

10/03/2016
C206**SCHEDULE 12 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO12**.**CRANBOURNE WEST DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**10/03/2016
C206

Land in Cranbourne West within the DCPO12 area.

2.0**Summary of costs for Charge Area 1 to 3**10/03/2016
C206

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development	Proportion of cost attributable to development
Roads Works	\$34,256,988	Refer to Development Contributions Plan	\$17,379,634	51%
Roads Land	15,760,449	Refer to Development Contributions Plan	14,427,063	92%
Planning	\$2,172,500	Refer to Development Contributions Plan	\$2,172,500	100%
Open Space Works	\$12,673,625	Refer to Development Contributions Plan	\$12,355,411	97%
Open Space Land	24,375,000	Refer to Development Contributions Plan	23,781,250	98%
Community Facilities Land	1,656,525	Refer to Development Contributions Plan	1,656,525	100%
Community Facilities (Development Infrastructure)	4,385,888	Refer to Development Contributions Plan	4,385,888	100%
Community Facilities (Community Infrastructure)	4,349,165	Refer to Development Contributions Plan	3,913,489	90%
TOTAL	99,630,141		80,071,760	88%

Note: These figures exclude GST.

3.010/03/2016
C206**Equivalence Ratios for Charge Area 1 to 3**

As the Development Contributions Plan relates to four development types, it is necessary to express non-residential development in terms of equivalent developable hectares of residential land.

Development type	Equivalent to one developable hectare of residential land (demand unit)
For Roads	
Activity Centre	0.2 developable hectare
Business Activity Centre	0.164 developable hectare
Industrial	0.307 developable hectare
For Roads Land	
Activity Centre	0.2 developable hectare
Business Activity Centre	0.164 developable hectare
Industrial	0.307 developable hectare
For Open Space Land	
Activity Centre	1 developable hectare
Business Activity Centre	Not applicable
Industrial	1 developable hectare
For Open Space Works	
Activity Centre	1 developable hectare
Business Activity Centre	Not applicable
Industrial	1 developable hectare
For Planning	
Activity Centre	1 developable hectare
Business Activity Centre	1 developable hectare
Industrial	1 developable hectare
For Community Facilities Land	
Activity Centre	1 developable hectare
Business Activity Centre	1 developable hectare
Industrial	1 developable hectare
For Community Facilities (DI)	
Activity Centre	1 developable hectare
Business Activity Centre	1 developable hectare
Industrial	1 developable hectare
For Community Facilities (CI)	
Activity Centre	Not applicable
Business Activity Centre	Not applicable
Industrial	Not applicable

4.0 Summary of Contributions for Charge Area 1 to 3

10/03/2016
C206

Note: Residential developments are subject to all levies below.

Note: Non-residential developments are exempt from charges relating to Community Infrastructure.

Levies per demand unit payable by the development

Community infrastructure		Development infrastructure					
Charge area	Community facilities (per dwelling)	Community facilities	Community facilities land	Open space land	Open space works	Planning	Roads (works & land)
Area 001	\$0.00	\$1,101.32	\$61.55	\$0.00	\$0.00	\$3,554.54	\$21,458.52
Area 002	\$15,406.22 (\$794.54 per dwelling)*	\$15,749.69	\$6,436.50	\$93,619.60	\$54,826.96	\$3,554.54	\$24,897.83
Area 003	\$15,012.00 (\$900.00 per dwelling)**	\$15,749.69	\$6,436.50	\$93,619.60	\$45,301.88	\$3,554.54	\$22,433.32

Note: These figures exclude GST.

**Based on an average density of 19.4 dwellings per hectare in Area 002*

***Actual value \$15,406.22, which equals \$923.63 per dwelling at 16.6 dwellings per developable hectare. Levy has been capped at \$15,012, which equals \$900 per dwelling at this density.*

5.0 Land or development excluded from development contributions plan for Charge Area 1 to 3

10/03/2016
C206

Exemptions from payment of development contributions apply in the following circumstances:

- Land required by Melbourne Water for drainage purposes
- Land at Merinda Park Station owned by the Department of Transport and developed predominantly for public transport purposes
- Construction of a building or the construction or carrying out of works or subdivision by or on behalf of Casey City Council that implements infrastructure funded by the Development Contributions Plan.

6.0**Summary of Costs and Contributions for Charge Area 1.1**10/03/2016
C206

Project Category	Total cost \$	Indicative provision trigger	% Apportioned to DCP (Internal Use)	Total cost recovered by DCP	\$ Contribution per NDHa
Transport	20,517,860	Refer to Development Contributions Plan	100%	\$ 20,517,860	\$251,167
Planning	70,000	Refer to Development Contributions Plan	100%	\$70,000	\$857
Total	20,587,860		100%	\$ 20,587,860	\$ 252,024

Note: These figures exclude GST.

Note: This schedule sets out a summary of the costs and contributions prescribed in the Cranbourne West Development Contributions Plan incorporated document. Refer to this document for full details.

Charge Areas

