

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO 1**

DEVELOPMENT CONTRIBUTIONS PLAN FOR AREA A DPO 1, AUGUST 2003

1.0

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Area covered by this development contributions plan.

The area covered by this development contributions plan is land shown as Development Plan Overlay Schedule 1 at Clause 43.04 of the Planning Scheme. The land is generally known as Diamond Creek North, Area A and is the land bounded by Broad Gully and Black Gully Roads to the east and extends to the western side of Grassy Flat Road and is north of Brownlow and Everleigh Drives, Diamond Creek North.

2.0

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Summary of costs

Facility Infrastructure Item	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Public Open Space acquisition</i>	Acquisition of POS is not included (see Schedule to Clause 52 .01)			
<i>POO1a Public Open Space Improvements (including landscaping, playground, seating and paths)</i>	196,036.77	2006	117,622.06	60%
<i>POO1b Public Open Space Improvements (half cost of abutting road)</i>	169,008.82	2006	169,008.82	100%
<i>Public Open Space Improvements (fencing costs)</i>	20,055.37	2006	20,055.37	100%
<i>ROO1 – Black Gully Road T intersection</i>	124,627.28	2003	66,052.46	53%
<i>ROO2 – Broad Gully Road Access Point</i>	124,627.28	2003	103,440.64	83%

Facility Infrastructure Item	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>RO03 – Gipson Street Bridge Duplication</i>	694,370.44	2009	138,874.09	20%
<i>RO04 – Intersection upgrade (roundabout @ Black/Broad Gully Roads)</i>	234,908.65	2006	58,727.16	25%

Notes: Development contribution rates shown in this DCP shall be adjusted at June 30 each year in accordance with the annual change in the consumer price index (Melbourne, all categories).

3.0 Summary of contributions

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FACILITY Infrastructure Item	LEVIES PAYABLE BY THE DEVELOPMENT All Levies specified in \$ per demand unit					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	Resident -ial \$	Non- resident- ial	Resident -ial	Non- resident- ial	Resident -ial	Non- resident- ial
<i>Public Open Space Improvements (Fencing & Roads)</i>	571.22		None specified	None specified	na	na
<i>Public Open Space Improvements (landscaping, playgrounds, paths and seats)</i>	355.37		None specified	None specified		
<i>RO01 – Black Gully Road T intersection</i>	237.68		None specified	None specified		
<i>RO02 – Broad Gully Road Access Point</i>	372.22		None specified	None specified		

FACILITY Infrastructure Item	LEVIES PAYABLE BY THE DEVELOPMENT All Levies specified in \$ per demand unit					
	Development Infrastructure		Community infrastructure		All infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
	\$					
RO03 – Gipson Street Bridge Duplication	352.29		None specified	None specified		
RO04 – Intersection upgrade (roundabout @ Black/Broad Gully Roads)	177.43		None specified	None specified		
TOTAL	2,066.21					

Notes: Development contribution rates shown in this DCP shall be adjusted at June 30 each year in accordance with the annual change in the consumer price index (Melbourne, all categories).

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Land or development excluded from development contributions plan

None Specified

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 Area A DPO 1 August 2003, for full details