

23/07/2015
C112

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

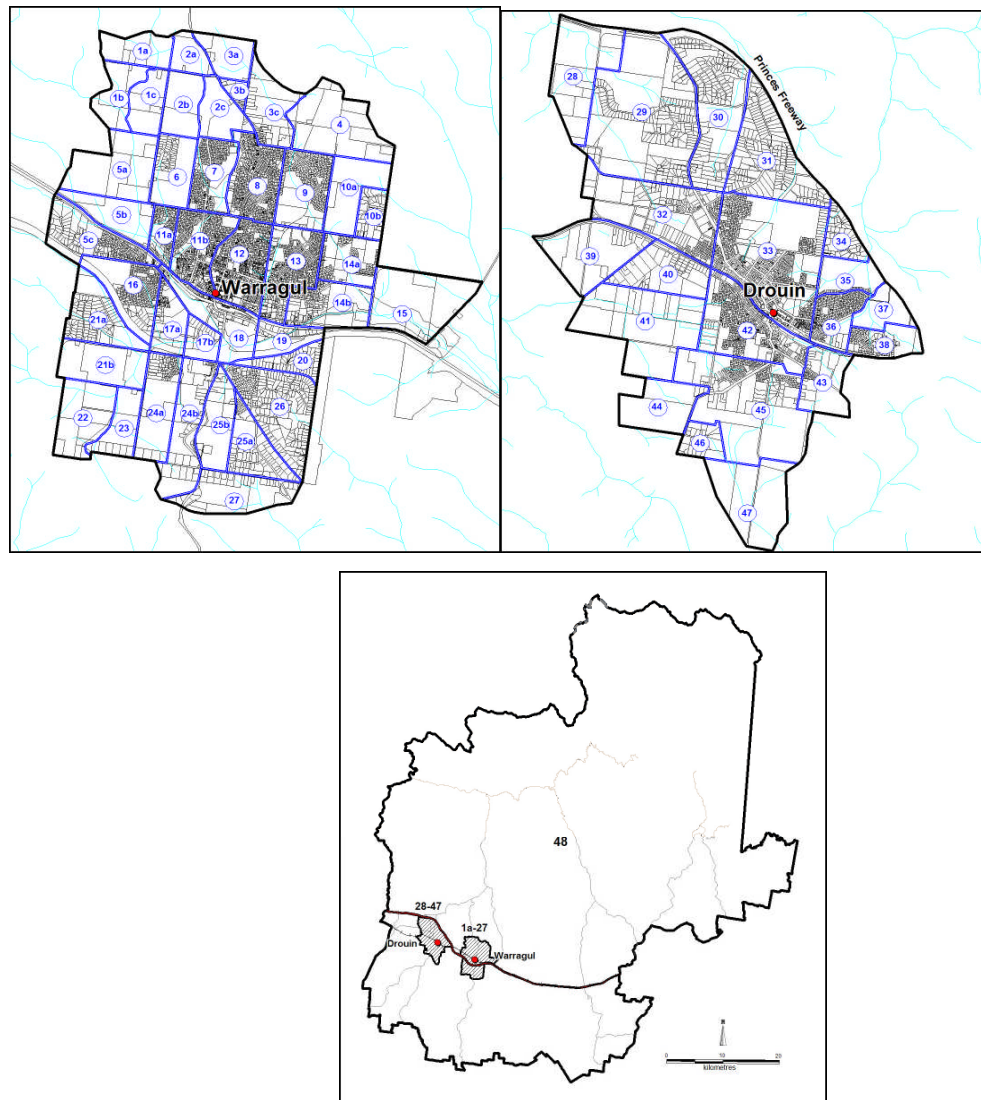
BAW BAW SHIRE DEVELOPMENT CONTRIBUTIONS PLAN

