

# Review of Local Infrastructure Charges for Regional and Rural Councils

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

VERSION 2.1

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# INTRODUCTION

Urban Enterprise was engaged by the Department of Planning and Community Development (DPCD) in September 2011 to review Development Contributions Plan (DCP) data from Regional and Rural areas of Victoria as part of its review into the DCP system in Victoria.

This report examines the levy and cost evidence provided in the relevant recent Development Contributions Plans approved or awaiting approval in Regional and Rural areas of Victoria in order to provide a basis for determining infrastructure requirements, costs, levies for an improved DCP system. In particular this report examines the viability of the future application of 'off the shelf' or fixed levy amounts to infrastructure within Regional and Rural areas.

The report also includes a summary of issues raised by staff members involved with the implementation and administration of DCPs in Regional and Rural areas of Victoria during phone interviews with Urban Enterprise.

# METHODOLOGY

Urban Enterprise has developed a database of each Development Contributions Plan (DCP) adopted or in a post panel stage in Rural and Regional Victoria since 2006.

This database includes all DCP Levy amounts for each of the charge areas included within these DCP documents. Each of these levy Charge Areas has been classified either as a 'Growth' area, an 'Infill' development area or an entire 'Municipal' area. The analysis includes levy amounts for residential development only, other development types have been excluded.

Additionally, the database also includes a breakdown of each DCP item for which the total apportioned cost and provision rates per dwelling are listed. Using this database Urban Enterprise has sought to categorise each individual item contained within each DCP in terms of what is basic infrastructure that is common to most DCPs. Attempts have been made to categorise infrastructure into common categories, in cases where descriptions do not perfectly match categories a 'best fit' category decision has been made.

Unless otherwise stated the analysis of costs excludes the cost of land, only the cost of works is included.

Urban Enterprise's analysis includes each of the DCPs shown in Table 1 representing 7 Regional and Rural councils within Victoria.

**TABLE 1** DCP DOCUMENTS INCLUDED IN STUDY

Year	Council	DCP Area
2005	Mildura	Mildura South
2006	Mildura	Development Contributions Plan No. 2 (Mildura)
2007	Baw Baw	Baw Baw (Warragul/Drouin)
2007	Mildura	Development Contributions Plan No. 3 (Mildura)
2008	Warrnambool	North Dennington
2009	Greater Shepparton	Mooroopna West
2009	Surf Coast	Torquay / Jan Juc
2011	Macedon Ranges	Romsey
2011	Mildura	Red Cliffs *
2011	Warrnambool	North of the Merri *
2011	Greater Geelong	Jetty Road *

\* Exhibited DCP awaiting approval

# REGIONAL AND RURAL DCP LEVY ANALYSIS

This section examines evidence of DCP levy amounts across charge areas within the DCPs identified for study. This section seeks to determine what the average DCP Levy amounts have been and what level of variation exists around these average figures including differences between areas with different development settings. It also seeks to examine which infrastructure categories contribute to this levy amount and identify any changes in levy amounts over time.

## DCP CHARACTERISTICS

The Regional and Rural DCPs examined for this report are in many cases characterised by a large number of small Charge Areas each with its own levy amount, dwelling requirements and infrastructure requirements. These characteristics are summarised for each DCP in Table 2 below. The table shows that the average Regional / Rural DCP examined in this report has 41.5 infrastructure items, 31.9 Charge Areas and 4,130 Dwellings.

The Mildura Development Contributions Plan No. 3 has been excluded from further analysis of levy amounts as it serves an area that is primarily concerned with non-residential development and for which only a very small apportionment of costs has been made towards residential development.

TABLE 2 DCP CHARACTERISTICS

DCP Area	Infrastructure Items	Charge Areas	New Dwellings
Mildura South	77	57	7,009
Development Contributions Plan No. 2 (Mildura)	57	125	7,537
Baw Baw (Warragul/Drouin)	73	63	9,779
Development Contributions Plan No. 3 (Mildura)	21	19	179
North Dennington	31	2	906
Mooroopna West	10	4	1,600
Torquay / Jan Juc	50	26	11,536
Romsey	15	10	2,347
Red Cliffs	69	43	818
North of the Merri	37	1	2,100
Jetty Road	17	1	1,615
<b>Average</b>	<b>42</b>	<b>32</b>	<b>4,130</b>

Source: Compiled by Urban Enterprise

## LEVY CHARACTERISTICS

Table 3 profiles the average levy amounts per dwelling across all Charge Areas for each of the Regional / Rural DCPs examined for this study. A full listing of the individual levy amounts by charge area is contained within Appendix A of this report. The table also indicates the difference in average levies between 'growth'

development areas, and 'infill' development areas. Additionally there is one Charge Area within Baw Baw which is a municipal wide charge.

The following tables show the 'per dwelling' amount for each DCP which is the standard unit used in 7 of the 11 DCPs examined. Where appropriate a 'per hectare' figure is included in brackets, this figure has been calculated using the 'dwellings per hectare' amount indicated within each DCP. Where a 'dwellings per hectare' amount is not listed within a DCP, a standard dwelling density of 12 dwellings per hectare has been assumed.

The average levy amounts for a charge area across the DCPs examined is \$5,133 for Development Infrastructure per dwelling and \$644 for Community Infrastructure per dwelling, equating to a total of \$5,777 per dwelling. When only charge areas containing 'growth area' development are included this amount increases to \$6,246 per dwelling for Development Infrastructure, and \$6,867 per dwelling in total. Infill charge areas generate much lower overall levies with an average of \$2,056 per dwelling for Development Infrastructure and \$2,672 overall.

Based on this evidence it is shown that Infill Areas are required to contribute approximately 40% (38.9%) of the cost of Growth Areas for equivalent infrastructure.

The one 'municipal' catchment area within the Baw Baw Shire DCP equated to an amount of \$28 per dwelling, which covered basic contributions to municipal facilities located in the larger town areas.

TABLE 3 AVERAGE DCP LEVY AMOUNTS BY DCP

DCP Area	Average Development Infrastructure Levy Amount per Dwelling (per Hectare)				Average Community Infrastructure Levy Amount per Dwelling		
	All	Growth	Infill	Municipal	All	Growth	Infill
Mildura South	\$4,902 (\$49,015)	\$6,771 (\$67,705)	\$2,482 (\$24,825)		\$194	\$203	\$176
Development Contributions Plan No. 2 (Mildura)	\$1,925 (\$19,245)	\$3,114 (\$31,140)	\$1,228 (\$12,285)		\$406	\$122	\$545
Baw Baw (Warragul/Drouin)	\$1,181 (\$14,171)	\$1,429 (\$17,153)	\$938 (\$11,256)	\$28	\$835	\$821	\$853
North Dennington	\$12,344 (\$108,007)	\$12,344 (\$108,007)					
Mooroopna West	\$5,649 (\$90,944)	\$5,649 (\$90,944)					
Torquay / Jan Juc	\$2,363 (\$28,358)	\$4,220 (\$50,642)	\$1,893 (\$22,716)		\$1,147	\$1,278	\$1,152
Romsey	\$3,026 (\$36,306)	\$4,176 (\$50,115)	\$1,875 (\$22,497)		\$0	\$0	\$0
Red Cliffs	\$4,566 (\$45,664)	\$9,381 (\$93,807)	\$3,922 (\$39,220)		\$965	\$965	\$965
North of the Merri	\$8,735 (\$131,026)	\$8,735 (\$131,026)					
Jetty Road	\$6,641 (\$82,349)	\$6,641 (\$82,349)			\$961	\$961	
<b>Average</b>	<b>\$5,133</b> <b>(\$60,509)</b>	<b>\$6,246</b> <b>(\$72,289)</b>	<b>\$2,056</b> <b>(\$22,133)</b>	<b>\$28</b>	<b>\$644</b>	<b>\$621</b>	<b>\$615</b>

Source: Compiled by Urban Enterprise

Table 4 shows how these average amounts have changed over time. In DCPs approved before 2008 the average total levy for all DCPs was \$2,669 per dwelling, since 2008 the total average levy amount has been \$6,189 per dwelling indicating a general uplift over time in infrastructure costs.

