

09/11/2017
GC75

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

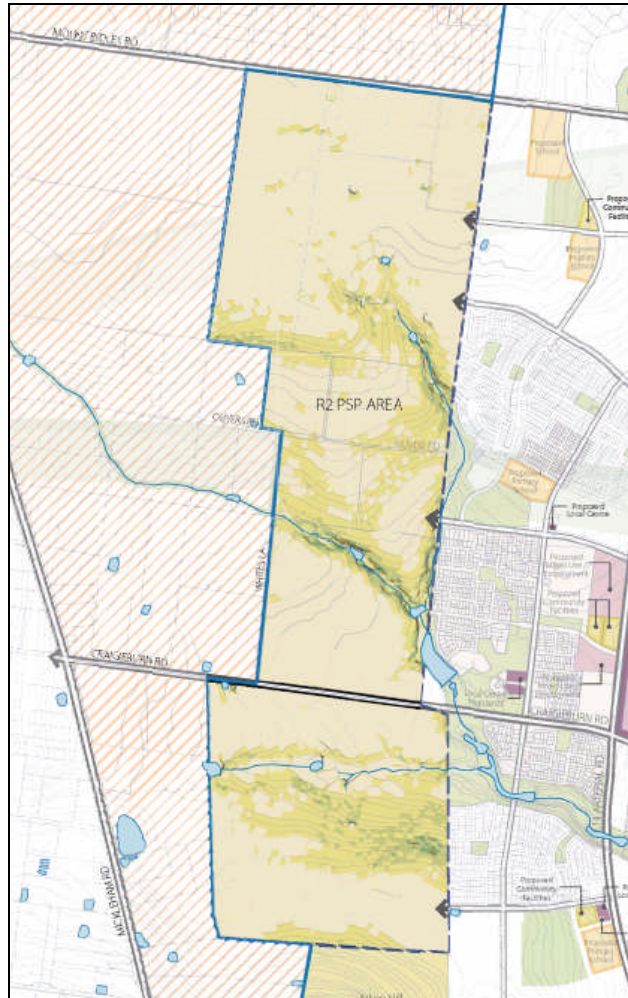
Shown on the planning scheme map as **DCPO1**.

CRAIGIEBURN R2 PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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All land within the Craigieburn R2 Precinct Structure Plan area as shown in the DCPO1.



2.0 Summary of costs in 2010 dollars

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads & intersections (including land for roads)	\$5,170,000	Refer to DCP	\$5,170,000	100%
Land acquisition (active open)	\$14,652,100	Refer to DCP	\$14,652,100	100%

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>space & community facilities)</i>				
<i>Active open space (construction)</i>	\$12,000,000	Refer to DCP	\$9,883,000	82%
<i>Community facilities (construction)</i>	\$62,709,000	Refer to DCP	\$15,041,920	24%
TOTAL	\$94,531,100		\$44,747,020	

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Summary of contributions

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT			
	Development Infrastructure		Community infrastructure (2017 dollars)	All infrastructure*
	Residential development	Non-government school	Residential	Residential development
<i>Roads & intersections (including land for roads)</i>	\$14,313.40	\$3,578.35	\$0	\$14,313.40
<i>Land acquisition (active open space & community facilities)</i>	\$40,565.06	\$0	\$0	\$40,565.06
<i>Active open space (construction)</i>	\$20,514.95	\$0		\$20,514.95
<i>Community facilities (construction)</i>	\$38,737.32	\$0	\$785.01	\$38,737.32
TOTAL	\$114,130.73	\$3,578.35	\$785.01 per dwelling	\$114,130.73 per NDha (+ \$785.01 [2017 dollars] per dwelling for Community Infrastructure)
	Per Net Developable Hectare (NDHa)	Per Hectare		

*No community infrastructure levy is payable by non-government school development.

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 Indexation

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The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlisons Australian Construction Handbook on 1st January and 1st July each year;

The land values for each infrastructure item, where applicable, will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuer.

5.0 Land or development excluded from development contributions plan

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Land required for the following (as set out in the Craigieburn R2 Precinct Structure Plan):

- Railway reservations, government schools.
- Melbourne Water drainage reserves and retarding basins.
- Heritage and conservation areas.
- Open Space (passive).

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