

21/05/2010
C119

SCHEDULE 10 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO10**

CRANBOURNE EAST PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN

1.0

21/05/2010
C119

Area covered by this development contributions plan

Land in Cranbourne East and Clyde North within the DCPO10 area.

2.0

21/05/2010
C119

Summary of costs in 1 January 2010 dollars

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads</i>	\$20,116,736	As required.	\$16,459,534	82%
<i>Intersections</i>	\$24,218,004	As required.	\$22,512,031	93%
<i>Community Facilities</i>	\$9,713,490	As required.	\$8,540,616	88%
<i>Land for Active Open Space</i>	\$10,935,000	As required.	\$7,219,190	66%
<i>Outdoor Active Recreation</i>	\$10,356,838	As required.	\$10,356,838	100%
<i>Local Town Centre Square</i>	\$1,396,560	As required.	\$1,396,560	100%
<i>Structure Planning</i>	\$1,234,000	As required.	\$1,234,000	100%
TOTAL	\$77,970,628	As required.	\$67,646,434	87%

3.0

21/05/2010
C119

Summary of contributions in 1 January 2010 dollars

FACILITY	Development Infrastructure			Community Infrastructure
	Residential	Non-Government Education	Employment Land South of Ballarto Rd	Residential
<i>Roads</i>	\$41,593	\$10,398	\$41,593	\$ -
<i>Intersections</i>	\$56,888	\$14,222	\$56,888	\$ -
<i>Community Facilities</i>	\$23,608	\$5,902	-	\$ -
<i>Land for Active Open Space</i>	\$19,956	\$4,989	-	\$ -
<i>Outdoor Active Recreation</i>	\$17,458	\$4,365	-	\$735.00 per dwelling
<i>Local Town Centre Square</i>	\$3,829	\$957	-	-
<i>Structure Planning</i>	\$3,093	\$773	\$3,093	\$ -
TOTAL	\$166,426	\$41,607	\$101,575	\$735.00 per dwelling

CASEY PLANNING SCHEME

FACILITY	Development Infrastructure			Community Infrastructure
	Residential	Non-Government Education	Employment Land South of Ballarto Rd	Residential
	per net developable hectare	per net developable hectare	per net developable hectare	

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published 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.

The cost of the strategic planning for the preparation of the Cranbourne East Precinct Structure Plan and the Development Contributions Plan will be indexed quarterly in line with the Commonwealth Statisticians' Consumer Price Index (All Groups) for Melbourne (CPI).

4.0

21/05/2010
C119

Land or development excluded from development contributions plan

Land required for the following (as set out in the Cranbourne East Precinct Structure Plan):

- 6 and 4 lane arterial roads, railway reservations, municipal community facilities, Government schools.
- Melbourne Water drainage reserves and retarding basins.
- Heritage and conservation areas.
- Open space (active and passive).

Note: This schedule sets out a summary of the costs and contributions prescribed in the Cranbourne East Precinct Structure Plan Development Contributions Plan incorporated document. Refer to this document for full details.
