

09/11/2017
GC75**SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS
PLAN OVERLAY**Shown on the planning scheme map as **DCPO2**.**MELTON NORTH PRECINCT STRUCTURE PLAN DEVELOPMENT
CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**12/08/2010
C83

Land in Melton West and Kurunjang within the DCPO2 area as shown on the planning scheme maps.

2.0**Summary of costs**12/08/2010
C83

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads and Intersections (including land for roads)</i>	\$15,605,246	Refer to DCP.	\$8,256,757	53%
<i>Land Acquisition (active open space and community facilities)</i>	\$2,315,000	At subdivision.	\$1,503,450	65%
<i>Off Road Trails</i>	\$327,938	Refer to DCP.	\$327,938	100%
<i>Active Open Space (construction)</i>	\$2,964,040	Refer to DCP.	\$1,583,040	53%
<i>Community Facilities (construction)</i>	\$4,500,000	Refer to DCP.	\$1,935,000	43%
<i>Structure Planning</i>	\$200,000	Completed.	\$200,000	100%
TOTAL	\$25,912,224		\$13,806,185	53%

3.0

Summary of contributions

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Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Community infrastructure	All infrastructure
	\$ per net developable hectare	\$ Per dwelling	All Development
<i>Roads and Intersections (including land)</i>	\$92,699.64.70	\$0	\$92,699.64
<i>Land Acquisition (active open space and community facilities)</i>	\$16,879.42	\$0	\$16,879.42
<i>Off Road Trails</i>	\$3,681.80	\$0	\$3,681.80
<i>Active Open Space (construction)</i>	\$11,205.12	\$1,150	\$11,205.12 plus community infrastructure levy contribution
<i>Community Facilities (construction)</i>	\$15,156.62		\$15,156.62 plus community infrastructure levy contribution
<i>Precinct Plan and Development Contributions Plan</i>	\$2,245.42	\$0	\$2,245.42
TOTAL	\$141,868.03 per net developable hectare	\$1,150 per dwelling	\$141,868.03 per net developable hectare plus community infrastructure levy of \$1,150 per dwelling

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

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*.

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.