

20/11/2008
C92**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCP02****CARDINIA ROAD PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN
(September 2008)****1.0 Area covered by this development contributions plan**20/11/2008
C92

Land in Pakenham and Officer within the DCPO2 area.

2.0 Summary of costs20/11/2008
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Community Facilities</i>	\$25,380,217	Over 15 years as shown in the Development Contributions Plan	\$20,693,756	82%
<i>Open Space</i>	\$41,417,121	Over 15 years as shown in the Development Contributions Plan	\$41,417,121	100%
<i>Trail Network</i>	\$8,754,544	Over 15 years as shown in the Development Contributions Plan	\$8,559,362	98%
<i>Public Transport Facilities</i>	\$2,100,933	Over 15 years as shown in the Development Contributions Plan	\$2,100,933	100%
<i>Roads and Traffic Management Works</i>	\$47,755,332	Over 15 years as shown in the Development Contributions Plan	\$37,534,606	79%
TOTAL	\$125,408,147		\$110,305,778	88%

3.0 Equivalence Ratios20/11/2008
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As the Development Contributions Plan relates to all development types, it is necessary to express non-residential development in terms of equivalent dwellings.

Development Type	Equivalent to one hectare (Demand Unit)
<i>Residential</i>	1 hectare = 1 demand unit for the DCP
<i>Core Retail</i>	266.3 m ² of gross floor space = 1 demand unit for the DCP
<i>Peripheral Commercial</i>	1696.0 m ² of gross floor space = 1 demand unit for the DCP

4.0

20/11/2008
C92

Summary of Contributions

CELL 1

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential Per Hectare	Non-Residential Per Demand Unit	Residential Per Dwelling
<i>Community Facilities</i>	\$17,968	n/a	\$557
<i>Open Space</i>	\$67,662	n/a	\$731
<i>Trail Network</i>	\$3,500	n/a	n/a
<i>Public Transport Facilities</i>	\$3,736	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$70,883	\$70,883	n/a
TOTAL	\$163,749	\$70,883	\$900*

**Capped at \$900*

CELL 2

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential Per Hectare	Non-Residential Per Demand Unit	Residential Per Dwelling
<i>Community Facilities</i>	\$23,272	n/a	\$717
<i>Open Space</i>	\$55,519	n/a	\$941
<i>Trail Network</i>	\$6,137	n/a	n/a
<i>Public Transport Facilities</i>	\$5,201	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$40,797	\$40,797	n/a
TOTAL	\$130,926	\$40,797	\$900*

**Capped at \$900*

CELL 3

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential Per Hectare	Non-Residential Per Demand Unit	Residential Per Dwelling
<i>Community Facilities</i>	\$19,210	n/a	\$480
<i>Open Space</i>	\$75,007	n/a	\$944
<i>Trail Network</i>	\$20,992	n/a	n/a
<i>Public Transport Facilities</i>	\$5,001	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$37,643	\$37,643	n/a
TOTAL	\$157,853	\$37,643	\$900*

*Capped at \$900

CELL 4

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential Per Hectare	Non-Residential Per Demand Unit	Residential Per Dwelling
<i>Community Facilities</i>	\$1,942	n/a	\$352
<i>Open Space</i>	\$15,388	n/a	\$692
<i>Trail Network</i>	\$8,244	n/a	n/a
<i>Public Transport Facilities</i>	\$300	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$2,704	\$2,704	n/a
TOTAL	\$28,577	\$2,704	\$900*

*Capped at \$900

CELL 5

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential Per Hectare	Non-Residential Per Demand Unit	Residential Per Dwelling
<i>Community Facilities</i>	\$21,263	n/a	\$499
<i>Open Space</i>	\$80,836	n/a	\$655
<i>Trail Network</i>	\$13,533	n/a	n/a
<i>Public Transport Facilities</i>	\$4,041	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$73,775	\$73,755	n/a
TOTAL	\$193,449	\$73,755	\$900*

*Capped at \$900

CELL 6

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure		Community Infrastructure
	Residential Per Hectare	Non-Residential Per Demand Unit	Residential Per Dwelling
<i>Community Facilities</i>	\$22,368	n/a	\$504
<i>Open Space</i>	\$61,256	n/a	\$661
<i>Trail Network</i>	\$22,447	n/a	n/a
<i>Public Transport Facilities</i>	\$4,376	n/a	n/a
<i>Roads and Traffic Management Works</i>	\$76,894	\$76,894	n/a
TOTAL	\$187,340	\$76,894	\$900*

*Capped at \$900

Land values listed in this DCP are in December 2007 dollars. They will be indexed annually according to the following specified method:

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 Producer Price Indexes Australia, General construction (41) Victoria (Tables 15 & 16. Output of the general construction industry, Series 6427.0), published by the ABS.
- The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 December in each year.
- In relation to the cost of land required under the Cardinia Road Precinct DCP, the land value must be adjusted by adopting a revised land value determined according to the following method:
 - The adoption of the market value of a hectare of land in the DCP area, to the satisfaction of the Responsible Authority, which is the mid point between a valuation conducted by the Victorian Valuer General and a registered valuer appointed by the President for the time being of the Victorian Division of the Australian Property Institute.
 - The revised land value and the adjustment of the contributions must be calculated as of 1 December in each year.
 - Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

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.