**TABLE 4** AVERAGE DCP LEVY AMOUNTS BY TIMEFRAME

Timeframe	Average Development Infrastructure Levy Amount per Dwelling (per Hectare)				Average Community Infrastructure Levy Amount per Dwelling		
	All	Growth	Infill	Municipal	All	Growth	Infill
2005-2007 Average	\$2,669 (\$27,477)	\$3,771 (\$38,666)	\$1,550 (\$16,122)	\$28	\$478	\$382	\$525
2008-2011 Average	\$6,189 (\$74,665)	\$7,307 (\$86,699)	\$2,563 (\$28,144)		\$768	\$801	\$706

Source: Compiled by Urban Enterprise

### LEVY CHARACTERISTICS BY INFRASTRUCTURE TYPE

Table 5 indicates the average charge per dwelling by infrastructure type within charge areas of each of the DCPs examined. Note that levy amounts by infrastructure category were only available for the categories as listed in Table 5. Some items which are broken down to lower levels later in this report have been included in broader categories, for example intersections are included within the roads category of this table.

Results show that on average the most costly infrastructure categories are Roads (\$2,524 per dwelling), Drainage (\$1,419 per dwelling) and Open Space (\$806 per dwelling). The average levy amounts for some categories in particular Roads and Drainage are characterised by a high level of variance in costs between different DCP areas.

Roads (including intersections) was that only category of infrastructure that was levied in every DCP document examined, Open Space was included in all DCPs except for North Dennington (Warrnambool) while Drainage was excluded from only the Romsey (Macedon Ranges) and Torquay / Jan Juc (Surf Coast) DCPs.



**TABLE 5** LEVY CHARACTERISTICS BY INFRASTRUCTURE CATEGORY

	DI Community Facilities	Drainage	Open Space	Roads	Planning	Trail Network	Roads Land	Community Facilities Land
Mildura South		\$2,504 (\$25,041)	\$1,840 (\$18,397)	\$405 (\$4,046)		\$153 (\$1,532)		
Development Contributions Plan No. 2 (Mildura)	\$159 (\$1,595)	\$759 (\$7,591)	\$659 (\$6,592)	\$305 (\$3,050)		\$42 (\$418)		
Baw Baw (Warragul/Drouin)	\$75 (\$902)	\$312 (\$3,739)	\$130 (\$1,559)	\$430 (\$5,158)				
North Dennington		\$2,120 (\$18,551)		\$8,758 (\$76,634)	\$95 (\$835)		\$1,370 (\$11,987)	
Mooroopna West								
Torquay / Jan Juc	\$425 (\$5,095)		\$798 (\$9,578)	\$794 (\$9,533)		\$280 (\$3,356)		\$66 (\$795)
Romsey			\$1,003 (\$12,031)	\$1,656 (\$19,871)	\$49 (\$593)			
Red Cliffs		\$1,284 (\$12,843)	\$1,022 (\$10,216)	\$2,260 (\$22,605)				
North of the Merri	\$657 (\$9,856)	\$1,534 (\$23,012)	\$113 (\$1,699)	\$4,787 (\$71,799)	\$47 (\$708)	\$1,087 (\$16,311)	\$168 (\$2,515)	
Jetty Road	\$1,066 (\$13,213)		\$882 (\$10,935)	\$3,320 (\$41,170)	\$79 (\$982)	\$732 (\$9,080)	\$518 (\$6,420)	\$44 (\$550)
<b>Average</b>	<b>\$476 (\$6,132)</b>	<b>\$1,419 (\$15,130)</b>	<b>\$806 (\$8,876)</b>	<b>\$2,524 (\$28,207)</b>	<b>\$68 (\$780)</b>	<b>\$459 (\$6,139)</b>	<b>\$685 (\$6,974)</b>	<b>\$55 (\$672)</b>

Source: Compiled by Urban Enterprise

## LEVY VARIATION

Table 5 shows a range of levy amounts across the various charge areas contained within each of the DCPs examined.

Included in the table is the average levy amount across all charge areas for each DCP and the range between the maximum and minimum levy amounts for a single charge area within each of the DCPs.

The table also indicates the amount of 1 standard deviation from the mean which gives an indication of cost dispersion amongst charge areas. The 'mean + 1 standard deviation' scenario takes the average cost for a charge area within the DCP and then factors in cost dispersion amongst different DCPs by adding 1 standard deviation to the cost, in effect this removes the effect of below average cost outliers, while the figure provided takes in 84.1% of expected charge area levy values for the DCP.

Results show that on average levy amounts per dwelling range between a minimum amount of \$3,265 and a maximum amount of \$9,269. The average standard deviation of levies was \$1,712. DCPs approved in Mildura generally had the greatest level of variance in results. The average mean + 1 standard deviation amount was \$6,845 per dwelling, meaning that approximately 84.1% of expected levy amounts for rural and regional DCPs would lie below this amount.

**TABLE 6** AVERAGE LEVY AMOUNT VARIATIONS BY DCP

DCP Area	Charge Areas	Mean DIL Levy per dwelling	Max DIL Levy	Min DIL Levy	Standard Dev. Levy	Mean + 1 St Dev.
Mildura South	57	\$4,902 (\$49,015)	\$8,715 (\$87,145)	\$1,125 (\$11,250)	\$3,065 (\$30,652)	\$7,967 (\$79,667)
Development Contributions Plan No. 2 (Mildura)	125	\$1,925 (\$19,245)	\$21,676 (\$216,761)	\$0 (\$0)	\$4,205 (\$42,045)	\$6,129 (\$61,291)
Baw Baw (Warragul/Drouin)	63	\$1,181 (\$14,171)	\$3,805 (\$45,658)	\$28 (\$338)	\$864 (\$10,367)	\$2,045 (\$24,539)
North Dennington	2	\$12,344 (\$108,007)	\$13,162 (\$115,169)	\$11,525 (\$100,846)	\$818 (\$7,162)	\$13,162 (\$115,169)
Mooroopna West	4	\$5,649 (\$90,944)	\$6,699 (\$107,848)	\$4,440 (\$71,492)	\$1,043 (\$16,797)	\$6,692 (\$107,741)
Torquay / Jan Juc	26	\$2,363 (\$28,358)	\$4,620 (\$55,439)	\$154 (\$1,854)	\$1,202 (\$14,429)	\$3,566 (\$42,787)
Romsey	10	\$3,026 (\$36,306)	\$7,093 (\$85,122)	\$0 (\$0)	\$2,436 (\$29,231)	\$5,461 (\$65,537)
Red Cliffs	43	\$4,566 (\$45,664)	\$11,540 (\$115,401)	\$0 (\$0)	\$3,488 (\$34,876)	\$8,054 (\$80,540)
North of the Merri	1	\$8,735 (\$131,026)	\$8,735 (\$131,026)	\$8,735 (\$131,026)	\$0 (\$0)	\$8,735 (\$131,026)
Jetty Road	1	\$6,641 (\$82,349)	\$6,641 (\$82,349)	\$6,641 (\$82,349)	\$0 (\$0)	\$6,641 (\$82,349)
<b>Average</b>	<b>33</b>	<b>\$5,133</b> <b>(\$60,509)</b>	<b>\$9,269</b> <b>(\$104,192)</b>	<b>\$3,265</b> <b>(\$39,915)</b>	<b>\$1,712</b> <b>(\$18,556)</b>	<b>\$6,845</b> <b>(\$79,065)</b>

Source: Compiled by Urban Enterprise

Table 7 shows how these amounts vary over time. The results show that earlier DCPs produced before 2008 tended to include far more charge areas (82 per DCP as opposed to 12), and had a greater variability in levy amounts across charge areas. The results indicate that while the variance of outcomes was smaller, the mean levy per dwelling increased significantly in the period after 2008.

**TABLE 7** AVERAGE LEVY AMOUNT VARIATIONS BY TIMEFRAME

Timeframe	Charge Areas per DCP	Mean DIL Levy per dwelling	Average Max DIL Levy	Min DIL Levy	Standard Dev. Levy	Mean + 1 St Dev.
2005-2007 Average	82	\$2,669 (\$27,477)	\$11,398 (\$116,521)	\$384 (\$3,863)	\$2,711 (\$27,688)	\$5,380 (\$55,166)
2008-2011 Average	12	\$6,189 (\$74,665)	\$8,356 (\$98,908)	\$4,499 (\$55,367)	\$1,284 (\$14,642)	\$7,473 (\$89,307)

# INFRASTRUCTURE COSTS AND STANDARD OF PROVISION ANALYSIS

This section examines the costs and provision needs of infrastructure within the DCPs identified for study. This section seeks to establish what infrastructure should fairly be provided under a DCP for a Regional or Rural area and at whether a fixed levy amount could fairly be applied to that item. This section also seeks to establish a theoretical range of levy amounts based upon evidence of average costs and provision rates across DCP areas.

## DCP INFRASTRUCTURE SUMMARY

Table 8 summarises the average cost per infrastructure items, the average levy amount per dwelling derived for each DCP and the average provision rate per item of infrastructure per dwelling based upon Urban Enterprise's categorisation of infrastructure. The table is sorted from the most popular items in terms of inclusion within DCPs, to those which have only been provided within 1 of the 11 DCPs examined.

