



Developing in Ballarat West

What is the Ballarat West Growth Area?

The Ballarat West Growth Area comprises of two approved precinct structure plans (PSPs):

- Alfredton West (Lucas) 2011; and
- Ballarat West 2012.

The PSPs approved provide direction for the future urban development in the Ballarat West Urban Growth Zone. The PSP is a high-level master plan of the future communities including the use and development controls which apply in the Urban Growth Zone (UGZ) that is incorporated in the Ballarat Planning Scheme. These controls are then used to determine whether a planning permit may be granted. The Growth Area will provide around 18,000 new houses at full development to accommodate a population of more than 40,000 people. The Ballarat West Development Contributions Plan (DCP) approved in 2014 is an accompanying document to the Ballarat West PSP which supports the provision of infrastructure for the new communities.

What are development contributions?

Development Contributions Plans (DCP) facilitate the development and timely delivery of infrastructure to new communities in the Ballarat West Growth Area in order to create liveability, connectivity, and social well-being. The DCP funds major infrastructure projects such as drainage, roads, intersections, and recreational open spaces.

There are two levies imposed under the Ballarat West DCP, the Development Infrastructure Levy (DIL) and the Community Infrastructure Levy (CIL).



What do they help pay for?

The Ballarat West DCP funds infrastructure projects that will ensure that future residents, workers and visitors have timely access to services, transport, jobs, shops, open space and recreation facilities to support a quality affordable lifestyle. Infrastructure to be delivered includes:

- **Key new roads, intersections and upgrades**
- **Drainage catchments** for the management of the quantity and quality of water discharged from the Ballarat West PSP area.
- **Multi-purpose community centres** incorporating community meeting rooms, outdoor areas, branch library, and parking. Early years hubs including kindergartens, maternal and child health rooms, and childcare facilities.
- **Recreational active open space areas** including football/cricket ovals, basketball/tennis/netball courts, soccer fields and regional play spaces. Sports pavilions and indoor recreation facilities.

How much are the levies and when do they need to be paid?

Residential DIL Levy	Commercial DIL Levy	Community Infrastructure Levy
\$316,339.67 per net developable hectare	\$220,837.78 per net developable hectare	\$1,346.00 per dwelling (Capped)

The Development Infrastructure Levy is paid for residential subdivision when land is subdivided and is due prior to Statement of Compliance being issued for each stage of subdivision. For commercial developments, payment is required before works commence. If a development is proposed without the subdivision of land, payment is required prior to the issue of a building permit.

The Community Infrastructure levy is a one-off payment, currently capped at \$1,346 per residential lot, that must be paid prior to the issue of a building permit for the construction of a dwelling. The developer can elect to pay the community infrastructure levy for each residential lot on behalf on the new landowners prior to statement of compliance being issued for each stage.

Sale or transfer of land in the Ballarat West PSP does not in itself trigger a development contribution payment.

Will the levies increase?

Yes. The DIL and CIL is indexed annually and will be adjusted in accordance with the requirements of the Ballarat West DCP and the *Planning and Environment Act 1987* on 1 July each year. The updated rates will be published in the City of Ballarat Notice Board – Ballarat Times Newsgroup and Council's Website.



Can a developer deliver DCP infrastructure in lieu of paying the DIL?

Yes. Development contributions can be defined as payments or in-kind works and land, provided by developers towards the supply of infrastructure that will be required to meet the future needs of the existing or new communities.

A developer can provide infrastructure much earlier than achievable by the City of Ballarat for a lower cost with the advantage of advancing the marketability of a development.

Is contributing to infrastructure by developers a new practice by Council?

Contributing to infrastructure is not new. Developers currently contribute through individual agreements negotiated with the City of Ballarat. Development contributions make it fairer for all because:

- **Every new estate** covered by the Ballarat West Precinct Structure Plan will pay the same rate
- **The cost of major infrastructure is shared** on a more equitable basis
- **Developers will have more certainty**
- **There will be no unreasonable impact** on existing ratepayers
- **New residents will have the same quality of services**

What do existing landowners in the Ballarat West Growth Area need to do?

Landowners and residents who are not planning to develop their land in the near future do not need to do anything.

Developers intending to develop in Ballarat West are encouraged to talk to the City of Ballarat about their development plans and DCP obligations.

How do I find out more about development contributions?

If you are looking at developing in Ballarat West and would like some more information, please contact the City of Ballarat, Sustainable Growth team via email on ballaratwest@ballarat.vic.gov.au to organise a meeting.