

09/11/2017
GC75

SCHEDULE 6 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO6.

GREENVALE CENTRAL DEVELOPMENT CONTRIBUTIONS PLAN

1.0

23/01/2014
C154(Part 1)

Area covered by this development contributions plan

All land within the *Greenvale Central Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO6.

2.0

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Summary of costs

All Infrastructure

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads and Intersections</i>	26,206,201	Refer to DCP	23,939,510	91%
<i>Active Recreation</i>	2,450,470	Refer to DCP	2,450,470	100%
<i>Community Facilities</i>	7,658,010	Refer to DCP	7,658,010	100%
TOTAL	36,314,681		34,047,990	94%

Facility	LEVIES PAYABLE BY THE DEVELOPMENT				
	Development Infrastructure		Community Infrastructure (2017 dollars)	All infrastructure	
	Area North	Area South	All	Area North development per NDA	Area South development per NDA
<i>Roads & Intersections</i>	\$108,093.54	\$139,265.10	-	\$108,093.54	\$139,265.10
<i>Active Recreation</i>	\$31,825.60	\$31,825.60	\$733.87 per dwelling	\$31,825.60 including \$733.87 (2017 dollars) per dwelling	\$31,825.60 including \$733.87 (2017 dollars) per dwelling
<i>Community Facilities</i>	\$13,153.35	\$13,153.35	-	\$13,153.35	\$13,153.35
TOTAL	\$153,072.50	\$184,244.06	\$733.87 per dwelling	\$153,072.50 including \$733.87 (2017 dollars) per dwelling	\$184,244.06 including \$733.87 (2017 dollars) per dwelling

3.0

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Summary of contributions

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as publicised 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 Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

4.0

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Land or development excluded from development contributions plan

Land required for the following as set out in the Greenvale Central Precinct Structure Plan is excluded from the Net Developable Area:

- Arterial roads, community facilities, government and non government schools.
- Encumbered land
- Active and passive open space.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Greenvale Central Development Contributions Plan incorporated into the Hume Planning Scheme for full details.