

23/01/2014
C154(Part 1)

SCHEDULE 6 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO6**.

GREENVALE CENTRAL DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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All land within the *Greenvale Central Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO6.

2.0 Summary of costs

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All Infrastructure

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads and Intersections</i>	26,206,201	Refer to DCP	23,939,510	91%
<i>Active Recreation</i>	2,450,470	Refer to DCP	2,450,470	100%
<i>Community Facilities</i>	7,658,010	Refer to DCP	7,658,010	100%
TOTAL	36,314,681		34,047,990	94%

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT				
	Development Infrastructure		Community Infrastructure	All infrastructure	
	Area North	Area South	All	Area North	Area South
				development per NDA	development per NDA
<i>Roads & Intersections</i>	\$108,093.54	\$139,265.10	-	\$108,093.54	\$139,265.10
<i>Active Recreation</i>	\$31,825.60	\$31,825.60	\$618.68 per dwelling	\$31,825.60 including \$618.68 per dwelling	\$31,825.60 including \$618.68 per dwelling
<i>Community Facilities</i>	\$13,153.35	\$13,153.35	-	\$13,153.35	\$13,153.35
TOTAL	\$153,072.50	\$184,244.06	\$618.68 per dwelling	\$153,072.50 including \$618.68 per dwelling	\$184,244.06 including \$618.68 per dwelling

3.0 Summary of contributions

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The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as publicised in the latest edition of Rawlinsons Australian Construction Handbook on 1st January and 1st July each year.

The land values for each infrastructure item, where applicable, will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuer.

4.0 Land or development excluded from development contributions plan

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Land required for the following as set out in the *Greenvale Central Precinct Structure Plan* is excluded from the Net Developable Area:

- Arterial roads, community facilities, government and non government schools.
- Encumbered land
- Active and passive open space.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Greenvale Central Development Contributions Plan incorporated into the Hume Planning Scheme for full details.