

18/04/2019
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SCHEDULE 1 TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY

Shown on the planning scheme map as **ICO1**.

CARDINIA CREEK SOUTH INFRASTRUCTURE CONTRIBUTIONS PLAN, MARCH 2019

1.0

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Permit requirement

None specified.

2.0

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Monetary component – Standard levy

Class of development	Infrastructure category	Levy rate payable
Residential development	Community and recreation construction	\$86,627
	Transport construction	\$114,062
	Total standard levy rate payable	\$200,689

3.0

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Monetary component – Supplementary levy

Class of development	Infrastructure category	Levy rate payable
None specified	None specified	None specified
	Total supplementary levy rate payable	None specified

4.0

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Infrastructure Contribution Plan (ICP) land contribution percentage

Class of development	ICP land contribution percentage
Residential	13.01%

5.0

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Land component

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
1	Residential	0.00%	\$0.00	\$476,510.59
2	Residential	13.45%	\$182,338.61	\$0.00
3	Residential	0.00%	\$0.00	\$0.00
4	Residential	15.64%	\$2,530,086.95	\$0.00
5	Residential	12.34%	\$0.00	\$1,786,462.89
6	Residential	0.00%	\$0.00	\$0.00
7	Residential	9.29%	\$0.00	\$3,696,541.30
8	Residential	8.42%	\$0.00	\$3,201,210.64
9	Residential	0.00%	\$0.00	\$258,850.34
10	Residential	22.28%	\$8,454,136.60	\$0.00
11	Residential	1.22%	\$0.00	\$2,435,959.10
12	Residential	5.22%	\$0.00	\$5,446,391.23

CASEY PLANNING SCHEME

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
13	Residential	5.01%	\$0.00	\$4,948,570.08
14	Residential	12.92%	\$0.00	\$1,827.71
15	Residential	0.08%	\$0.00	\$2,054,541.78
16	Residential	14.90%	\$185,618.26	\$0.00
17	Residential	10.96%	\$0.00	\$744,982.80
18	Residential	8.45%	\$0.00	\$2,052,551.56
19	Residential	30.01%	\$9,584,813.81	\$0.00
20	Residential	22.07%	\$11,080,056.89	\$0.00
21	Residential	4.93%	\$0.00	\$7,824,652.75
R2	Residential	0.00%	\$0.00	\$160,869.68
R3	Residential	0.00%	\$0.00	\$32,850.66

Notes: Refer to Plan 01 of the incorporated Cardinia Creek South Infrastructure Contributions Plan for PSP parcel ID numbers.

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Method and timing of indexation – Standard levy rate

Infrastructure category	Indexation method	Timing
Community and recreation construction	Australian Bureau of Statistics Producer Price Index for Non-Residential Building Construction - Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers).	1 July each year
Transport construction	Australian Bureau of Statistics Producer Price Index for Road and Bridge Construction - Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries, subdivision and class index numbers)	1 July each year

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Method and timing of indexation – Supplementary levy rate

Infrastructure category	Indexation method	Timing
None Specified	None Specified	None Specified

8.0

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Method and timing of adjustment – Land component

Adjustment method	Timing
A revised estimate of inner public purpose land value report prepared in accordance with the methodology specified in the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans	1 July each third year
Relevant public land index prepared by Valuer-General Victoria for the 12 month period occurring immediately before the beginning of the financial year in respect of which the indexed rate is being determined	1 July each year a revised estimate is not being prepared

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Land or development exempt from payment of an infrastructure contribution

- Use and development associated with a dwelling that is existing or approved at the approval date of this provision.
- Use and development for a non-government school.
- Use and development for accommodation provided by or on behalf of the Department of Health and Human Services.

Notes: This schedule sets out the levies prescribed in the infrastructure contributions plan. Refer to the incorporated Cardinia Creek South Infrastructure Contributions Plan for full details.