

27/05/2019
C238hume

SCHEDULE 8 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO8**.

CRAIGIEBURN NORTH EMPLOYMENT AREA DEVELOPMENT CONTRIBUTIONS PLAN, JUNE 2016

1.0

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Area covered by this development contributions plan

Land shown as DCPO8 on the planning scheme maps.

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 %
<i>Roads</i>	\$24,032,152	Refer to details in the Craigieburn North Employment Area Development Contributions Plan.	\$24,032,152	100%
<i>Intersections</i>	\$32,216,621	Refer to details in the Craigieburn North Employment Area Development Contributions Plan.	\$32,216,621	100%
<i>Bridges</i>	\$4,367,000	Refer to details in the Craigieburn North Employment Area Development Contributions Plan.	\$2,183,500	50.0%
TOTAL	\$60,615,773		\$58,432,273	96.4%

3.0

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Summary of contributions for Charge Area 1

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT
	Development Infrastructure
	Per net developable hectare
<i>Roads</i>	\$69,706
<i>Intersections</i>	\$93,446
<i>Bridges</i>	\$6,333
TOTAL	\$169,486

The development infrastructure levy is payable per net developable hectare as set out in the *Craigieburn North Employment Area Development Contributions Plan, June 2016*.

4.0

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Indexation

Capital costs of all infrastructure items are in 2014 dollars (September quarter) excepting item BR-01 in the DCP and will be adjusted by the Collecting Agency annually for inflation.

All capital costs of infrastructure items (with the exception of land) will be adjusted quarterly in the following manner:

- Roads, intersections and bridges/culverts will be indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria.

Land values are in June 2016 dollars.

5.0

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Land or development excluded from development contributions plan

Any levy imposed by the *Craigieburn North Employment Area Development Contributions Plan, June 2016* does not apply to:

- Development for a non-government school.
- Development associated with an existing dwelling.
- Development in a railway reserve.

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.