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SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

GISBORNE DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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All land in Gisborne and New Gisborne in the DCPO2 Area.

2.0 Summary of costs

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| Facility | Total cost \$ | Time of provision | Actual cost contribution attributable to development \$ | Proportion of cost attributable to development % |
|-------------------------|-----------------------|---|---|--|
| Community Facility (DI) | \$1,900,000.00 | Refer to Development Contributions Plan | \$700,550.19 | 36.9% |
| Open Space | \$4,040,000.00 | Refer to Development Contributions Plan | \$2,352,423.54 | 58.2% |
| Open Space Land | \$970,000.00 | Refer to Development Contributions Plan | \$491,017.61 | 50.6% |
| Planning | \$45,000.00 | Refer to Development Contributions Plan | \$23,251.59 | 51.7% |
| Roads | \$1,095,000.00 | Refer to Development Contributions Plan | \$708,959.40 | 64.7% |
| Drainage | \$450,000.00 | Refer to Development Contributions Plan | \$310,613.23 | 69.0% |
| Drainage Land | \$367,000.00 | Refer to Development Contributions Plan | \$253,322.35 | 69.0% |
| TOTAL | \$8,867,000.00 | | \$4,840,137.91 | 54.6% |

3.0 Summary of contributions

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Notes: Residential developments are subject to all levies below. Where new residential subdivisions are proposed, levies will be collected as a condition of permit for subdivision.

Non-residential developments are exempt from charges relating to Community Facility, Open Space and Open Space Land projects.

The “Area” in the first column of the Table is the Charge Area defined on the Charge Areas Plan included following the Tables.

Definitions: For the purposes of the Gisborne Development Contributions Plan, April 2013, “Residential” includes those uses nested in the land use term of Accommodation, “Commercial” includes those uses nested in the land use terms of Retail premises, Office, Leisure and recreation, Education centre or Place of assembly and “Industrial” includes those uses nested in the land use terms of Industry or Warehouse at Clause 75 of the Macedon Ranges Planning Scheme.

Should a development proposal technically fall outside of the Residential, Commercial and Industrial classifications used in this development contributions plan, the responsible authority will 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 responsible authority.

The following levies are those calculated in August 2012 and set out in the *Gisborne Development Contributions Plan, April 2013*. The actual amounts to be charged will be adjusted on 1 July each year (commencing on 1 July 2013) to allow for the rise or fall in prices by applying the following indexing.

- i. The responsible authority will adjust the cost of capital works items included in the development contributions plan at 1 July each year by applying the Building Price Index, June Quarter, Melbourne, in Rawlinsons Australian Construction Handbook; and
- ii. The responsible authority will adjust land acquisition values (open space land) included in the development contributions plan, from 1 July each year, based on either the rise or fall of the relevant value as determined by the average of two registered valuations of the land involved, one of which is to be provided by the Victorian Valuer General.

Levies payable for residential development

| Residential | | | | | | | | |
|-------------|---|-------------------------------------|--|-----------------------------------|--------------------------------|-----------------------------------|--|------------------------------------|
| Area | DI Community Facility (per residential lot) | DI Open Space (per residential lot) | DI Open Space Land (per residential lot) | DI Planning (per residential lot) | DI Roads (per residential lot) | DI Drainage (per residential lot) | DI Drainage Land (per residential lot) | Total Charge (per residential lot) |
| Area 1 | \$289.08 | \$845.78 | \$108.40 | \$8.12 | \$1,112.38 | \$0.00 | \$0.00 | \$2,363.77 |
| Area 2 | \$289.08 | \$845.78 | \$108.40 | \$8.12 | \$4.75 | \$0.00 | \$0.00 | \$1,256.13 |
| Area 3 | \$289.08 | \$0.00 | \$108.40 | \$8.12 | \$4.75 | \$0.00 | \$0.00 | \$410.35 |
| Area 4 | \$289.08 | \$1,753.74 | \$108.40 | \$8.12 | \$4.75 | \$0.00 | \$0.00 | \$2,164.09 |
| Area 5 | \$289.08 | \$0.00 | \$108.40 | \$8.12 | \$4.75 | \$0.00 | \$0.00 | \$410.35 |
| Area 6 | \$289.08 | \$0.00 | \$108.40 | \$8.12 | \$4.75 | \$0.00 | \$0.00 | \$410.35 |
| Area 7 | \$289.08 | \$0.00 | \$108.40 | \$8.12 | \$4.75 | \$0.00 | \$0.00 | \$410.35 |
| Area 8 | \$289.08 | \$0.00 | \$108.40 | \$8.12 | \$4.75 | \$0.00 | \$0.00 | \$410.35 |
| Area 9 | \$289.08 | \$0.00 | \$108.40 | \$8.12 | \$212.58 | \$0.00 | \$0.00 | \$618.18 |
| Area 10 | \$289.08 | \$371.33 | \$108.40 | \$8.12 | \$212.58 | \$0.00 | \$0.00 | \$989.51 |
| Area 11 | \$289.08 | \$1,217.85 | \$1,146.06 | \$8.12 | \$212.58 | \$1,411.61 | \$1,151.25 | \$5,436.55 |
| Area 12 | \$289.08 | \$0.00 | \$108.40 | \$8.12 | \$212.58 | \$0.00 | \$0.00 | \$618.18 |
| Area 13 | \$289.08 | \$572.81 | \$108.40 | \$8.12 | \$212.58 | \$0.00 | \$0.00 | \$1,190.99 |

| Residential | | | | | | | | |
|-------------|---|-------------------------------------|--|-----------------------------------|--------------------------------|-----------------------------------|--|------------------------------------|
| Area | DI Community Facility (per residential lot) | DI Open Space (per residential lot) | DI Open Space Land (per residential lot) | DI Planning (per residential lot) | DI Roads (per residential lot) | DI Drainage (per residential lot) | DI Drainage Land (per residential lot) | Total Charge (per residential lot) |
| Area 14 | \$289.08 | \$884.55 | \$108.40 | \$8.12 | \$212.58 | \$0.00 | \$0.00 | \$1,502.73 |
| Area 15 | \$289.08 | \$683.06 | \$108.40 | \$8.12 | \$212.58 | \$0.00 | \$0.00 | \$1,301.24 |