1.0

08/08/2013
C101

Area covered by this development contributions plan

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



2.023/07/2015
C112**Summary of costs**

Project Name	Estimated Total Cost Attributable to DCP Excluding GST	Estimated Time of Provision	Estimated Cost Recoverable from DCP	Estimated Proportion of Cost Recoverable from DCP
CICF001 West Gippsland Arts Centre redevelopment	\$5,000,000	2007 To 2011	\$1,149,949	23.0%
CICF002 Municipal Gymnastics Venue (Warragul)	\$350,000	2009 To 2009	\$107,329	30.7%
CICF003 Tennis centre development (Municipal & Local for Warragul & district)	\$600,000	2012 To 2012	\$242,225	40.4%
CICF004 Leisure centre development (Municipal)	\$13,500,000	2012 To 2015	\$5,174,770	38.3%
CICF005 Municipal Recreation Precinct (Local for Warragul & Drouin)	\$5,200,000	2014 To 2030	\$1,594,596	30.7%
CIOS001 Drouin Recreation Reserve upgrade (Drouin)	\$500,000	2008 To 2009	\$222,253	44.5%
CIOS002 Bellbird park facility upgrade (Drouin)	\$420,000	2013 To 2030	\$240,034	57.2%
CIOS003 New/enhanced Equestrian Facilities	\$1,020,000	2011 To 2015	\$312,786	30.7%
DICF001 Multipurpose Centre including Kindergarten (Drouin)	\$1,000,000	2021 To 2021	\$635,010	63.5%
DICF002 Land for multipurpose Centre including Kindergarten (Drouin)	\$250,000	2021 To 2021	\$158,752	63.5%
DICF003 Multipurpose Centre including Kindergarten (Warragul)	\$1,000,000	2022 To 2022	\$780,684	78.1%
DICF004 Land for multipurpose Centre including Kindergarten (Warragul)	\$500,000	2022 To 2022	\$390,342	78.1%
DICF005 Land for multipurpose Centre including Kindergarten 2 (Warragul)	\$1,000,000	2025 To 2025	\$780,684	78.1%
DIDR003 Hazel Creek restoration (section 2)	\$600,000	2015 To 2020	\$242,593	40.4%
DIDR004 Hazel Creek restoration (section 3)	\$300,000	2015 To 2020	\$121,297	40.4%
DIDR005 Hazel Creek restoration (section 4)	\$1,200,000	2015 To 2020	\$485,187	40.4%
DIDR006 Hazel Creek restoration (section 5)	\$1,800,000	2015 To 2020	\$727,780	40.4%
DIDR007 Hazel Creek restoration (section 13)	\$1,050,000	2025 To 2030	\$424,538	40.4%

Project Name			Estimated Total Cost Attributable to DCP Excluding GST	Estimated Time of Provision	Estimated Cost Recoverable from DCP	Estimated Proportion of Cost Recoverable from DCP
DIDR008	Hazel Creek	Creek restoration (section 14)	\$900,000	2025 To 2030	\$363,890	40.4%
DIDR009	Hazel Creek	Creek restoration (section 15)	\$1,200,000	2025 To 2030	\$485,187	40.4%
DIOS001	Picnic facilities and drinking fountains	(Warragul)	\$100,000	2007 To 2030	\$41,427	41.4%
DIOS002	Playgrounds with shade	(Warragul)	\$60,000	2007 To 2009	\$24,856	41.4%
DIOS003	Park seating / signage, paths and playground equipment on existing linear park network	(Warragul)	\$150,000	2007 To 2016	\$62,140	41.4%
DIOS004	Picnic facilities / drinking fountains / toilets / lighting	(Drouin)	\$400,000	2007 To 2030	\$228,603	57.2%
DIOS005	Open space upgrades		\$356,000	2007 To 2011	\$136,461	38.3%
DIOS006	Upgraded playground facilities for the disabled	(Warragul)	\$100,000	2007 To 2008	\$41,427	41.4%
DIOS007	Upgraded playground facilities for the disabled	(Drouin)	\$80,000	2008 To 2009	\$50,801	63.5%
DIOS008	Public toilets (2 of) within linear parks	(Warragul)	\$250,000	2010 To 2010	\$103,567	41.4%
DIOS009	Tennis court lighting	(Drouin)	\$20,000	2008 To 2008	\$12,700	63.5%
DIOS010	Bellbird park synthetic hockey field - municipal		\$400,000	2011 To 2011	\$91,996	23.0%
DIOS011	Eastern Park development including toilets and change room facility, playground, carparking, beautification	(Warragul)	\$310,000	2008 To 2010	\$122,002	39.4%
DIOS012	Additional 5 upgraded Netball courts	(Warragul)	\$400,000	2012 To 2030	\$149,136	37.3%
DIOS014	Land acquisition bush area, rear Roberts Court	(Drouin)	\$350,000	2011 To 2016	\$222,253	63.5%
DIRS001	Bowen Street / Sutton Street	(traffic lights)	\$300,000	2014 To 2030	\$149,386	49.8%
DIRS002	Bowen Street upgrade – south of Sutton Street		\$1,200,000	2025 To 2030	\$168,902	14.1%
DIRS004	Buln Buln Road upgrade	(Drouin)	\$240,000	2015 To 2017	\$192,000	80.0%

