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SCHEDULE 2 TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY

Shown on the planning scheme map as **ICO2**.

MINTA FARM INFRASTRUCTURE CONTRIBUTIONS PLAN, MAY 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
Commercial and industrial development	Community and recreation construction	None specified
	Transport construction	\$114,062
	Total standard levy rate payable	\$114,062

3.0

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Monetary component – Supplementary levy

Class of development	Infrastructure category	Levy rate payable
Residential development	Community and recreation construction	None specified
	Transport construction	\$113,978.38
	Total supplementary levy rate payable	\$113,978.38
Commercial and industrial development	Community and recreation construction	None specified
	Transport construction	\$113,978.38
	Total supplementary levy rate payable	\$113,978.38

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Infrastructure Contribution Plan (ICP) land contribution percentage

Class of development	ICP land contribution percentage
Residential	14.67%
Commercial and industrial	7.73%

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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-E	Employment	7.73%	\$4,334.51	\$0.00
1-R	Residential	0.00%	\$0.00	\$1,303,373.79

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Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
2	Residential	0.00%	\$0.00	\$0.00
3	Residential	36.17%	\$1,768,237.67	\$0.00
4-E	Employment	11.01%	\$3,164,598.04	\$0.00
4-R	Residential	21.97%	\$13,390,063.18	\$0.00
5	Residential	8.95%	\$0.00	\$17,023,859.61
6	Residential	0.00%	\$0.00	\$0.00

Notes Refer to Plan 01 of the incorporated Minta Farm Infrastructure Contributions Plan for PSP parcel ID numbers.

6.0 Method and timing of indexation – Standard levy rate

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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)	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)	1 July each year

7.0 Method and timing of indexation – Supplementary levy rate

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Infrastructure category	Indexation method	Timing
Transport construction	Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries).	1 July each year

8.0 Method and timing of adjustment – Land component

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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 Plan.	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.

9.0 Land or development exempt from payment of an infrastructure contribution

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

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Notes: This schedule sets out the levies prescribed in the infrastructure contributions plan. Refer to the incorporated infrastructure contributions plan for full details.