17	0
Property 218	2001992	16.39 15.91	14.36	0.00	0.00	0.00	14.36	12.77	204	1.59	40	14.36	17 16	244
Property 219 Property 220	2001993 2001994	15.91 32.73	15.91 22.96	0.00	0.00	0.00	15.91 22.96	15.91 22.96	255 367	0.00	0	15.91 22.96	16 16	255 367
Property 220 Property 221	2001994	4.02	3.70	0.00	0.00	0.00	3.70	3.70	367 59	0.00	0	3.70	16	367 59
Property 222	2036749	2.14	1.80	0.00	0.00	0.00	1.80	1.80	29	0.00	0	1.80	16	29
Property 223	2030748	1.89	1.89	0.00	0.00	0.00	1.89	1.89	30	0.00	0	1.89	16	30
Property 224	2036747	4.31	4.31	0.00	0.00	0.00	4.31	4.31	69	0.00	0	4.31	16	69
Property 225	2036746	4.34	4.34	0.00	0.00	0.00	4.34	4.34	69	0.00	0	4.34	16	69
Property 226	2036745	4.15	4.15	0.00	0.00	0.00	4.15	4.15	66	0.00	0	4.15	16	66
Property 227	2036744	4.15	4.15	0.00	0.00	0.00	4.15	4.15	66	0.00	0	4.15	16	66
Property 228	2036750	7.81	6.61	0.00	0.00	0.00	6.61	6.61	106	0.00	0	6.61	16	106
Property 229	2036750	14.38	14.02	0.00	0.00	0.00	14.02	14.02	224	0.00	0	14.02	16	224
Property 230	2036751	18.39	12.46	0.00	0.00	0.00	12.46	12.46	199	0.00	0	12.46	16	199
Sub-Total		1226.14	946.07	17.87	4.86	15.04	908.30	866.04	13192	42.26	1057	908.30	16	14249
Existing Road Res	onyos	63.76	1.44	0.00	0.00	0.00	1.44	0.86	13	0.58	15	1.44	19	27
Existing Road Res	CI VES	03./6	1.44	0.00	0.00	0.00	1.44	0.00	13	0.58	15	1.44	19	27
		1289.90	947.51	17.87	4.86	15.04	909.74	866.90	13205	42.84	1071	909.74	15.69	14276
Total		1209.90	747.31	17.07	4.00	13.04	707.74	000.70	13203	72.07	1071	707.74	13.07	14270