Project Name	Estimated Total Cost Attributable to DCP Excluding GST	Estimated Time of Provision	Estimated Cost Recoverable from DCP	Estimated Proportion of Cost Recoverable from DCP
DIRS005 Construct roundabout at the intersection of road links B,D and C	\$200,000	2020 To 2023	\$47,665	23.8%
DIRS009 Footpath, cycle paths and seating works (Warragul)	\$800,000	2007 To 2030	\$258,094	32.3%
DIRS012 Intersection works Main Sth Rd/Cook St	\$330,000	2015 To 2018	\$65,023	19.7%
DIRS013 Intersection works McNeilly Rd/Albert St	\$330,000	2012 To 2015	\$94,546	28.7%
DIRS014 Mason Street / Albert Street, Warragul (intersection treatment)	\$250,000	2025 To 2030	\$64,523	25.8%
DIRS015 Napier Street / Queen Street, Warragul (traffic lights)	\$250,000	2015 To 2020	\$80,654	32.3%
DIRS016 Paths Linear trails (Drouin)	\$400,000	2007 To 2012	\$165,817	41.5%
DIRS018 Queen Street / Bowen Street intersection (Warragul)	\$1,200,000	2008 To 2009	\$180,966	15.1%
DIRS019 Road upgrades (2 of) - Settlement Road, Shillinglaw Road (Drouin)	\$350,000	2013 To 2015	\$145,267	41.5%
DIRS020 Roundabout - Copelands Rd / No 1 Road	\$130,000	2015 To 2020	\$51,382	39.5%
DIRS021 Roundabout - Sutton Street / North Rd / Stoddarts Road	\$450,000	2015 To 2020	\$129,063	28.7%
DIRS022 Sutton Street, Warragul road realignment	\$200,000	2020 To 2025	\$56,011	28.0%
DIRS024 Townscape works (Drouin)	\$1,000,000	2007 To 2011	\$414,542	41.5%
DIRS025 Townscape works (Warragul)	\$3,000,000	2007 To 2015	\$871,066	29.0%
DIRS028 Warragul road link C	\$193,000	2020 To 2023	\$36,797	19.1%
DIRS035 Land for Sutton Street, Warragul	\$1,000,000	2020 To 2025	\$280,054	28.0%
DIRS037 Land for third rail crossing (Warragul)	\$500,000	2007 To 2008	\$145,178	29.0%
Total	\$52,689,000		\$19,524,191	37.0%

Notes: This table sets out a summary of the costs prescribed in Baw Baw Shire Development Contributions Plan. Refer to the incorporated document (23 March 2007) for full details.

The list of projects included in the table were amended under Amendment C101 by the deletion of projects which are no longer to be undertaken by Baw Baw Shire Council or

are to be funded by the State Government of Victoria and under Amendment C112 which transferred a number of projects to the DCPO2 and DCPO3 schedules..

