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## SCHEDULE 5 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO5**.

### HORSESHOE BEND PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

#### 1.0 Area covered by this development contributions plan

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This Development Contributions Plan (DCP) applies to the Horseshoe Bend Precinct.

#### 2.0 Summary of costs

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Item	Total cost \$	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %	Time of provision
Land Acquisition	\$19,377,531	\$18,273,016	94%	Refer to DCP
Roads and intersections	\$29,031,587	\$24,258,782	84%	Refer to DCP
Trails	\$5,188,220	\$4,951,720	95%	Refer to DCP
Open Space	\$21,432,567	\$18,162,007	85%	Refer to DCP
Community Facilities	\$22,158,973	\$22,158,973	100%	Refer to DCP
Drainage	\$34,543,335	\$34,543,335	100%	Refer to DCP
Planning	\$1,440,000	\$1,440,000	100%	Refer to DCP
Community - CIL	\$6,595,594	\$6,047,733	92%	Refer to DCP
<b>TOTAL</b>	<b>\$139,767,807</b>	<b>\$129,835,567</b>	<b>93%</b>	

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 Demand Units

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The Development Contributions Plan apportions cost based on demand units. In this DCP one demand unit is equal to one hectare of net developable land within the Horseshoe Bend Precinct Main Catchment Area (for the Development Infrastructure Levy), and one demand unit is equal to one dwelling within the Main Catchment Area (for the Community Infrastructure Levy).

Charge areas	Demand units (dil)	Demand units (cil)
DIL - Residential	459.079	-
DIL - Activity Centres	5.000	-
<b>DIL Total</b>	<b>464.079</b>	<b>-</b>

Charge areas	Demand units (dil)	Demand units (cil)
<b>CIL Total</b>	-	<b>7,085</b>

## 4.0

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## Summary of contributions

Levies payable by the development			
Category	Development Infrastructure Levy		Community Infrastructure levy*
	Residential DIL	Activity Centres DIL	Residential
	Per Net Developable Hectare		Per Dwelling
<i>Land Acquisition</i>	\$39,405.02	\$36,599.41	N/A
<i>Roads and intersections</i>	\$52,272.96	\$52,272.96	N/A
<i>Trails</i>	\$10,786.20		N/A
<i>Open Space</i>	\$48,268.32		N/A
<i>Community Facilities</i>	\$39,561.83		N/A
<i>Drainage</i>	\$74,434.17	\$74,434.17	N/A
<i>Planning</i>	\$3,102.92	\$3,102.92	N/A
<i>Community - CIL</i>			\$853.60*
<b>Total</b>	<b>\$267,831.43</b>	<b>\$166,409.45</b>	<b>\$853.60*</b>

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

\*Capped at a maximum contribution of \$900 per dwelling

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 17. Output of the Construction industries, subdivision and class index numbers - Road and Bridge Construction Victoria (for roads, bridges, trails, drainage and open space items) and Building Construction Victoria (for buildings)*) 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 of land to be acquired based on the same valuation principles used for the original valuations.
- 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 in a newspaper circulating in the municipality.

**5.0 Land or development excluded from development contributions plan**

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The Development Contributions Plan applies to all land in the Horseshoe Bend Precinct for a period of 20 years.

*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.*