

25/07/2019
C224case

SCHEDULE 21 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO21.

FOUNTAIN GATE-NARRE WARREN CBD DEVELOPMENT CONTRIBUTIONS PLAN – AREA B

1.0

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Area covered by this development contributions plan

All land within the Fountain Gate-Narre Warren CBD, north of Princes Highway and east of Narre Warren North Road.

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 %
Distributor roads	\$2,800,000	Refer Development Contributions Plan	-	-
Traffic management works	\$5,250,000	Refer Development Contributions Plan	\$1,597,071	30%
Streetscape & environment	\$1,450,000	Refer Development Contributions Plan	\$1,450,000	100%
TOTAL	\$9,500,000		\$3,047,071	32%

3.0

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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
Traffic management works		High Intensity \$19.95/ square metre floor space Low Intensity \$6.33/ square metre floor space				High Intensity \$19.95/ square metre floor space Low Intensity \$6.33/ square metre floor space
Streetscape & environment		High Intensity \$18.11/ square metre floor space Low Intensity \$5.75/ square metre floor space				High Intensity \$18.1/ square metre floor space Low Intensity \$5.75/ square metre floor space
TOTAL		High Intensity \$38.06/ square metre floor space				High Intensity \$38.06/ square metre floor space

CASEY PLANNING SCHEME

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
		Low Intensity \$12.08/ square metre floor space				Low Intensity \$12.08/ square metre floor space

Note: These contribution amounts are current as at 1st July 2004 prices. They will be adjusted annually on July 1 each year to cover inflation, by applying: Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook.

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Land or development excluded from development contributions plan

None specified.

*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.
High Intensity Development is defined as Retail Development. Low Intensity Development is defined as Peripheral Sales/Bulky Goods Retail, Commercial/Office and Civic Development.*