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

3.0

23/07/2015
C112

Summary of Contributions

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

Part 1 – Residential Levy

RESIDENTIAL LEVY									
Infrastructure Charged by Area									
Area	DI Community Facilities	DI Drainage	DI Open Space	DI Roads	Total Development Infrastructure	CI Community Facilities	CI Open Space	Total Community Infrastructure	Total Development & Community Infrastructure
	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling
Area 001a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 001b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 001c	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 002a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 002b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 002c	\$348.10	\$291.87	\$157.56	\$898.43	\$1,695.95	\$846.30	\$33.91	\$880.21	\$2,576.17
Area 003a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 003b	\$0.00	\$291.87	\$157.56	\$239.57	\$688.99	\$846.30	\$33.91	\$880.21	\$1,569.21
Area 003c	\$0.00	\$291.87	\$157.56	\$239.57	\$688.99	\$846.30	\$33.91	\$880.21	\$1,569.21
Area 004	\$348.10	\$291.87	\$157.56	\$293.39	\$1,090.92	\$846.30	\$33.91	\$880.21	\$1,971.14
Area 005a	\$348.10	\$291.87	\$157.56	\$295.09	\$1,092.61	\$846.30	\$33.91	\$880.21	\$1,972.83
Area 005b	\$348.10	\$291.87	\$157.56	\$295.09	\$1,092.61	\$846.30	\$33.91	\$880.21	\$1,972.83
Area 005c	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 006	\$348.10	\$291.87	\$157.56	\$295.09	\$1,092.61	\$846.30	\$33.91	\$880.21	\$1,972.83
Area 007	\$0.00	\$291.87	\$157.56	\$917.26	\$1,366.69	\$846.30	\$33.91	\$880.21	\$2,246.90
Area 008	\$0.00	\$291.87	\$157.56	\$274.11	\$723.54	\$846.30	\$33.91	\$880.21	\$1,603.76
Area 009	\$348.10	\$291.87	\$157.56	\$330.57	\$1,128.10	\$846.30	\$33.91	\$880.21	\$2,008.31
Area 010a	\$348.10	\$291.87	\$157.56	\$301.52	\$1,099.04	\$846.30	\$33.91	\$880.21	\$1,979.26
Area 010b	\$0.00	\$291.87	\$157.56	\$312.23	\$761.65	\$846.30	\$33.91	\$880.21	\$1,641.87
Area 011a	\$0.00	\$291.87	\$157.56	\$249.50	\$698.93	\$846.30	\$33.91	\$880.21	\$1,579.14
Area 011b	\$0.00	\$291.87	\$157.56	\$890.02	\$1,339.45	\$846.30	\$33.91	\$880.21	\$2,219.66
Area 012	\$0.00	\$291.87	\$157.56	\$249.50	\$698.93	\$846.30	\$33.91	\$880.21	\$1,579.14
Area 013	\$0.00	\$291.87	\$157.56	\$249.50	\$698.93	\$846.30	\$33.91	\$880.21	\$1,579.14
Area 014a	\$348.10	\$291.87	\$157.56	\$284.99	\$1,082.51	\$846.30	\$33.91	\$880.21	\$1,962.73
Area 014b	\$0.00	\$291.87	\$157.56	\$284.99	\$734.41	\$846.30	\$33.91	\$880.21	\$1,614.63
