

12/04/2012
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SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO1.

NORTH OF THE MERRI RIVER DEVELOPMENT CONTRIBUTIONS PLAN

1.0

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Area covered by this development contributions plan

Land that is bounded by Wollaston Road to the north, Caramut Road to the west, and the Merri Creek to the south and east, known as the North of the Merri River Structure Plan area, known as the North of the Merri River Structure Plan 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>Roads and Intersections</i>	\$15,127,248	Generally concurrent with subdivision	\$14,569,207	96
<i>Active Open Space*</i>	\$3,698,347	Long term	\$415,347	11
<i>Passive Open Space</i>	\$1,097,400	Generally concurrent with subdivision	\$1,097,400	100
<i>Community Facilities</i>	\$300,000	Medium Term	\$300,000	100
<i>Off-Road pedestrian and cycle trails</i>	\$1,708,750	Medium Term	\$1,708,750	100
<i>Planning Costs</i>	\$125,000	Completed	\$125,000	100
<i>Infrastructure</i>	\$700,000	Generally concurrent with subdivision	\$700,000	100
<i>Drainage Infrastructure</i>	\$4,879,471	Generally concurrent with subdivision	\$4, 879,471	100
TOTAL	\$27,636,217		\$23,795,175	

**Active open space projects to be funded by Council except for AO05.*

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Summary of contributions

Facility	Levies Payable By The Development					
	Development Infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
<i>Roads and Intersections</i>	\$82,312	-	-	-	\$82,312	-

WARNAMBOOL PLANNING SCHEME

Facility	Levies Payable By The Development					
	Development Infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
<i>Active Open Space*</i>	\$2,347	-	-	-	\$2,347	-
<i>Passive Open Space</i>	\$6,200	-	-	-	\$6,200	-
<i>Community Facilities</i>	\$1,694	-	-	-	\$1,694	-
<i>Off-Road pedestrian and cycle trails</i>	\$9,653	-	-	-	\$9,653	-
<i>Planning Costs</i>	\$706	-	-	-	\$706	-
<i>Infrastructure</i>	\$3,954	-	-	-	\$3,954	-
<i>Drainage Infrastructure</i>	\$27,567	-	-	-	\$27,567	-
TOTAL	\$134,436	-	-	-	\$134,436	-

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Indexation

The levy payable per hectare of net developable area is adjusted annually in accordance with the North of the Merri Structure Plan (incorporated document).

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Land or development excluded from development contributions plan

No land within this schedule is to be excluded from the provision of this overlay.

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