

31/08/2017
C161(Part 1)

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1**.

MARONG BUSINESS PARK DEVELOPMENT CONTRIBUTIONS PLAN

1.0

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Area covered by this development contributions plan

This development contributions plan applies to land within the Marong Business Park.

See 45.06-2 for relevant provisions.

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	\$0	-	\$0	-
Traffic management works	\$7,748,040	Refer to DCP	\$7,019,570	92%
Streetscape & environment	\$1,433,332	Refer to DCP	\$1,433,332	100%
Parks	\$2,712,938	Refer to DCP	\$2,712,938	100%
Active open space	\$0	-	\$0	-
Community activity centres	\$0	-	\$0	-
Drainage	\$18,980,992	Refer to DCP	\$18,980,992	100%
Other	\$1,161,130	Refer to DCP	\$1,161,130	100%
TOTAL	\$32,036,432	-	\$31,307,962	98%

Note: Contributions are listed in September 2016 values. Under the development contributions plan, the contributions are to be adjusted following annual indexation. These figures exclude GST.

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
Distributor roads	-	\$0 per hectare	-	-	-	\$0 per hectare
Traffic management works	-	\$29,958.60 per hectare	-	-	-	\$29,958.60 per hectare
Streetscape & environment	-	\$6,117.27 per hectare	-	-	-	\$6,117.27 per hectare
Parks	-	\$11,578.46 per hectare	-	-	-	\$11,578.46 per hectare

GREATER BENDIGO PLANNING SCHEME

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Active open space	-	\$0 per hectare	-	-	-	\$0 per hectare
Community activity centres	-	\$0 per hectare	-	-	-	\$0 per hectare
Drainage	-	\$81,008.38 per hectare	-	-	-	\$81,008.38 per hectare
Other	-	\$4,955.55 per hectare	-	-	-	\$4,955.55 per hectare
TOTAL	-	\$133,618.27 per hectare	-	-	-	\$133,618.27 per hectare

Note: Contributions are listed in September 2016 values. Under the development contributions plan, the contributions are to be adjusted following annual indexation. These figures exclude GST.

The development contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Building Price Index (Melbourne) published by Rawlinsons, or similar index if not available.
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
 - In relation to the cost of land to be acquired under the development contributions plan, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.

Within 14 days of the adjustments being made, the responsible authority must publish a notice of the amended contributions on its website.

Collection of levies

The collection of development contribution levies must be as prescribed in the incorporated *Marong Business Park Development Contributions Plan*, March 2017.

4.0

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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.