

10/02/2011
C121**SCHEDULE 3 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO3****GREENVALE WEST R3 PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**10/02/2011
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All land within the Greenvale West R3 Precinct Structure Plan area as shown on the Planning Scheme Maps as DCPO3.

2.0 Summary of costs10/02/2011
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development infrastructure levy (DIL) \$	Proportion of cost attributable to development infrastructure levy (DIL) %
Roads and Intersections	\$5,416,000	Refer to DCP	\$2,708,000	50%
Pedestrian signals	\$322,500	Refer to DCP	\$322,500	100%
Land Acquisition (active open space & community facilities)	\$6,650,000	Refer to DCP	\$3,636,421	54%
Outdoor Active recreation (construction)	\$5,264,000	Refer to DCP	\$2,140,294	41%
Community Facilities – local (construction)	\$4,250,000	Refer to DCP	\$2,324,029	55%
Community facilities – regional (construction)	\$45,000,000	Refer to DCP	\$0	0%
Preparation of PSP	\$450,000	Refer to DCP	\$450,000	100%
TOTAL	\$67,352,500		\$11,581,323	

3.0 Summary of contributions

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Community infrastructure	All infrastructure
	All development per NDA	Residential	All development per NDA
Roads & intersections	\$36,141.92	\$0	\$36,141.92
Land acquisition (active open space & community facilities)	\$43,368.17	\$0	\$43,368.17
Active recreation (construction)	\$25,525.27	\$900	\$25,525.27
Local Community Facilities (construction)	\$27,470.79	\$0	\$27,470.79
Regional Community facilities (construction)	\$0	\$900	\$0
PSP preparation	\$5,366.73	\$0	\$5,366.73
TOTAL	\$137,872.87 Per net developable hectare	\$900 per dwelling	\$137,872.87 Per net developable hectare plus community infrastructure levy of \$900 per dwelling

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as publicised in the latest edition of Rawlinsons 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.

4.0 Land or development excluded from development contributions plan

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Land required for the following (as set out in the Greenvale West R3 Precinct Structure Plan):

- Arterial roads, community facilities and government schools.
- Melbourne Water and Council 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