Area 015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 016	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 017a	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 017b	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 018	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 019	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 020	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 021a	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 021b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$33.91	\$880.21	\$880.21
Area 024a	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 024b	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 025a	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 025b	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 026	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 027	\$0.00	\$291.87	\$157.56	\$212.33	\$661.75	\$846.30	\$33.91	\$880.21	\$1,541.97
Area 028	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$141.30	\$900.00	\$900.00
Area 029	\$123.23	\$0.00	\$148.53	\$154.71	\$426.47	\$846.30	\$141.30	\$900.00	\$1,326.47
Area 030	\$123.23	\$0.00	\$148.53	\$154.71	\$426.47	\$846.30	\$141.30	\$900.00	\$1,326.47
Area 031	\$123.23	\$0.00	\$148.53	\$154.71	\$426.47	\$846.30	\$141.30	\$900.00	\$1,326.47
Area 032	\$123.23	\$0.00	\$148.53	\$154.71	\$426.47	\$846.30	\$141.30	\$900.00	\$1,326.47
Area 033	\$123.23	\$0.00	\$148.53	\$241.55	\$513.31	\$846.30	\$141.30	\$900.00	\$1,413.31
Area 034	\$123.23	\$0.00	\$148.53	\$154.71	\$426.47	\$846.30	\$141.30	\$900.00	\$1,326.47
Area 035	\$123.23	\$0.00	\$148.53	\$412.76	\$684.52	\$846.30	\$141.30	\$900.00	\$1,584.52
Area 036	\$123.23	\$0.00	\$148.53	\$412.76	\$684.52	\$846.30	\$141.30	\$900.00	\$1,584.52
Area 037	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$141.30	\$900.00	\$900.00
Area 038	\$123.23	\$0.00	\$148.53	\$154.71	\$426.47	\$846.30	\$141.30	\$900.00	\$1,326.47
Area 039	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$846.30	\$141.30	\$900.00	\$900.00
Area 040	\$123.23	\$0.00	\$148.53	\$249.44	\$521.20	\$846.30	\$141.30	\$900.00	\$1,421.20
Area 041	\$123.23	\$0.00	\$148.53	\$249.44	\$521.20	\$846.30	\$141.30	\$900.00	\$1,421.20
Area 042	\$123.23	\$0.00	\$148.53	\$379.74	\$651.50	\$846.30	\$141.30	\$900.00	\$1,551.50
Area 043	\$123.23	\$0.00	\$148.53	\$111.38	\$383.14	\$846.30	\$141.30	\$900.00	\$1,283.14
Area 044	\$123.23	\$0.00	\$148.53	\$249.44	\$521.20	\$846.30	\$141.30	\$900.00	\$1,421.20
Area 045	\$123.23	\$0.00	\$148.53	\$249.44	\$521.20	\$846.30	\$141.30	\$900.00	\$1,421.20
Area 046	\$123.23	\$0.00	\$148.53	\$154.71	\$426.47	\$846.30	\$141.30	\$900.00	\$1,326.47
Area 047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$130.05	\$107.39	\$237.44	\$237.44
Area 048	\$0.00	\$0.00	\$29.83	\$0.00	\$29.83	\$816.53	\$33.91	\$850.45	\$880.28