Levies payable for commercial development

| Commercial | | | | | | | | |
|------------|--|--|---|--|---|--|---|---|
| Area | DI Community Facility (per 100 sqm gross floor area) | DI Open Space (per 100 sqm gross floor area) | DI Open Space Land (per 100 sqm gross floor area) | DI Planning (per 100 sqm gross floor area) | DI Roads (per 100 sqm gross floor area) | DI Drainage (per 100 sqm gross floor area) | DI Drainage Land (per 100 sqm gross floor area) | Total Charge (per 100 sqm gross floor area) |
| Area 1 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$2,886.63 | \$0.00 | \$0.00 | \$2,889.77 |
| Area 2 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$12.32 | \$0.00 | \$0.00 | \$15.45 |
| Area 3 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$12.32 | \$0.00 | \$0.00 | \$15.45 |
| Area 4 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$12.32 | \$0.00 | \$0.00 | \$15.45 |
| Area 5 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$12.32 | \$0.00 | \$0.00 | \$15.45 |
| Area 6 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$12.32 | \$0.00 | \$0.00 | \$15.45 |
| Area 7 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$12.32 | \$0.00 | \$0.00 | \$15.45 |
| Area 8 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$12.32 | \$0.00 | \$0.00 | \$15.45 |
| Area 9 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$551.63 | \$0.00 | \$0.00 | \$554.77 |
| Area 10 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$551.63 | \$0.00 | \$0.00 | \$554.77 |
| Area 11 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$551.63 | \$435.68 | \$355.32 | \$1,345.77 |
| Area 12 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$551.63 | \$0.00 | \$0.00 | \$554.77 |
| Area 13 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$551.63 | \$0.00 | \$0.00 | \$554.77 |
| Area 14 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$551.63 | \$0.00 | \$0.00 | \$554.77 |
| Area 15 | \$0.00 | \$0.00 | \$0.00 | \$3.13 | \$551.63 | \$0.00 | \$0.00 | \$554.77 |

Levies payable for industrial development

| Industry | | | | | | | | |
|----------|--|--|---|--|---|--|---|---|
| Area | DI Community Facility (per 100 sqm gross floor area) | DI Open Space (per 100 sqm gross floor area) | DI Open Space Land (per 100 sqm floorspace) | DI Planning (per 100 sqm gross floor area) | DI Roads (per 100 sqm gross floor area) | DI Drainage (per 100 sqm gross floor area) | DI Drainage Land (per 100 sqm gross floor area) | Total Charge (per 100 sqm gross floor area) |
| Area 1 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$1,258.49 | \$0.00 | \$0.00 | \$1,259.86 |
| Area 2 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$5.37 | \$0.00 | \$0.00 | \$6.73 |
| Area 3 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$5.37 | \$0.00 | \$0.00 | \$6.73 |
| Area 4 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$5.37 | \$0.00 | \$0.00 | \$6.73 |
| Area 5 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$5.37 | \$0.00 | \$0.00 | \$6.73 |

| Industry | | | | | | | | |
|----------|--|--|---|--|---|--|---|---|
| Area | DI Community Facility (per 100 sqm gross floor area) | DI Open Space (per 100 sqm gross floor area) | DI Open Space Land (per 100 sqm floorspace) | DI Planning (per 100 sqm gross floor area) | DI Roads (per 100 sqm gross floor area) | DI Drainage (per 100 sqm gross floor area) | DI Drainage Land (per 100 sqm gross floor area) | Total Charge (per 100 sqm gross floor area) |
| Area 6 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$5.37 | \$0.00 | \$0.00 | \$6.73 |
| Area 7 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$5.37 | \$0.00 | \$0.00 | \$6.73 |
| Area 8 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$5.37 | \$0.00 | \$0.00 | \$6.73 |
| Area 9 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$240.50 | \$0.00 | \$0.00 | \$241.86 |
| Area 10 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$240.50 | \$0.00 | \$0.00 | \$241.86 |
| Area 11 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$240.50 | \$344.30 | \$280.79 | \$866.95 |
| Area 12 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$240.50 | \$0.00 | \$0.00 | \$241.86 |
| Area 13 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$240.50 | \$0.00 | \$0.00 | \$241.86 |
| Area 14 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$240.50 | \$0.00 | \$0.00 | \$241.86 |
| Area 15 | \$0.00 | \$0.00 | \$0.00 | \$1.36 | \$240.50 | \$0.00 | \$0.00 | \$241.86 |

4.0 Land or development excluded from development contributions plan

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Nil

Note: This schedule sets out a summary of the costs and contributions prescribed in the Gisborne Development Contributions Plan, April 2013. Refer to the incorporated Gisborne Development Contributions Plan April 2013 for full details.

Charge Areas