TABLE 8 INFRASTRUCTURE ANALYSIS BY CATEGORY

Infrastructure Category	Infrastructure Sub Category	Included in DCPs	Total Items (Per DCP)	Average Cost per Item	Average Levy Amount (per Dwelling)	Average Provision Rate (Dwellings per Item)
Intersection	Signalised and T Intersections	10	59 (6)	\$654,753	\$844	967
Trail Networks		9	68 (8)	\$484,220	\$574	1,431
Drainage		8	31 (4)	\$5,478,325	\$3,494	2,332
Open Space	Passive Space	7	36 (5)	\$1,118,065	\$837	2,058
Roads	Collector	7	21 (3)	\$1,352,862	\$1,367	3,743
Roads	Urban Upgrade	7	100 (14)	\$645,261	\$684	1,751
Public Transport	Bus Stops	7	9 (1)	\$169,519	\$73	3,136
Open Space	Parks, Playgrounds & Picnic Facilities	6	18 (3)	\$2,226,203	\$516	2,804
Community Facilities	Multi Purpose Centre	6	13 (2)	\$1,909,720	\$842	3,529
Planning		5	8 (2)	\$78,486	\$52	1,834
Intersection	Roundabouts	5	20 (4)	\$551,548	\$151	2,339
Community Facilities	Public Art / Landscaping	5	11 (2)	\$758,227	\$193	6,103
Active Recreation	Sports Fields	4	6 (2)	\$2,463,643	\$691	4,925
Active Recreation	Tennis Courts	3	4 (1)	\$322,135	\$56	6,175
Bridges / Culverts		3	4 (1)	\$1,038,776	\$776	4,812
Community Facilities	Pavilion	3	3 (1)	\$1,359,453	\$349	7,058
Roads	Sub Arterial	2	10 (5)	\$675,881	\$622	997
Community Facilities	Pre School / Kindergarten / MCHC	2	5 (3)	\$1,050,221	\$373	3,769
Roads	Local	2	4 (2)	\$1,252,920	\$128	5,041

Infrastructure Category	Infrastructure Sub Category	Included in DCPs	Total Items (Per DCP)	Average Cost per Item	Average Levy Amount (per Dwelling)	Average Provision Rate (Dwellings per Item)
Community Facilities	Arts Centre	2	3 (2)	\$3,399,049	\$367	7,774
Active Recreation	Indoor Sports Centre	2	2 (1)	\$4,572,761	\$400	10,658
Open Space	Creek Restoration	1	8 (8)	\$1,292,073	\$1,057	1,222
Rail Crossing		1	3 (3)	\$3,341,119	\$1,025	3,260
Community Facilities	Library	1	2 (2)	\$3,503,500	\$607	5,768
Active Recreation	Aquatic Centre	1	1 (1)	\$16,914,414	\$1,730	9,779
Active Recreation	Car Parking	1	1 (1)	\$600,000	\$286	2,100
Active Recreation	Equestrian	1	1 (1)	\$1,277,978	\$131	9,779
Active Recreation	Hockey Field	1	1 (1)	\$501,168	\$51	9,779
Active Recreation	Netball Courts	1	1 (1)	\$501,168	\$51	9,779
Community Facilities	Meeting Rooms	1	1 (1)	\$2,100,000	\$182	11,536
Community Facilities	Skatepark	1	1 (1)	\$338,400	\$45	7,537
Open Space	Public Toilet	1	1 (1)	\$200,000	\$95	2,100
Power Lines		1	1 (1)	\$700,000	\$333	2,100

Source: Compiled by Urban Enterprise

## SUMMARY OF INFRASTRUCTURE USE BY CATEGORY AND APPLICATION TO FUTURE LEVY AMOUNTS

### ACTIVE RECREATION

#### SPORTS FIELDS

Sports Fields are provided in 4 of the 11 DCPs examined, no sports fields are include in DCPs implemented by Mildura, Shepparton, Geelong and North Dennington DCP (Warrnambool). The Jetty Road DCP (Geelong) excluded sports reserves on the basic that existing capacity was adequate in this area. The average cost of a sporting field facility is \$2.46 Million, with a standard deviation of \$1.3 Million or 53%, some variation occurs due to the scale of sporting facilities which may have multiple ovals/pitches and fields for different sports as well as those that serve regional catchments rather than local ones.

Sports fields are generally accepted as important active recreation items that should be provided for under a DCP. A set level of sports fields could be provided for under a fixed levy amount moving forwards.

#### TENNIS COURTS

Tennis Courts are provided by 3 of the DCPs examined, tennis courts had an average cost of \$0.32 Million with a reasonably low standard deviation of 50% resulting from slightly different scales of use across municipalities.

Tennis Courts are generally accepted as an important active recreation items that can be provided for under a DCP. A set level of tennis courts could be provided for under a fixed levy amount.

## OTHER ACTIVE RECREATION FACILITIES

Other Active Recreation facilities were included in the Baw Baw DCP including Aquatic Centres, Equestrian Facility, Netball Courts and Hockey Field. None of these facilities were included in any of the other DCPs examined. Moving forwards these items can be disregarded from a basic infrastructure list for DCPs.

## BRIDGES / CULVERTS

Bridges or Culverts were included in 3 of the DCPs examined with an average construction cost of \$1.03 Million. Bridges and Culverts are items that are required on a case by case basis depending on the nature of the DCP area, and therefore should be considered as a variable cost applicable to DCP areas.

## COMMUNITY FACILITIES

### MULTI-PURPOSE CENTRES

Multi-Purpose Centres are included in 6 of the DCPs examined with an average of 2 centres provided within each of these areas. The average cost of a Multi-Purpose centre is \$1.9 Million with one standard deviation in costs of \$0.75 Million or 39%. The cost of these centres is therefore reasonably consistent with variation occurring due to the level and number of services provided in each centre. Pre Schools, Kindergartens or MCHC's have been provided as individual items in 2 DCPs, these items are generally provided as part of a Multi-Purpose centre.

Multi-purpose centres are considered an important community facility that should be provided for under a DCP. A set level of Community Facilities could be provided for under a fixed levy amount moving forwards.

### SPORTS FIELD PAVILIONS

Sports Field Pavilions are included in 3 of the DCPs examined. There may have been a reluctance to include pavilions in these DCPs because of the limitations of the Community Infrastructure Levy \$900 cap. These pavilions have an average cost of \$1.3 Million with a standard deviation of \$0.7 Million or 53%.

Sports field pavilions are generally considered an important item of infrastructure and should be provided for under a DCP.

### OTHER COMMUNITY FACILITIES

Other community Facility Items such as Arts Centres (Baw Baw, Surf Coast), a Library (Surf Coast), Meeting Rooms (Surf Coast) and a Skate Park (Mildura) have been included in 1 or 2 of the DCPs examined.

## DRAINAGE SCHEMES

Collection for Drainage Schemes has been included made in 8 of the DCP's examined with an average of 4 items included in each of these DCPs. These drainage schemes generally have very high costs in comparison with other DCP items, with an average cost of \$5.48 Million per item and a high range of variability in costs.

The inclusion of Drainage Schemes is a vital part of these Regional and Rural area DCPs and must be provided for moving forwards. The variability in the costs of drainage schemes indicates that it would be difficult to properly fund schemes under a fixed levy amount. Ideally a levy amount based upon a function of land area required would be more appropriate for funding these items.

## INTERSECTIONS

### SIGNALISED AND T INTERSECTIONS

Signalised and/or T Intersections are included in 10 of the 11 DCPs examined, with an average of 6 items per DCP. The average cost of an intersection is reasonably consistent at around \$0.65 Million with a standard deviation in costs of \$0.32 Million or 49%. However there is a high level of variance in the number of items provided in each DCP area, which reflects the fact that each DCP area will require different levels of new road infrastructure depending on factors such as existing conditions, size and layout. Moving forwards it may be appropriate to provide intersections under a variable levy based upon set construction costs for each type of intersection.

### ROUNDBABOUTS

Roundabouts are included in 5 of the DCPs examined, with an average of 4 roundabout items per DCP. The average cost per item is \$0.55 Million, with a standard deviation of \$0.22 Million or 41%. As with Signalised and T Intersections the number of roundabout items provided in each DCP will be contingent on the unique conditions and traffic requirements of each DCP area.

### RAIL CROSSINGS

Rail crossings were included in one of the DCPs examined (Baw Baw) where 3 items were provided at an average cost of \$3.3 Million. Rail Crossings are an item that may be required in a small number of DCPs dependent on the local conditions.

