

09/11/2017
GC75**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS
PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**LAKES ENTRANCE NORTHERN GROWTH AREA DEVELOPMENT
CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**07/08/2014
C112(Part 1)

This Development Contributions Plan (DCP) applies to Part 1 of the Lakes Entrance Northern Growth Area. This area is shown as DCPO1 in the East Gippsland Planning Scheme maps.

2.0 Summary of costs07/08/2014
C112(Part 1)

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Land Acquisition</i>	\$83,800	Refer to DCP	\$83,800	100%
<i>Drainage</i>	\$4,442,000	Refer to DCP	\$4,442,000	100%
<i>Open space- DIL</i>	\$1,837,602	Refer to DCP	\$1,837,602	100%
<i>Open Space - CIL</i>	\$444,000	Refer to DCP	\$444,000	100%
<i>Community - CIL</i>	\$2,850,000	Refer to DCP	\$2,850,000	100%
<i>Community - DIL</i>	\$875,000	Refer to DCP	\$875,000	100%
<i>Planning</i>	\$250,000	Refer to DCP	\$250,000	100%
TOTAL	\$10,782,402		\$10,782,402	100%

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0 Summary of contributions09/11/2017
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Levy type	Types of development contributing	Levy
<i>Development Infrastructure - Residential</i>	<i>Residential only</i>	\$28,175.46
<i>Development Infrastructure - Commercial</i>	<i>Commercial only</i>	\$2,336.23
<i>Drainage Levy Catchment A</i>	<i>All development</i>	\$49,099.72
<i>Drainage Levy Catchment B</i>	<i>All development</i>	\$43,479.09
<i>Drainage Levy Catchment C</i>	<i>All development</i>	\$28,243.11

Levy type	Types of development contributing	Levy
<i>Drainage Levy Catchment D</i>	<i>All development</i>	\$4,806.41
<i>Drainage Levy Catchment E</i>	<i>All development</i>	\$67,986.47
<i>Drainage Levy Catchment F</i>	<i>(Separate drainage scheme and levy, not included in DCP)</i>	
<i>Community Infrastructure Levy*</i>	<i>Residential only</i>	\$3,226.25
<i>Community Infrastructure Levy (after cap)</i>	<i>Residential only</i>	\$1,150 00

Note: Contributions are listed in July 2012 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

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, Victoria (Table 15 Selected Output of Division E - Construction industry, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc) published by the ABS (Series 6427.0) or similar index;
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions on its website.

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

Land or development excluded from development contributions plan

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The Development Contributions Plan applies to all land within Part 1 of the Lakes Entrance Northern Growth Area Main Catchment Area for a period of 30 years, with the exception of any land or development identified in Section 1.7 of the DCP.

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