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SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

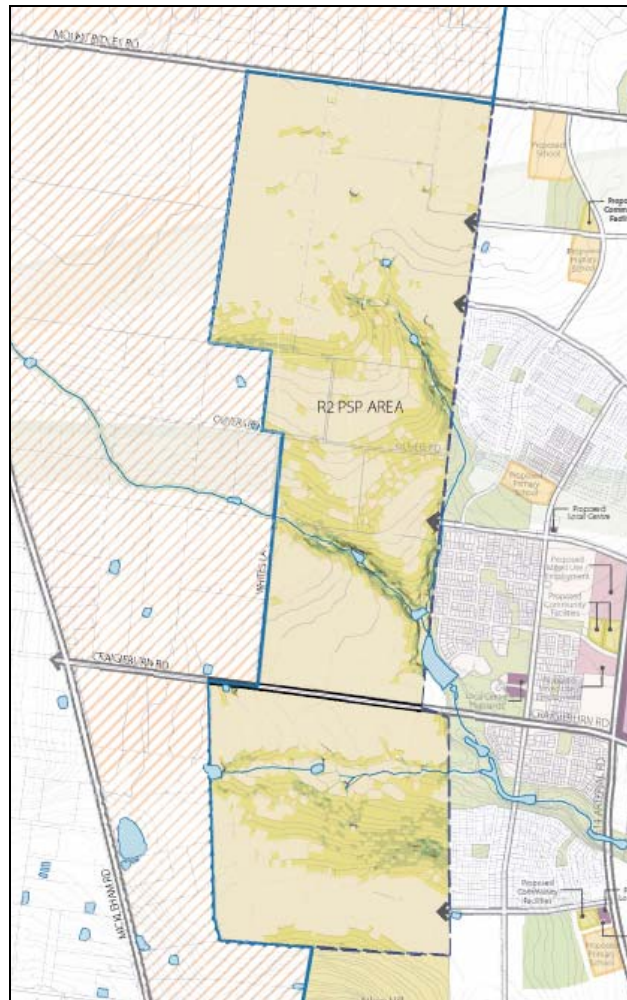
Craigieburn R2 Precinct Structure Plan Development Contributions Plan

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%

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Land acquisition (active open space & community facilities)</i>	\$14,652,100	Refer to DCP	\$14,652,100	100%
<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	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	\$6,846.61	\$20,514.95
<i>Community facilities (construction)</i>	\$38,737.32	\$0	\$2,906.98	\$38,737.32
TOTAL	\$114,130.73	\$3,578.35	\$9,753.59¹	\$114,130.73 per NDha
	Per Net Developable Hectare (NDHa)	Per Hectare	Total contribution per hectare	(+ \$9,753.59 per NDHa for Community Infrastructure)

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

¹This is the estimated actual cost of community infrastructure to be provided under the community infrastructure levy. The maximum community infrastructure levy that may be collected is set and adjusted from time to time under Section 46L of the Planning and

Environment Act 1987. At the time of approval the maximum amount was \$900 for each dwelling.

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Indexation

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.

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Land or development excluded from development contributions plan

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