There should be some mechanism for providing rail crossing infrastructure under a variable levy amount where it is required in future DCPs.

## OPEN SPACE

### LOCAL PARKS, PLAYGROUNDS AND PICNIC FACILITIES

Local Parks, Playgrounds and or Picnic facilities were provided in 6 of the DCP's examined with an average provision of 3 items per DCP. The average cost of these items was 2.2 Million although there was a very high level of variance between the average costs of these items between DCPs due to different levels of provision and combinations of these items.

Moving forwards a standard level of provision could be developed for these facilities and provided under a fixed rate amount for open space.

### PASSIVE OPEN SPACE IMPROVEMENTS

Passive open space improvements including those for the purpose of regional parks, linear open space, creeks and foreshore improvements, public art & entry landscaping have been included in 7 of the DCPs examined, with an average of 5 items included per DCP. The average cost of these items is \$1.1 Million, although there is a high level of variation in average costs because of differences between provision levels and standards between different councils for these items.

Moving forwards a standard level of provision could be developed for these facilities and provided under a fixed rate amount for open space.

## PLANNING

Planning Costs were included in 5 of the DCPs examined with an average cost per item of just under \$80,000.

Planning costs should be included as a fixed charge amount in future DCPs.

## PUBLIC TRANSPORT

### BUS STOPS

Bus Stops were included in 7 of the DCPs examined with an average cost per item of \$0.17 million. The price of bus stops varies a little with a standard deviation of \$0.14 Million due to differing standards of provision between councils.

## ROADS

### SUB ARTERIAL

Road defined as Sub Arterial only appeared in 2 of the DCPs examined, with a total of 10 roads in these two documents. The average cost of these roads was 0.67 Million, however many of these roads were relatively short in length by the standards of comparable DCPs.

Moving forwards Road projects should be included as a variable rate item in DCPs.

### COLLECTOR

Collector roads were included in 7 of the DCPs examined with an average of 3 items per DCP. The average cost of a collector road was \$1.4 Million with a standard deviation of \$0.73 Million reflecting variation in costs due to varying lengths of roads across DCPs.

Moving forwards Road projects should be included as a variable rate item in DCPs.

### URBAN UPGRADES

Urban Upgrades to roads were included in 7 of the DCPs examined with an average of 14 items in each of these DCPs. The average cost of an urban upgrade to a road item was \$0.65 Million with a standard deviation of \$0.48 Million reflecting variation in costs due to varying lengths of roads across DCPs.

Moving forwards Road projects should be included as a variable rate item in DCPs.

## TRAILS

Trail Networks including upgrades to footpaths and bike tracks were included in 9 of the DCPs examined, with an average of 8 items included per DCP. The average cost of a trail network item was \$0.48 Million with a standard deviation in costs of 0.3 Million which represents the fact that costs will fluctuate with the length of trails within a DCP.

Moving forwards Trail Networks should be included as a variable rate item in DCPs.

## BASIC INFRASTRUCTURE LIST

Based upon the preceding analysis it is possible to create a 'Basic' infrastructure list that could be used going forwards as the structure for an improved DCP model. The basic infrastructure list is shown in Table 9. The list also includes a potential levy type that each item would be suited to under a hybrid fixed and variable system of levies.

TABLE 9 BASIC INFRASTRUCTURE LIST

Category	Items	Potential Levy Type
Active Recreation	Sports Fields	Fixed
Active Recreation	Tennis Courts	Fixed
Bridges / Culverts	All Bridges and Culverts associated with Sub Arterial / Collector Roads	Variable based upon local needs
Community Facilities	Multi-Purpose Centres includes Pre Schools, Kindergartens & MCHC's	Fixed
Community Facilities	Sports Field Pavilions	Fixed
Drainage Schemes	All Drainage Scheme Needs	Variable based upon local needs
Intersections	Roundabouts	Variable based upon local needs
Intersections	Signalised and T intersections	Variable based upon local needs
Open Space	Local Parks, Playgrounds and Picnic Facilities	Fixed
Open Space	Passive Open Space Improvements such as those to regional parks, linear open space, creeks and foreshores, public art, entry landscaping	Fixed amount to be allocated as Council wishes
Planning	Structure Planning Costs	Fixed
Public Transport	Bus Stops	Variable based upon local needs
Roads	Collector Roads	Variable based upon local needs
Roads	Sub Arterial Roads	Variable based upon local needs
Roads	Urban Upgrades to Roads	Variable based upon local needs
Trail Networks	All Trails, Pavements and Bike Paths	Variable based upon local needs

## ESTIMATE OF LEVY AMOUNTS FROM INFRASTRUCTURE COST EVIDENCE

Based upon the Basic Infrastructure list given in Table 8 a per dwelling levy amount can be derived based upon the average amounts for each infrastructure category listed in Table 6.

Table 10 indicates the potential fixed infrastructure levy amounts by category based upon the average levy amounts as given in Table 6.



Table 11 indicates the potential variable infrastructure levy ranges by category based upon the average levy amounts given in Table 6 and a high and low range based upon 1 standard deviation in costs from the DCP evidence.

**TABLE 10** POTENTIAL FIXED INFRASTRUCTURE LEVIES BY CATEOGRY

Category	Levy Amount per Dwelling (per Hectare)
Active Recreation	\$747 (\$8,967)
Community Facilities	\$1,757 (\$21,078)
Open Space	\$1,353 (\$16,232)
Planning	\$52 (\$621)
<b>Total Fixed</b>	<b>\$3,908 (\$46,898)</b>

**TABLE 11** POTENTIAL VARIABLE INFRASTRUCTURE LEVIES BY CATEOGRY

Category	Low Range per Dwelling (per Hectare)	Average per Dwelling (per Hectare)	High Range per Dwelling (per Hectare)
Bridges / Culverts	\$145 (\$1,736)	\$776 (\$9,312)	\$1,407 (\$16,888)
Drainage	\$873 (\$10,475)	\$3,494 (\$41,923)	\$6,114 (\$73,371)
Intersection	\$388 (\$4,661)	\$995 (\$11,938)	\$1,601 (\$19,214)
Public Transport	\$0 (\$0)	\$73 (\$873)	\$150 (\$1,799)
Rail Crossing	\$0 (\$0)	\$1,025 (\$12,300)	\$1,025 (\$12,300)
Roads	\$153 (\$1,834)	\$2,673 (\$32,081)	\$5,194 (\$62,328)
Trail Networks	\$104 (\$1,251)	\$574 (\$6,882)	\$1,043 (\$12,513)
<b>Total Variable</b>	<b>\$1,663 (\$19,957)</b>	<b>\$9,609 (\$115,309)</b>	<b>\$16,534 (\$198,414)</b>

It should be understood that these amounts are theoretical and are based upon a complete basket of goods from the basic infrastructure list. When these amounts are compared with the actual levy evidence in the previous section, the amounts listed in Table 10 and Table 11 are greater since each DCP examined excludes at least one of the categories of infrastructure listed in the basic infrastructure list.

The variable levies listed in Table 11 should be considered as a potential range of levies that could occur under variable rate conditions. Moving forwards levy amounts for these items should be examined and recalibrated into an appropriate unit for fair apportionment to different DCP areas. These standard variable units may include:

- units of land area for drainage;
- standard provision categories and units of length for bridges, paths and roads;
- standard provision categories and number of intersections, culverts, rail crossings and bus stops and so forth.

In this report the evaluation of costs on a per unit basis was not possible given a general lack of detail in the descriptions of infrastructure provision standards / lengths / areas in a majority of the DCP documents examined.

# COMPARISON WITH RECENT SECTION 173 AGREEMENTS

As a basis for comparison with the DCP documents examined in the previous sections, Urban Enterprise has also examined recently constructed agreements under Section 173 of the Planning and Environment Act. A list of the agreements that have been examined is provided in Table 12.

It should be noted that Section 173 Agreements are likely to vary from Development Contributions Plans in terms of their scale, detail and content which should be taken into account when comparing figures between the two collection mechanisms.

TABLE 12 RECENT SECTION 173 AGREEMENTS FOR ANALYSIS

Agreement Area	Council	Date
Trethowan Ave, Ocean Grove	Geelong	2011*
West Maddingley	Moorabool	2011*
22-40 Clarendon Rd, 42 Clarendon Rd, 27 Princess St and 37 Princess Street, Drysdale	Geelong	2011*
1712-1730 Bellarine Highway, Marcus Hill	Geelong	2010

\*Not yet finalised

The dollar charge amounts by charge area for each Section 173 agreement examined are shown in Table 13.

All charge amounts for these agreements were provided as 'per hectare' amounts. A 'per dwelling' figure has been estimated based upon a standard average dwelling density of 12 dwellings per hectare for rural and regional areas.

