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SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO1.

ROMSEY DEVELOPMENT CONTRIBUTIONS PLAN

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Area covered by this development contributions plan

All land in Romsey in the DCPO1 Area.

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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 %
Roads	\$3,788,362.50	Refer to Development Contributions Plan	\$1,374,760.74	36.3%
Open Space	\$3,574,597.50	Refer to Development Contributions Plan	\$954,130.76	26.7%
Open Space Land	\$179,500.00	Refer to Development Contributions Plan	\$167,389.01	93.3%
Planning	\$152,872.40	Refer to Development Contributions Plan	\$55,175.43	36.1%
TOTAL	\$7,695,332.40		\$2,551,455.94	33.2%

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Summary of contributions

Notes: This schedule sets out a summary of the costs and contributions prescribed in the Romsey Development Contributions Plan, July 2012. Refer to the incorporated Romsey Development Contributions Plan for full details.

Residential developments are subject to all levies below. Where new residential subdivisions are proposed, levies will be collected as a condition of permit for subdivision.

Non-residential developments are exempt from charges relating to open space and open space land projects.

The "Area" in the first column of the Table is the Charge Area as shown on the Charge Areas Plan following the Tables.

Definitions: For the purposes of this Development Contributions Plan, "Residential" includes those uses nested in the land use term of Accommodation, "Industry" includes those uses nested in the land use terms of Industry or Warehouse and "Business" includes those uses nested in the land use terms of Retail premises, Office, Leisure and recreation, Education centre or Place of assembly as shown in the nesting diagrams at Clause 75 of the Macedon Ranges Planning Scheme.

The following levies are those calculated in the Romsey Development Contributions Plan, July 2012. The actual amounts to be charged will be adjusted on July 1 each year (commencing on July 1 2012) to allow for the rise or fall in prices by applying the following indexing:

- i. The responsible authority will adjust the cost of capital works items included in the Development Contributions Plan at 1 July each year by applying the Building Price Index, June Quarter, Melbourne, in Rawlinsons Australian Construction Handbook; and
- ii. The responsible authority will adjust land acquisition values (open space land) included in the Development Contributions Plan, from 1 July each year, based on either the rise or fall of the relevant value as determined by the average of two registered valuations of the land involved, one of which is to be provided by the Victorian Valuer General.

MACEDON RANGES PLANNING SCHEME

Levies payable for residential development

Residential					
Area	Development Infrastructure (DI)				
	DI Open Space	DI Open Space Land	DI Planning	DI Roads	Total Development Infrastructure Charges
	Per dwelling	Per dwelling	Per dwelling	Per dwelling	Per dwelling
Area 1	\$641.67	\$0.00	\$61.72	\$268.44	\$971.82
Area 2	\$641.67	\$0.00	\$61.72	\$488.48	\$1,191.86
Area 3	\$641.67	\$0.00	\$61.72	\$3,675.14	\$4,378.52
Area 4	\$641.67	\$0.00	\$61.72	\$3,675.14	\$4,378.52
Area 5	\$1,728.20	\$767.84	\$61.72	\$488.48	\$3,046.23
Area 6	\$1,728.20	\$767.84	\$61.72	\$268.44	\$2,826.19
Area 7	\$1,993.42	\$0.00	\$61.72	\$488.48	\$2,543.61
Area 8	\$1,993.42	\$0.00	\$61.72	\$3,675.14	\$5,730.27
Area 9	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Levies payable for business development

Business					
Area	Development Infrastructure (DI)				
	DI Open Space	DI Open Space Land	DI Planning	DI Roads	Total Development Infrastructure Charges
	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace
Area 1	\$0.00	\$0.00	\$23.82	\$696.59	\$720.41
Area 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 5	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 6	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 9	\$0.00	\$0.00	\$23.82	\$696.59	\$720.41
Area 10	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Levies payable for industrial development

Industry					
Area	Development Infrastructure (DI)				
	DI Open Space	DI Open Space Land	DI Planning	DI Roads	Total Development Infrastructure Charges
	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace
Area 1	\$0.00	\$0.00	\$10.37	\$303.70	\$314.07
Area 2	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 3	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 5	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 6	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 8	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Area 9	\$0.00	\$0.00	\$10.37	\$303.70	\$314.07
Area 10	\$0.00	\$0.00	\$10.37	\$204.79	\$215.16

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Land or development excluded from development contributions plan

Nil

Charge Areas Plan