Part 2 – Business Levy

BUSINESS LEVY									
Infrastructure Charged by Area									
Area	DI Community Facilities	DI Drainage	DI Open Space	DI Roads	Total Development Infrastructure	CI Community Facilities	CI Open Space	Total Community Infrastructure	Total Development & Community Infrastructure
	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace
Area 001a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 001b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 001c	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 002a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 002b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 002c	\$0.00	\$188.54	\$0.00	\$3,669.03	\$3,857.57	\$0.00	\$0.00	\$0.00	\$3,857.57
Area 003a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 003b	\$0.00	\$188.54	\$0.00	\$939.48	\$1,128.02	\$0.00	\$0.00	\$0.00	\$1,128.02
Area 003c	\$0.00	\$188.54	\$0.00	\$939.48	\$1,128.02	\$0.00	\$0.00	\$0.00	\$1,128.02
Area 004	\$0.00	\$188.54	\$0.00	\$1,150.57	\$1,339.11	\$0.00	\$0.00	\$0.00	\$1,339.11
Area 005a	\$0.00	\$188.54	\$0.00	\$1,157.20	\$1,345.75	\$0.00	\$0.00	\$0.00	\$1,345.75
Area 005b	\$0.00	\$188.54	\$0.00	\$1,157.20	\$1,345.75	\$0.00	\$0.00	\$0.00	\$1,345.75
Area 005c	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 006	\$0.00	\$188.54	\$0.00	\$1,157.20	\$1,345.75	\$0.00	\$0.00	\$0.00	\$1,345.75
Area 007	\$0.00	\$188.54	\$0.00	\$3,597.09	\$3,785.64	\$0.00	\$0.00	\$0.00	\$3,785.64
Area 008	\$0.00	\$188.54	\$0.00	\$1,181.78	\$1,370.32	\$0.00	\$0.00	\$0.00	\$1,370.32
Area 009	\$0.00	\$188.54	\$0.00	\$1,296.36	\$1,484.90	\$0.00	\$0.00	\$0.00	\$1,484.90
Area 010a	\$0.00	\$188.54	\$0.00	\$1,253.72	\$1,442.26	\$0.00	\$0.00	\$0.00	\$1,442.26
Area 010b	\$0.00	\$188.54	\$0.00	\$1,224.42	\$1,412.97	\$0.00	\$0.00	\$0.00	\$1,412.97
Area 011a	\$0.00	\$188.54	\$0.00	\$978.44	\$1,166.99	\$0.00	\$0.00	\$0.00	\$1,166.99
Area 011b	\$0.00	\$188.54	\$0.00	\$3,490.27	\$3,678.81	\$0.00	\$0.00	\$0.00	\$3,678.81
Area 012	\$0.00	\$188.54	\$0.00	\$978.44	\$1,166.99	\$0.00	\$0.00	\$0.00	\$1,166.99
Area 013	\$0.00	\$188.54	\$0.00	\$1,074.96	\$1,263.50	\$0.00	\$0.00	\$0.00	\$1,263.50
Area 014a	\$0.00	\$188.54	\$0.00	\$1,074.96	\$1,263.50	\$0.00	\$0.00	\$0.00	\$1,263.50
Area 014b	\$0.00	\$188.54	\$0.00	\$1,074.96	\$1,263.50	\$0.00	\$0.00	\$0.00	\$1,263.50
Area 015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 016	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 017a	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 017b	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 018	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 019	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 020	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 021a	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 021b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 024a	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 024b	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 025a	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 025b	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 026	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 027	\$0.00	\$188.54	\$0.00	\$832.65	\$1,021.20	\$0.00	\$0.00	\$0.00	\$1,021.20
Area 028	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 029	\$0.00	\$0.00	\$0.00	\$606.70	\$606.70	\$0.00	\$0.00	\$0.00	\$606.70
Area 030	\$0.00	\$0.00	\$0.00	\$606.70	\$606.70	\$0.00	\$0.00	\$0.00	\$606.70
Area 031	\$0.00	\$0.00	\$0.00	\$606.70	\$606.70	\$0.00	\$0.00	\$0.00	\$606.70
Area 032	\$0.00	\$0.00	\$0.00	\$606.70	\$606.70	\$0.00	\$0.00	\$0.00	\$606.70
Area 033	\$0.00	\$0.00	\$0.00	\$947.27	\$947.27	\$0.00	\$0.00	\$0.00	\$947.27
Area 034	\$0.00	\$0.00	\$0.00	\$606.70	\$606.70	\$0.00	\$0.00	\$0.00	\$606.70
Area 035	\$0.00	\$0.00	\$0.00	\$1,618.67	\$1,618.67	\$0.00	\$0.00	\$0.00	\$1,618.67
Area 036	\$0.00	\$0.00	\$0.00	\$1,618.67	\$1,618.67	\$0.00	\$0.00	\$0.00	\$1,618.67
Area 037	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 038	\$0.00	\$0.00	\$0.00	\$606.70	\$606.70	\$0.00	\$0.00	\$0.00	\$606.70
Area 039	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 040	\$0.00	\$0.00	\$0.00	\$978.20	\$978.20	\$0.00	\$0.00	\$0.00	\$978.20
Area 041	\$0.00	\$0.00	\$0.00	\$978.20	\$978.20	\$0.00	\$0.00	\$0.00	\$978.20
Area 042	\$0.00	\$0.00	\$0.00	\$1,489.18	\$1,489.18	\$0.00	\$0.00	\$0.00	\$1,489.18
Area 043	\$0.00	\$0.00	\$0.00	\$1,117.68	\$1,117.68	\$0.00	\$0.00	\$0.00	\$1,117.68
Area 044	\$0.00	\$0.00	\$0.00	\$978.20	\$978.20	\$0.00	\$0.00	\$0.00	\$978.20
Area 045	\$0.00	\$0.00	\$0.00	\$978.20	\$978.20	\$0.00	\$0.00	\$0.00	\$978.20
Area 046	\$0.00	\$0.00	\$0.00	\$606.70	\$606.70	\$0.00	\$0.00	\$0.00	\$606.70
Area 047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 048	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Part 3 – Industry Levy