The average charge amount for a charge area amongst the Section 173 agreements examined was \$117,356 per hectare or approximately \$9,780 per dwelling. It can be seen that the Marcus Hill agreement is an outlier when compared with the other agreements. This agreement provides for only one pavilion and sports field to a value of \$900,000. When the Marcus Hill agreement is discounted the average charge amount is \$145,884 or approximately \$8,516 per dwelling.

It can be seen that the average charge amount for these Section 173 Agreements is higher than the equivalent levy rate amongst the DCPs examined in the previous section. Additionally, the average number of infrastructure items contained within each Section 173 Agreement is much lower than the average amount per DCP (12.75 as compared with 32.7). Given that infrastructure costs are relatively comparable between Section 173 and DCP documents (see Table 14 below), the evidence suggests that the smaller developable land areas to which Section 173 agreements apply are working to push up levies on a 'per hectare' basis. It is likely that DCPs (with larger developable land areas) benefit from some economies of scale in infrastructure provision which do not apply to smaller Section 173 agreements.

It should also be noted that each of these agreements has been formed in either 2010 or 2011 and may reflect a general upward trend in charge amounts over time.

TABLE 13 SECTION 173 CHARGE AMOUNTS BY DEMAND UNIT

Agreement Area	Charge Area	Infrastructure Items	Charge Amount per Hectare	Charge Amount Per Dwelling (12 Dwellings p. Ha)
Trethowan Ave, Ocean Grove	Charge Area 1	11	\$143,457	\$11,955
Trethowan Ave, Ocean Grove	Charge Area 2	10	\$184,594	\$15,383
West Maddingley	MCA	20	\$127,859	\$10,655
22-40 Clarendon Rd, 42 Clarendon Rd, 27 Princess St and 37 Princess Street, Drysdale	MCA	10	\$127,624	\$10,635
1712-1730 Bellarine Highway, Marcus Hill	MCA	2	\$3,247	\$271
<b>Average</b>		<b>10.6</b>	<b>\$117,356</b>	<b>\$9,780</b>
<b>Average excluding Marcus Hill</b>		<b>12.75</b>	<b>\$145,884</b>	<b>\$12,157</b>
<b>DCP Average Levy Comparison (Growth Areas after 2007)</b>		<b>32.7</b>	<b>\$102,194</b>	<b>\$8,516</b>

Table 14 summarises the provision of infrastructure by category within each of the Section 173 Agreements examined. The table shows that the average item cost of Section 173 provided infrastructure is in most cases comparable to the equivalent DCP item with some variation occurring due to differing standards of provision and scales of infrastructure.

There are only two items listed in these section 173 agreements that were not included in the Basic Infrastructure Table (see Table 9 above) being local roads and netball courts.

TABLE 14 SECTION 173 AGREEMENTS INFRASTRUCTURE PROVISION AND COSTS

Category	Sub Category	Average Items per S173 Agreement	Ave. Item Cost	Ave. DCP Item Cost Comparison	Included in Basic Infrastructure List?
Roads	Urban Upgrade	1.8	\$817,481	\$645,261	Yes
Intersection		1.5	\$373,180	\$615,538	Yes
Open Space	Parks, Playgrounds & Picnic Facilities	1.0	\$412,800	\$1,922,460	Yes
Trail Networks		0.8	\$187,500	\$450,748	Yes
Community Facilities	Public Art / Landscaping	0.8	\$249,642	\$758,227	Yes
Active Recreation	Sports Fields	0.8	\$1,191,200	\$1,996,914	Yes
Bridges / Culverts		0.8	\$1,623,560	\$1,038,776	Yes
Intersection	Roundabouts	0.5	\$550,000	\$551,548	Yes
Community Facilities	Pre School / Kindergarten / MCHC	0.5	\$1,730,000	\$1,050,221	Yes
Roads	Local	0.5	\$405,000	\$1,252,920	No
Open Space	Creek Restoration	0.5	\$736,435	\$1,292,073	Yes
Drainage		0.3	\$150,000	\$6,069,397	Yes
Planning		0.3	\$92,755	\$88,789	Yes
Community Facilities	Pavilion	0.3	\$626,400	\$1,359,453	Yes
Active Recreation	Netball Courts	0.3	\$95,000	\$501,168	No

# COUNCIL COMMENTS

The following is summary of the types of comments made by council staff during phone interviews conducted by Urban Enterprise. A list of the persons contacted is included as Appendix B of this document.

## DCP PROCESS

- Very time consuming process.
- The process of taking items in and out through panel is very arduous and time consuming.
- Very time consuming for a small regional planning department with limited resources.
- Takes much more time than Council would like the process to take.

## COUNCIL'S UNDERSTANDING OF DCPS

- Council (upon implementing a DCP) now understands the process, but the process of education is difficult and ongoing.
- Most councils understand why DCPs are needed and agree with general concept.
- At least one council indicated that the system is 'not properly understood'.

## INCLUSION OF ITEMS

- In at least one DCP some roads and bridges had to be left out to drive down costs
- Where land acquisition is left out of the DCP it becomes a difficult process.
- Basis of many regional / rural DCPs is drainage, costs can 'blow the levy amount out of the water' and delivery based upon DCP dates is very difficult.

## MULTIPLE CHARGE AREAS

- Multiple charge areas has created complications, but obliged to do it under the current system.
- Systems in place to deal with multiple charge areas using GIS, can deal with it, but it would obviously be easier to have a fixed or simpler system.

## IMPLEMENTATION & DEVELOPER REACTION TO LEVIES

- Developers usually not happy during initial announcements of a levy, but generally come to understand its importance as infrastructure is provided.
- Most developers are supportive and understand the importance of paying their share of costs.
- One council described it's DCP as a 'Nightmare' to implement.
- Collection of CIL levies is difficult, following up individuals and chasing back payments is time consuming.
- Issue is finding balance of funds for provision of infrastructure, external demand and collection delays means that on 20-30% of infrastructure cost may be from DCP funds at time of provision.

## DEALING WITH A COMBINATION OF INFILL AND GROWTH DEVELOPMENT

- Doing the preliminary work to include infill in the DCP is a lot of work for a minimal return.

- Complicates DCPs a little more than would be ideal, reviewing infill areas to provide housing data is very time consuming.

#### DCP ADMINISTRATION

- Ongoing maintenance of DCPs is time consuming.
- Organising processes for administration of DCPs is often initially overlooked at council, there is often a 'getting our act together' moment required before councils properly formalise DCP administration.
- Staff changeover is a big problem when dealing with administration of DCPs requirement for re-education for continuity of information.
- Difficult to educate community if council staff does not understand concepts.

#### POSITIVES

- Reduction of council funding burden is appreciated.
- More incentive to get infrastructure on the ground due to DCP obligations.
- Has put into perspective the infrastructure requirements for new growth development ahead of time which otherwise would not have happened.
- If you get them (DCPs) right is it good for council and developers to know what they are up for from the start.

#### FIXED LEVY AND DCPS GOING FORWARDS

- Anything that simplifies the DCP process is a positive.
- Could work with fixed funds for key infrastructure, there needs to be drainage allowances,
- Consistency will help everyone.
- Provide simpler tools that can be utilised more efficiently by local councils.
- Current system could 'definitely be improved'.
- Feeling that DCP process is not really designed for the way that a rural / regional council uses it.
- Rural / Regional councils are far too stretched in terms of resources to create and administer these DCPs, something needs to be done.
- A flexible fixed levy option might work, would definitely reduce the work load.

#### REACTION TO PROPOSED BASIC INFRASTRUCTURE LIST (TABLE 9 ABOVE)

- 'Comprehensive' list.
- 'Got it right' but 'our list doesn't cover all those things'
- May need to define the levels of provision and catchment that each item relates to, i.e. local parks.
- Should bus stops be provided by Department of Transport?
- We only generally include works that are external to a developer's site in the DCP.
- Should libraries be included?
- Worried about additional cost of land.

REACTION TO PROPOSED LEVY SYSTEM (TABLES 10 AND 11 ABOVE)

- 'Fan' of fixed price DCP; as long as there is still a basic level of work done so that council understands what will be required of that DCP.
- Difficulty with current system is community infrastructure - agree with removing the category to improve ability to meet funding requirements.
- Council is not very good at negotiating around DCPs, a fixed price approach would reduce this risk.
- Fixed amounts need to be attached to population growth requirements rather than areas.

REACTION TO PROPOSED LEVY AMOUNTS (TABLES 10 AND 11 ABOVE)

- It's a 'significant amount of money' compared with current levies, but it seems to be in line with where costs are moving to.
- Amount lines up with our recent DCP.
- 'Looks steep', but once the items that developers currently provide under our DCPs are factored in, the amount seems about right.

