

09/11/2017
GC75

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2**.

CARDINIA ROAD PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN (SEPTEMBER 2008)

1.0

20/11/2008
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Area covered by this development contributions plan

Land in Pakenham and Officer within the DCPO2 area.

2.0

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Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Community Facilities</i>	\$25,380,217	Over 15 years as shown in the Development Contributions Plan	\$20,693,756	82%
<i>Open Space</i>	\$41,417,121	Over 15 years as shown in the Development Contributions Plan	\$41,417,121	100%
<i>Trail Network</i>	\$8,754,544	Over 15 years as shown in the Development Contributions Plan	\$8,559,362	98%
<i>Public Transport Facilities</i>	\$2,100,933	Over 15 years as shown in the Development Contributions Plan	\$2,100,933	100%
<i>Roads and Traffic Management Works</i>	\$47,755,332	Over 15 years as shown in the Development Contributions Plan	\$37,534,606	79%
TOTAL	\$125,408,147		\$110,305,778	88%

3.0

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Equivalence Ratios

As the Development Contributions Plan relates to all development types, it is necessary to express non-residential development in terms of equivalent dwellings.

Development Type	Equivalent to one hectare (Demand Unit)
<i>Residential</i>	1 hectare = 1 demand unit for the DCP
<i>Core Retail</i>	266.3 m2 of gross floor space = 1 demand unit for the DCP
<i>Peripheral Commercial</i>	1696.0 m2 of gross floor space = 1 demand unit for the DCP

4.0

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Summary of Contributions

Cell 1

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential	Non-Residential	Residential
	Per Hectare	Per Demand Unit	Per Dwelling
<i>Community Facilities</i>	\$17,968	n/a	\$557
<i>Open Space</i>	\$67,662	n/a	\$731
<i>Trail Network</i>	\$3,500	n/a	n/a
<i>Public Transport Facilities</i>	\$3,736	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$70,883	\$70,883	n/a
TOTAL	\$163,749	\$70,883	\$1,150

Cell 2

	Development Infrastructure		Community Infrastructure
	Residential	Non-Residential	Residential
	Per Hectare	Per Demand Unit	Per Dwelling
	<i>Community Facilities</i>	\$23,272	n/a
<i>Open Space</i>	\$55,519	n/a	\$941
<i>Trail Network</i>	\$6,137	n/a	n/a
<i>Public Transport Facilities</i>	\$5,201	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$40,797	\$40,797	n/a
TOTAL	\$130,926	\$40,797	\$1,150

Cell 3

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential	Non-Residential	Residential
	Per Hectare	Per Demand Unit	Per Dwelling
<i>Community Facilities</i>	\$19,210	n/a	\$480
<i>Open Space</i>	\$75,007	n/a	\$944
<i>Trail Network</i>	\$20,992	n/a	n/a
<i>Public Transport Facilities</i>	\$5,001	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$37,643	\$37,643	n/a

CARDINIA PLANNING SCHEME

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential	Non-Residential	Residential
	Per Hectare	Per Demand Unit	Per Dwelling
TOTAL	\$157,853	\$37,643	\$1,150

Cell 4

	Development Infrastructure		Community Infrastructure
	Residential	Non-Residential	Residential
	Per Hectare	Per Demand Unit	Per Dwelling
	<i>Community Facilities</i>	\$1,942	n/a
<i>Open Space</i>	\$15,388	n/a	\$692
<i>Trail Network</i>	\$8,244	n/a	n/a
<i>Public Transport Facilities</i>	\$300	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$2,704	\$2,704	n/a
TOTAL	\$28,577	\$2,704	\$1,044

Cell 5

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential	Non-Residential	Residential
	Per Hectare	Per Demand Unit	Per Dwelling
<i>Community Facilities</i>	\$21,263	n/a	\$499
<i>Open Space</i>	\$80,836	n/a	\$655
<i>Trail Network</i>	\$13,533	n/a	n/a
<i>Public Transport Facilities</i>	\$4,041	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$73,775	\$73,755	n/a
TOTAL	\$193,449	\$73,755	\$1,150

Cell 6

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential	Non-Residential	Residential
	Per Hectare	Per Demand Unit	Per Dwelling
<i>Community Facilities</i>	\$22,368	n/a	\$504
<i>Open Space</i>	\$61,256	n/a	\$661
<i>Trail Network</i>	\$22,447	n/a	n/a
<i>Public Transport Facilities</i>	\$4,376	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$76,894	\$76,894	n/a
TOTAL	\$187,340	\$76,894	\$1,150

Land values listed in this DCP are in December 2007 dollars. They will be indexed annually according to the following specified method:

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, General construction (41) Victoria (Tables 15 & 16. Output of the general construction industry, Series 6427.0), published by the ABS.
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 December in each year.
- In relation to the cost of land required under the Cardinia Road Precinct DCP, the land value must be adjusted by adopting a revised land value determined according to the following method:
 - The adoption of the market value of a hectare of land in the DCP area, to the satisfaction of the Responsible Authority, which is the mid point between a valuation conducted by the Victorian Valuer General and a registered valuer appointed by the President for the time being of the Victorian Division of the Australian Property Institute.
 - The revised land value and the adjustment of the contributions must be calculated as of 1 December in each year.
 - Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

CARDINIA PLANNING SCHEME

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.