INDUSTRY LEVY									
Infrastructure Charged by Area									
Area	DI Community Facilities	DI Drainage	DI Open Space	DI Roads	Total Development Infrastructure	CI Community Facilities	CI Open Space	Total Community Infrastructure	Total Development & Community Infrastructure
	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace	Per 100 sqm floorspace
Area 001a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 001b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 001c	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 002a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 002b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 002c	\$0.00	\$158.97	\$0.00	\$708.79	\$867.76	\$0.00	\$0.00	\$0.00	\$867.76
Area 003a	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 003b	\$0.00	\$158.97	\$0.00	\$181.49	\$340.46	\$0.00	\$0.00	\$0.00	\$340.46
Area 003c	\$0.00	\$158.97	\$0.00	\$181.49	\$340.46	\$0.00	\$0.00	\$0.00	\$340.46
Area 004	\$0.00	\$158.97	\$0.00	\$222.27	\$381.24	\$0.00	\$0.00	\$0.00	\$381.24
Area 005a	\$0.00	\$158.97	\$0.00	\$223.55	\$382.52	\$0.00	\$0.00	\$0.00	\$382.52
Area 005b	\$0.00	\$158.97	\$0.00	\$223.55	\$382.52	\$0.00	\$0.00	\$0.00	\$382.52
Area 005c	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 006	\$0.00	\$158.97	\$0.00	\$223.55	\$382.52	\$0.00	\$0.00	\$0.00	\$382.52
Area 007	\$0.00	\$158.97	\$0.00	\$694.89	\$853.86	\$0.00	\$0.00	\$0.00	\$853.86
Area 008	\$0.00	\$158.97	\$0.00	\$207.66	\$366.63	\$0.00	\$0.00	\$0.00	\$366.63
Area 009	\$0.00	\$158.97	\$0.00	\$250.43	\$409.40	\$0.00	\$0.00	\$0.00	\$409.40
Area 010a	\$0.00	\$158.97	\$0.00	\$250.43	\$409.40	\$0.00	\$0.00	\$0.00	\$409.40
Area 010b	\$0.00	\$158.97	\$0.00	\$236.54	\$395.50	\$0.00	\$0.00	\$0.00	\$395.50
Area 011a	\$0.00	\$158.97	\$0.00	\$189.02	\$347.99	\$0.00	\$0.00	\$0.00	\$347.99
Area 011b	\$0.00	\$158.97	\$0.00	\$674.26	\$833.23	\$0.00	\$0.00	\$0.00	\$833.23
Area 012	\$0.00	\$158.97	\$0.00	\$189.02	\$347.99	\$0.00	\$0.00	\$0.00	\$347.99
Area 013	\$0.00	\$158.97	\$0.00	\$207.66	\$366.63	\$0.00	\$0.00	\$0.00	\$366.63
Area 014a	\$0.00	\$158.97	\$0.00	\$215.90	\$374.87	\$0.00	\$0.00	\$0.00	\$374.87
Area 014b	\$0.00	\$158.97	\$0.00	\$215.90	\$374.87	\$0.00	\$0.00	\$0.00	\$374.87
Area 015	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 016	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 017a	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 017b	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 018	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 019	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 020	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 021a	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 021b	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 023	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 024a	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 024b	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 025a	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 025b	\$0.00	\$8.43	\$0.00	\$14.12	\$22.54	\$0.00	\$0.00	\$0.00	\$22.54
Area 026	\$0.00	\$158.97	\$0.00	\$160.85	\$319.82	\$0.00	\$0.00	\$0.00	\$319.82
Area 027	\$0.00	\$8.43	\$0.00	\$14.12	\$22.54	\$0.00	\$0.00	\$0.00	\$22.54