## KEY FINDINGS AND RECOMMENDATIONS

Evidence shows that the average DCP levy amount for a charge area within the 11 DCPs examined was \$5,133 per dwelling for Development Infrastructure and \$644 for Community Infrastructure for a total contribution amount of \$5,777 per dwelling. When only charge areas within specific 'growth' settings are considered, this amount increased to \$6,867 per dwelling. Charge areas within 'infill' settings generated a much smaller average total levy of \$2,672, an amount that is approximately 40% of that for 'growth' settings. Evidence also shows that when only DCPs approved after 2008 are considered these amounts are significantly higher, suggesting that costs are increasing over time.

Using cost and provision information for infrastructure derived from the DCPs examined, a list of 'Basic Infrastructure' was able to be developed as shown in Table 9 of this report. This infrastructure list details the nature of each infrastructure category and whether moving forwards it would be appropriate to provide each category as a fixed levy amount or a variable amount contingent on DCP conditions. Comparison with recent Section 173 documents generally reinforced the need for each of the items included the infrastructure list.

Using this list and the cost and provision information a fixed or variable levy amount was able to be derived for each category of infrastructure. For the categories for which a fixed levy would be suitable (Active Recreation, Community Facilities, Open Space and Planning) a total fixed levy amount of \$3,908 per dwelling was derived. For the categories for which a variable levy would be suitable (Bridges / Culverts, Drainage, Intersections, Public Transport, Rail Crossings, Roads and Trail Networks) a levy range between \$2,380 and 15,818 per dwelling was derived.

Review of Council's comments regarding Development Contributions indicates that there is a general consensus view that the current process for constructing development contributions levies must be improved and simplified for councils and developers. Councils generally agree that the current system is simply too time consuming, resource dependent and over complicated for efficient, widespread implementation at Regional and Rural councils.

Councils agree that moving forwards the system needs to become simpler and more centralised, with a general support for more 'off the shelf' options for Regional and Rural areas. This could include the implementation of fixed levy amounts, standard infrastructure costs and basic adjustment factors for different development types.

Based upon the findings of this report Urban Enterprise makes the following recommendations moving forwards:

- Develop a standard set of standards of provision for the 'Basic Infrastructure' items listed within this document, and determine a set of 'off the shelf' prices for each level of provision.
- Develop a standard fixed levy amount based upon a standard basket of infrastructure for the items identified in this report as suitable for the fixed levy amount. The levy amounts derived within this document should be used as a guide for this amount.
- Develop standard per unit costs for the items identified in this report as suitable for a variable levy amount. Further work is required to determine rates for standard units since a majority of DCPs examined in this study contained inadequate detail to derive these amounts. The levy ranges derived within this document can be used as a guide for these amounts.



- Develop a standard factor discount for 'infill' development. This study indicates a figure of 40% of the growth levy may be appropriate.
- In addition to the provision of 'off the shelf' levies, costs and standards of provision, assist smaller councils by exploring options for the centralisation of DCP creation processes and basic administration services such as the indexation of levy amounts.

## APPENDIX A DCP LEVY EVIDENCE

TABLE 15 DCP LEVY AMOUNTS BY CHARGE AREA

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Baw Baw	Baw Baw (Warragul/Drouin)	Area001a	\$1,308	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area001b	\$3,080	\$814	21	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area001c	\$3,080	\$814	17	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area002a	\$1,308	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area002b	\$3,080	\$814	582	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area002c	\$3,805	\$814	470	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area003a	\$1,308	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area003b	\$1,044	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area003c	\$1,044	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area004	\$2,849	\$814	240	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area005a	\$3,115	\$814	921	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area005b	\$3,110	\$814	319	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area005c	\$1,018	\$814	101	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area006	\$1,937	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area007	\$1,804	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area008	\$1,102	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area009	\$1,706	\$814	389	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area010a	\$2,884	\$814	865	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area010b	\$1,112	\$814	15	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area011a	\$1,318	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area011b	\$1,778	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area012	\$1,053	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area013	\$1,076	\$814	93	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area014a	\$2,586	\$814	311	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area014b	\$1,087	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area015	\$1,087	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area016	\$969	\$814	89	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area017a	\$969	\$814	13	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area017b	\$969	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area018	\$969	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area019	\$969	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area020	\$969	\$814	14	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area021a	\$969	\$814	59	Infill

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Baw Baw	Baw Baw (Warragul/Drouin)	Area021b	\$969	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area022	\$969	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area023	\$969	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area024a	\$969	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area024b	\$969	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area025a	\$969	\$814	38	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area025b	\$969	\$814	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area026	\$969	\$814	104	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area027	\$635	\$814	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area028	\$400	\$916	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area029	\$400	\$916	291	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area030	\$400	\$916	312	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area031	\$400	\$916	42	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area032	\$400	\$916	76	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area033	\$482	\$916	1064	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area034	\$400	\$916	31	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area035	\$644	\$916	539	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area036	\$644	\$916	518	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area037	\$644	\$916	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area038	\$400	\$916	427	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area039	\$400	\$916	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area040	\$490	\$916	131	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area041	\$490	\$916	115	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area042	\$666	\$916	406	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area043	\$454	\$916	133	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area044	\$490	\$916	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area045	\$543	\$916	1033	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area046	\$400	\$916	0	Infill
Baw Baw	Baw Baw (Warragul/Drouin)	Area047	\$372	\$222	0	Growth
Baw Baw	Baw Baw (Warragul/Drouin)	Area048	\$28	\$787	0	Municipality
Macedon Ranges	Romsey	Area001	\$928	\$0	161	Infill
Macedon Ranges	Romsey	Area002	\$1,137	\$0	122	Infill
Macedon Ranges	Romsey	Area003	\$3,180	\$0	96	Infill
Macedon Ranges	Romsey	Area004	\$4,129	\$0	170	Infill
Macedon Ranges	Romsey	Area005	\$3,556	\$0	85	Growth
Macedon Ranges	Romsey	Area006	\$3,347	\$0	134	Growth
Macedon Ranges	Romsey	Area007	\$7,093	\$0	72	Growth

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Macedon Ranges	Romsey	Area008	\$6,884	\$0	121	Growth
Macedon Ranges	Romsey	Area009	\$0	\$0	0	Growth
Macedon Ranges	Romsey	Area010	\$0	\$0	0	Infill
Mildura	Mildura South	Area 001a	\$2,547	\$257	47	Infill
Mildura	Mildura South	Area 001b	\$8,715	\$257	196	Growth
Mildura	Mildura South	Area 002a	\$2,101	\$257	0	Infill
Mildura	Mildura South	Area 002b	\$8,269	\$257	49	Growth
Mildura	Mildura South	Area 003a	\$1,795	\$257	0	Infill
Mildura	Mildura South	Area 003b	\$7,963	\$257	159	Growth
Mildura	Mildura South	Area 004a	\$1,632	\$257	0	Infill
Mildura	Mildura South	Area 004b	\$7,800	\$257	72	Infill
Mildura	Mildura South	Area 005a	\$1,864	\$257	0	
Mildura	Mildura South	Area 005b	\$8,032	\$257	193	Growth
Mildura	Mildura South	Area 006	\$8,511	\$257	310	Growth
Mildura	Mildura South	Area 007	\$8,449	\$257	330	Growth
Mildura	Mildura South	Area 008	\$8,232	\$257	195	Growth
Mildura	Mildura South	Area 009	\$8,044	\$257	91	Infill
Mildura	Mildura South	Area 010	\$8,146	\$257	354	Growth
Mildura	Mildura South	Area 011	\$8,095	\$257	398	Growth
Mildura	Mildura South	Area 012	\$8,239	\$257	396	Growth
Mildura	Mildura South	Area 013	\$8,203	\$257	391	Growth
Mildura	Mildura South	Area 014	\$8,152	\$257	391	Growth
Mildura	Mildura South	Area 015	\$8,356	\$257	381	Growth
Mildura	Mildura South	Area 016	\$1,595	\$257	315	Growth
Mildura	Mildura South	Area 017a	\$7,845	\$257	230	Growth
Mildura	Mildura South	Area 017b	\$1,677	\$257	0	
Mildura	Mildura South	Area 018a	\$7,838	\$257	234	Growth
Mildura	Mildura South	Area 018b	\$1,671	\$257	0	
Mildura	Mildura South	Area 019a	\$7,906	\$257	228	Growth
Mildura	Mildura South	Area 019b	\$1,739	\$257	0	
Mildura	Mildura South	Area 020a	\$8,045	\$257	192	Growth
Mildura	Mildura South	Area 020b	\$1,877	\$257	38	Growth
Mildura	Mildura South	Area 021a	\$6,213	\$0	108	Growth
Mildura	Mildura South	Area 021b	\$1,399	\$0	0	Infill
Mildura	Mildura South	Area 022a	\$6,658	\$0	98	Growth
Mildura	Mildura South	Area 022b	\$1,844	\$0	0	
Mildura	Mildura South	Area 023	\$1,396	\$0	0	Infill

