

12/08/2010
C83**SCHEDULE 2 TO THE 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
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Land in Melton West and Kurunjang within the DCPO2 area as shown on the planning scheme maps.

2.0 Summary of costs12/08/2010
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| 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 | | \$11,205.12 plus community infrastructure levy contribution |
| <i>Community Facilities (construction)</i> | \$15,156.62 | \$900* | \$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 | \$900 per dwelling | \$141,868.03 |
| | per net developable hectare | | per net developable hectare plus community infrastructure levy of \$900 per dwelling |

* *The Act* sets the maximum amount that may be levied under a community infrastructure levy. Where the maximum levy is equal to or less than the amount required by the DCP to fund the community infrastructure, the maximum levy will be collected from the date it is introduced into *the Act*.

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.

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.