Area 028	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 029	\$0.00	\$0.00	\$0.00	\$117.20	\$117.20	\$0.00	\$0.00	\$0.00	\$117.20
Area 030	\$0.00	\$0.00	\$0.00	\$117.20	\$117.20	\$0.00	\$0.00	\$0.00	\$117.20
Area 031	\$0.00	\$0.00	\$0.00	\$117.20	\$117.20	\$0.00	\$0.00	\$0.00	\$117.20
Area 032	\$0.00	\$0.00	\$0.00	\$117.20	\$117.20	\$0.00	\$0.00	\$0.00	\$117.20
Area 033	\$0.00	\$0.00	\$0.00	\$183.00	\$183.00	\$0.00	\$0.00	\$0.00	\$183.00
Area 034	\$0.00	\$0.00	\$0.00	\$117.20	\$117.20	\$0.00	\$0.00	\$0.00	\$117.20
Area 035	\$0.00	\$0.00	\$0.00	\$312.70	\$312.70	\$0.00	\$0.00	\$0.00	\$312.70
Area 036	\$0.00	\$0.00	\$0.00	\$312.70	\$312.70	\$0.00	\$0.00	\$0.00	\$312.70
Area 037	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 038	\$0.00	\$0.00	\$0.00	\$117.20	\$117.20	\$0.00	\$0.00	\$0.00	\$117.20
Area 039	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 040	\$0.00	\$0.00	\$0.00	\$188.97	\$188.97	\$0.00	\$0.00	\$0.00	\$188.97
Area 041	\$0.00	\$0.00	\$0.00	\$188.97	\$188.97	\$0.00	\$0.00	\$0.00	\$188.97
Area 042	\$0.00	\$0.00	\$0.00	\$287.68	\$287.68	\$0.00	\$0.00	\$0.00	\$287.68
Area 043	\$0.00	\$0.00	\$0.00	\$215.91	\$215.91	\$0.00	\$0.00	\$0.00	\$215.91
Area 044	\$0.00	\$0.00	\$0.00	\$188.97	\$188.97	\$0.00	\$0.00	\$0.00	\$188.97
Area 045	\$0.00	\$0.00	\$0.00	\$188.97	\$188.97	\$0.00	\$0.00	\$0.00	\$188.97
Area 046	\$0.00	\$0.00	\$0.00	\$117.20	\$117.20	\$0.00	\$0.00	\$0.00	\$117.20
Area 047	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 048	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Notes: Square metres of floorspace refers to leaseable floorspace.

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

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

The contribution amounts are based on the rates included in the Baw Baw Shire Development Contributions Plan (23 March 2007) which have been adjusted to reflect the deletion of projects in the Summary of Costs table approved in Amendment C101 and to allow for annual adjustment on 1 July of each year from 23 March 2007 to 30 June 2013 to allow for the rise or fall in prices. They will be adjusted annually on July 1 each year to adjust for the rise or fall in prices using the following formula:

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

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

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

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

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

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

These tables set out a summary of the costs prescribed in Baw Baw Shire Development Contributions Plan (23 March 2007). Refer to this document for full details.

4.0

Land or development excluded from Development Contributions Plan

23/07/2015
C112

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

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

The Residential Levy – Development Infrastructure, Business Levy – Development Infrastructure and Industry Levy – Development Infrastructure, under schedule DCPO1, do not apply to any development on land to which the Warragul Precinct Structure Plan or Drouin Precinct Structure Plan apply.