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Mildura	Mildura South	Area 024a	\$1,541	\$0	46	Growth
Mildura	Mildura South	Area 024b	\$6,355	\$0	302	Growth
Mildura	Mildura South	Area 025a	\$6,639	\$0	189	Growth
Mildura	Mildura South	Area 025b	\$1,825	\$0	0	Infill
Mildura	Mildura South	Area 026	\$1,317	\$0	0	Infill
Mildura	Mildura South	Area 027a	\$6,772	\$257	36	Growth
Mildura	Mildura South	Area 027b	\$8,126	\$257	115	Growth
Mildura	Mildura South	Area 027c	\$1,958	\$257	0	Infill
Mildura	Mildura South	Area 028	\$1,512	\$257	0	Infill
Mildura	Mildura South	Area 029a	\$8,229	\$257	194	Growth
Mildura	Mildura South	Area 029b	\$2,062	\$257	0	Infill
Mildura	Mildura South	Area 030	\$1,898	\$257	0	Infill
Mildura	Mildura South	Area 031a	\$8,629	\$257	116	Growth
Mildura	Mildura South	Area 031b	\$2,461	\$257	0	Infill
Mildura	Mildura South	Area 032	\$2,202	\$257	0	Infill
Mildura	Mildura South	Area 033a	\$8,404	\$257	113	Growth
Mildura	Mildura South	Area 033b	\$2,237	\$257	39	Growth
Mildura	Mildura South	Area 034	\$2,038	\$257	0	Infill
Mildura	Mildura South	Area 035	\$2,683	\$257	65	Growth
Mildura	Mildura South	Area 036a	\$7,210	\$0	173	Growth
Mildura	Mildura South	Area 036b	\$2,054	\$0	25	Infill
Mildura	Mildura South	Area 037	\$1,125	\$0	0	Infill
Mildura	Mildura South	Area 038	\$1,266	\$0	200	Growth
Mildura	Development Contributions Plan No. 2	Area 001a	\$263	\$0	20	Infill
Mildura	Development Contributions Plan No. 2	Area 001b	\$263	\$0	196	Growth
Mildura	Development Contributions Plan No. 2	Area 002a	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 002b	\$263	\$0	20	Infill
Mildura	Development Contributions Plan No. 2	Area 003a	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 003b	\$263	\$0	159	Growth
Mildura	Development Contributions Plan No. 2	Area 004a	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 004b	\$263	\$0	72	Infill
Mildura	Development Contributions Plan No. 2	Area 005a	\$316	\$0	0	
Mildura	Development Contributions Plan No. 2	Area 005b	\$316	\$0	193	Growth
Mildura	Development Contributions Plan No. 2	Area 006	\$263	\$0	266	Growth
Mildura	Development Contributions Plan No. 2	Area 007	\$263	\$0	284	Growth
Mildura	Development Contributions Plan No. 2	Area 008	\$263	\$0	195	Growth
Mildura	Development Contributions Plan No. 2	Area 009	\$263	\$0	70	Infill

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Mildura	Development Contributions Plan No. 2	Area 010	\$263	\$0	354	Growth
Mildura	Development Contributions Plan No. 2	Area 011	\$263	\$0	398	Growth
Mildura	Development Contributions Plan No. 2	Area 012	\$263	\$0	396	Growth
Mildura	Development Contributions Plan No. 2	Area 013	\$263	\$0	391	Growth
Mildura	Development Contributions Plan No. 2	Area 014	\$263	\$0	391	Growth
Mildura	Development Contributions Plan No. 2	Area 015	\$263	\$0	381	Growth
Mildura	Development Contributions Plan No. 2	Area 016	\$263	\$0	315	Growth
Mildura	Development Contributions Plan No. 2	Area 017a	\$263	\$0	230	Growth
Mildura	Development Contributions Plan No. 2	Area 017b	\$263	\$0	0	
Mildura	Development Contributions Plan No. 2	Area 018a	\$358	\$0	234	Growth
Mildura	Development Contributions Plan No. 2	Area 018b	\$358	\$0	0	
Mildura	Development Contributions Plan No. 2	Area 019a	\$476	\$0	228	Growth
Mildura	Development Contributions Plan No. 2	Area 019b	\$476	\$0	0	
Mildura	Development Contributions Plan No. 2	Area 020a	\$674	\$0	192	Growth
Mildura	Development Contributions Plan No. 2	Area 020b	\$674	\$0	38	Growth
Mildura	Development Contributions Plan No. 2	Area 021a	\$759	\$0	83	Growth
Mildura	Development Contributions Plan No. 2	Area 021b	\$573	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 022a	\$814	\$0	41	Infill
Mildura	Development Contributions Plan No. 2	Area 022b	\$628	\$0	0	
Mildura	Development Contributions Plan No. 2	Area 023	\$66	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 024a	\$521	\$0	46	Growth
Mildura	Development Contributions Plan No. 2	Area 024b	\$707	\$0	302	Growth
Mildura	Development Contributions Plan No. 2	Area 025a	\$770	\$0	189	Growth
Mildura	Development Contributions Plan No. 2	Area 025b	\$584	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 026a	\$129	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 026b	\$129	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 027a	\$556	\$0	36	Growth
Mildura	Development Contributions Plan No. 2	Area 027b	\$370	\$0	115	Growth
Mildura	Development Contributions Plan No. 2	Area 027c	\$370	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 028	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 029a	\$263	\$0	194	Growth
Mildura	Development Contributions Plan No. 2	Area 029b	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 030	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 031a	\$263	\$0	116	Growth
Mildura	Development Contributions Plan No. 2	Area 031b	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 032	\$263	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 033a	\$579	\$0	113	Growth

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Mildura	Development Contributions Plan No. 2	Area 033b	\$579	\$0	39	Growth
Mildura	Development Contributions Plan No. 2	Area 034	\$460	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 035	\$448	\$0	65	Growth
Mildura	Development Contributions Plan No. 2	Area 036a	\$98	\$0	173	Growth
Mildura	Development Contributions Plan No. 2	Area 036b	\$98	\$0	20	Infill
Mildura	Development Contributions Plan No. 2	Area 037	\$0	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 038a	\$872	\$0	0	
Mildura	Development Contributions Plan No. 2	Area 038b	\$872	\$0	200	Growth
Mildura	Development Contributions Plan No. 2	Area 039	\$417	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 040	\$881	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 041	\$1,470	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 042	\$985	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 043	\$396	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 044	\$0	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 045	\$345	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 046	\$1,438	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 047a	\$21,676	\$595	32	Growth
Mildura	Development Contributions Plan No. 2	Area 047b	\$3,241	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 048a	\$20,831	\$595	37	Growth
Mildura	Development Contributions Plan No. 2	Area 048b	\$2,396	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 049	\$636	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 050	\$345	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 051	\$1,438	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 052a	\$21,676	\$595	21	Growth
Mildura	Development Contributions Plan No. 2	Area 052b	\$3,241	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 053a	\$20,717	\$595	32	Growth
Mildura	Development Contributions Plan No. 2	Area 053b	\$2,282	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 054	\$523	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 055	\$0	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 056	\$0	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 057	\$0	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 058	\$396	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 059	\$625	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 060	\$625	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 061	\$396	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 062	\$0	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 063	\$66	\$595	0	Infill

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Mildura	Development Contributions Plan No. 2	Area 064	\$66	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 065	\$66	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 066	\$0	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 067	\$0	\$595	0	Infill
Mildura	Development Contributions Plan No. 2	Area 068a	\$286	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 068b	\$286	\$0	0	Infill
Mildura	Development Contributions Plan No. 2	Area 069	\$999	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 070	\$842	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 071	\$709	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 072	\$709	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 073a	\$1,061	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 073b	\$1,061	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 074	\$1,159	\$1,062	10	Infill
Mildura	Development Contributions Plan No. 2	Area 075a	\$8,580	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 075b	\$890	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 076a	\$8,436	\$1,062	40	Infill
Mildura	Development Contributions Plan No. 2	Area 076b	\$747	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 077	\$730	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 078	\$1,035	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 079	\$8,948	\$1,062	307	Growth
Mildura	Development Contributions Plan No. 2	Area 080	\$8,612	\$1,062	150	Infill
Mildura	Development Contributions Plan No. 2	Area 081	\$8,436	\$1,062	80	Infill
Mildura	Development Contributions Plan No. 2	Area 082	\$730	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 083a	\$8,529	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 083b	\$840	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 084a	\$8,665	\$1,062	73	Growth
Mildura	Development Contributions Plan No. 2	Area 084b	\$976	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 085	\$8,459	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 086	\$8,436	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 087	\$730	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 088	\$774	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 089	\$786	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 090a	\$8,410	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 090b	\$721	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 091a	\$8,398	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 091b	\$709	\$1,062	0	Infill
Mildura	Development Contributions Plan No. 2	Area 092	\$709	\$1,062	0	Infill



Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Mildura	Development Contributions Plan No. 3	Area 022a	\$15	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 022b	\$15	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 022c	\$6,363	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 023a	\$6,448	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 023b	\$6,757	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 023c	\$61	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 025a	\$26	\$0	179	Growth
Mildura	Development Contributions Plan No. 3	Area 025b	\$26	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 025c	\$6,373	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 026a	\$97	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 026b	\$6,452	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 026c	\$65	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 028a	\$54	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 028b	\$6,719	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 078a	\$576	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 078b	\$7,241	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 083a	\$865	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 083b	\$865	\$0	0	
Mildura	Development Contributions Plan No. 3	Area 083c	\$7,530	\$0	0	
Mildura	Red Cliffs	Area700	\$374	\$965	0	
Mildura	Red Cliffs	Area701a	\$681	\$965	3	Infill
Mildura	Red Cliffs	Area701b	\$374	\$965	0	
Mildura	Red Cliffs	Area702	\$1,337	\$965	4	Infill
Mildura	Red Cliffs	Area703	\$1,337	\$965	3	Infill
Mildura	Red Cliffs	Area704	\$731	\$965	0	
Mildura	Red Cliffs	Area705	\$731	\$965	0	
Mildura	Red Cliffs	Area706	\$0	\$965	0	
Mildura	Red Cliffs	Area707	\$297	\$965	0	
Mildura	Red Cliffs	Area708	\$1,911	\$965	0	
Mildura	Red Cliffs	Area709	\$4,048	\$965	8	Infill
Mildura	Red Cliffs	Area710a	\$7,564	\$965	2	Infill
Mildura	Red Cliffs	Area710b	\$8,566	\$965	7	Infill
Mildura	Red Cliffs	Area710c	\$3,641	\$965	0	
Mildura	Red Cliffs	Area711a	\$9,664	\$965	129	Growth
Mildura	Red Cliffs	Area711b	\$9,664	\$965	119	Growth
Mildura	Red Cliffs	Area712a	\$7,709	\$965	0	
Mildura	Red Cliffs	Area712b	\$8,818	\$965	4	

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Mildura	Red Cliffs	Area712c	\$3,786	\$965	0	
Mildura	Red Cliffs	Area712d	\$3,786	\$965	0	
Mildura	Red Cliffs	Area713a	\$9,912	\$965	0	
Mildura	Red Cliffs	Area713b	\$4,987	\$965	0	
Mildura	Red Cliffs	Area713c	\$10,066	\$965	76	Growth
Mildura	Red Cliffs	Area713d	\$4,987	\$965	0	
Mildura	Red Cliffs	Area714a	\$10,884	\$965	9	
Mildura	Red Cliffs	Area714b	\$5,969	\$965	37	Growth
Mildura	Red Cliffs	Area714c	\$5,969	\$965	0	
Mildura	Red Cliffs	Area715a	\$11,540	\$965	53	Growth
Mildura	Red Cliffs	Area715b	\$6,462	\$965	0	
Mildura	Red Cliffs	Area716	\$4,301	\$965	0	
Mildura	Red Cliffs	Area717	\$824	\$965	0	
Mildura	Red Cliffs	Area718a	\$8,227	\$965	0	
Mildura	Red Cliffs	Area718b	\$3,302	\$965	0	
Mildura	Red Cliffs	Area719a	\$7,835	\$965	0	
Mildura	Red Cliffs	Area719b	\$2,910	\$965	0	
Mildura	Red Cliffs	Area720a	\$6,830	\$965	0	
Mildura	Red Cliffs	Area720b	\$1,906	\$965	0	
Mildura	Red Cliffs	Area721a	\$6,676	\$965	0	
Mildura	Red Cliffs	Area721b	\$1,752	\$965	0	
Mildura	Red Cliffs	Area722	\$3,288	\$965	0	
Mildura	Red Cliffs	Area723	\$2,711	\$965	0	
Mildura	Red Cliffs	Area724	\$0	\$965	0	
Mildura	Red Cliffs	Area725	\$0	\$965	0	
Greater Shepparton	Mooroopna West	Precinct A	\$6,699		652	Growth
Greater Shepparton	Mooroopna West	Precinct B	\$4,785		126	Growth
Greater Shepparton	Mooroopna West	Precinct C	\$6,671		211	Growth
Greater Shepparton	Mooroopna West	Precinct D	\$4,440		611	Growth
Warrnambool	North Dennington	Charging Area 001	\$11,525		120	Growth
Warrnambool	North Dennington	Charging Area 002	\$13,162		786	Growth
Warrnambool	North of the Merri	Residential Levy	\$8,735		176.55	Growth
Surf Coast	Torquay / Jan Juc	Area 001	\$2,703	\$1,329	700	Infill
Surf Coast	Torquay / Jan Juc	Area 002	\$2,790	\$1,329	93	Infill
Surf Coast	Torquay / Jan Juc	Area 003	\$4,362	\$1,329	385	Growth
Surf Coast	Torquay / Jan Juc	Area 004	\$4,620	\$1,329	1270	Growth

Municipality	DCP Area	Charge Area	DIL Amount	CIL Amount (Uncapped)	New Dwellings	Charge Area Type
Surf Coast	Torquay / Jan Juc	Area 005	\$3,470	\$1,329	24	Growth
Surf Coast	Torquay / Jan Juc	Area 006	\$3,847	\$1,329	462	Growth
Surf Coast	Torquay / Jan Juc	Area 007	\$2,107	\$1,329	621	Infill
Surf Coast	Torquay / Jan Juc	Area 008	\$2,703	\$1,329	401	Infill
Surf Coast	Torquay / Jan Juc	Area 009	\$2,703	\$1,329	162	Infill
Surf Coast	Torquay / Jan Juc	Area 010	\$1,775	\$1,329	772	Infill
Surf Coast	Torquay / Jan Juc	Area 011	\$2,029	\$1,329	345	Infill
Surf Coast	Torquay / Jan Juc	Area 012	\$154	\$258	0	
Surf Coast	Torquay / Jan Juc	Area 013	\$2,536	\$1,329	114	Infill
Surf Coast	Torquay / Jan Juc	Area 014	\$4,590	\$1,329	376	Growth
Surf Coast	Torquay / Jan Juc	Area 015	\$1,556	\$1,023	206	Infill
Surf Coast	Torquay / Jan Juc	Area 016	\$1,177	\$1,023	168	Infill
Surf Coast	Torquay / Jan Juc	Area 017	\$1,102	\$1,023	474	Infill
Surf Coast	Torquay / Jan Juc	Area 018	\$1,817	\$1,023	313	Infill
Surf Coast	Torquay / Jan Juc	Area 019	\$1,493	\$1,023	474	Infill
Surf Coast	Torquay / Jan Juc	Area 020	\$1,250	\$1,023	639	Infill
Surf Coast	Torquay / Jan Juc	Area 021	\$2,235	\$1,023	102	Infill
Surf Coast	Torquay / Jan Juc	Area 022	\$4,432	\$1,023	556	Growth
Surf Coast	Torquay / Jan Juc	Area 023	\$1,716	\$1,023	213	Infill
Surf Coast	Torquay / Jan Juc	Area 024	\$2,175	\$1,023	652	Infill
Surf Coast	Torquay / Jan Juc	Area 025	\$1,136	\$1,023	1760	Infill
Surf Coast	Torquay / Jan Juc	Area 026	\$966	\$1,023	254	Infill
Greater Geelong	Jetty Road	MCA	\$6,641	\$961	1615	Growth

## APPENDIX B LIST OF PHONE INTERVIEW CONTACTS

Council	Person Interviewed
Baw Baw	Lana Flower / Janey Cluning
Mildura	Rachael Attawood
Surf Coast	Mark Harwood
Greater Shepparton	Braydon Aitken
Macedon Ranges	Duane Burt
Warrnambool	Kirsty Miller / Glen Reddick