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**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO2**

**AREA B: DIAMOND CREEK NORTH DEVELOPMENT CONTRIBUTIONS PLAN  
– AREA 2, FEBRUARY 2012**

**1.0**

**Area covered by this development contributions plan.**

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The area covered by this development contributions plan is land shown as Development Plan Overlay Schedule 2 at Clause 43.04 of the Planning Scheme. The Development Contributions Plan has identified two charge areas, which are identified in the Development Contributions Plan and on page 6 of 6 of this Schedule.

**2.0**

**Summary of costs**

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Facility Infrastructure Item	Total cost \$	Threshold for provision  (developme nt completed in project catchment)  %	Actual cost contribution attributable to developmen t \$	Proportion of cost attributable to development %
<i>R001 - Gipson Street Bridge Duplication</i>	\$870,905	75%	\$374,489	43%
<i>R002 – Intersection upgrade (roundabout @Black Gully and Broad Gully Roads</i>	\$438,788	Project Delivered	\$197,455	45%
<i>R003 – Intersection Upgrade – Collard Drive / Broad Gully Road</i>	\$280,441	50%	\$280,441	100%
<i>R004 – Intersection upgrade Bellbird Road/Broad Gully Road</i>	\$376,617	75%	\$376,617	100%
<i>R005 – New intersection – Broad Gully Road (opposite Ryefield Court)</i>	\$171,873	90%	\$171,873	100%
<i>R006 – Intersection upgrade</i>	\$202,493	75%	\$202,493	100%

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Facility Infrastructure Item	Total cost \$	Threshold for provision (developme nt completed in project catchment)  %	Actual cost contribution attributable to developmen t \$	Proportion of cost attributable to development %
<i>Herberts Lane /Broad Gully Road</i>				
<i>R007 –New intersection- Broad Gully Road (north of transmission lines)</i>	\$259,392	75%	\$259,392	100%
<i>R008 – Herberts Lane upgrade</i>	\$1,870,998	75%	\$1,870,998	100%
<i>R009 – Collard Drive upgrade</i>	\$2,390,048	50%	\$2,390,048	100%
<i>R010 –Bellbird Road upgrade</i>	\$773,985	50%	\$773,985	100%
<i>R011 – intersection upgrade- Bellbird Road /Collard Drive</i>	\$133,362	50%	\$133,362	100%
<i>R012 – Road Frontage to POS</i>	\$2,292,977	90%	\$1,146,489	50%
<i>S013 – Shared Pathways within Area B</i>	\$756,860	50%	\$454,116	60%
<i>S014 – Pedestrian Bridge over the Diamond Creek</i>	\$194,250	Project Delivered	\$97,125	50%
<i>S015– Shared Pathway from pedestrian Bridge to Gipson Street</i>	\$151,106	Project Delivered	\$90,664	60%
<i>S016 – Footpath east side of Broad Gully Road</i>	\$342,545	25%	\$342,545	100%
<i>PG015 – Public Open Space Improvements</i>	\$450,624	90%	\$405,561	90%
<i>PL001 – Costs associated with DCP Preparation</i>	\$49,061	0%	\$49,061	100%

Facility Infrastructure Item	Total cost \$	Threshold for provision  (developme nt completed in project catchment)  %	Actual cost contribution attributable to developmen t \$	Proportion of cost attributable to development %
<b>Total</b>	<b>\$12,006,326</b>		<b>\$9,616,714</b>	<b>80%</b>

Notes: Development contribution rates shown in this DCP shall be adjusted at July 1 each year in accordance with the annual change in the Building Price Index (Melbourne).

### 3.0 Summary of contributions

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FACILITY  Infrastructure Item	LEVIES PAYABLE BY THE DEVELOPMENT			
	All levies specified in \$ per demand unit			
	<u>Development Infrastructure</u>		<u>Community infrastructure</u>	
	Charge Area 1	Charge Area 2	Residential	Non- residential
<i>R001 - Gipson Street Bridge Duplication</i>	\$534	\$534	None specified	None specified
<i>R002 – Intersection upgrade (roundabout @Black Gully and Broad Gully Roads</i>	\$448	\$448	None specified	None specified
<i>R003 – Intersection Upgrade – Collard Drive / Broad Gully Road</i>	\$674	\$0	None specified	None specified
<i>R004 – Intersection upgrade Bellbird Road/Broad Gully Road</i>	\$717	\$0	None specified	None specified
<i>R005 – New intersection – Broad Gully Road (opposite Ryefield Court)</i>	\$0	\$1,254	None specified	None specified
<i>R006 – Intersection upgrade Herberts Lane /Broad Gully Road</i>	\$385	\$0	None specified	None specified
<i>R007 –New intersection- Broad Gully Road (north of transmission lines)</i>	\$494	\$0	None specified	None specified
<i>R008 – Herberts Lane upgrade</i>	\$3,561	\$0	None specified	None specified

FACILITY  Infrastructure Item	LEVIES PAYABLE BY THE DEVELOPMENT			
	All levies specified in \$ per demand unit			
	Development Infrastructure		Community Infrastructure	
	Charge Area 1	Charge Area 2	Residential	Non-residential
<i>R009 – Collard Drive upgrade</i>	\$5,742	\$0	None specified	None specified
<i>R010 – Bellbird Road upgrade</i>	\$1,860	\$0	None specified	None specified
<i>R011 – intersection upgrade- Bellbird Road /Collard Drive</i>	\$320	\$0	None specified	None specified
<i>R012 – Road Frontage to POS</i>	\$1,372	\$1,372	None specified	None specified
<i>S013 – Shared Pathways within Area B</i>	\$866	\$866	None specified	None specified
<i>S014 – Pedestrian Bridge over the Diamond Creek</i>	\$221	\$221	None specified	None specified
<i>S015– Shared Pathway from pedestrian Bridge to Gipson Street</i>	\$206	\$206	None specified	None specified
<i>S016 – Footpath east side of Broad Gully Road</i>	\$778	\$778	None specified	None specified
<i>PG015 – Public Open Space Improvements</i>	\$485	\$485	None specified	None specified
<i>PL001 – Costs associated with DCP Preparation</i>	\$111	\$111	None specified	None specified
<b>TOTAL</b>	<b>Charge Area 1:  \$18,773</b>	<b>Charge Area 2:  \$6,275</b>		

Notes: Development contribution rates shown in this DCP shall be adjusted at July 1 each year in accordance with the annual change in the Building Price Index (Melbourne).

A Demand Unit is one dwelling or a lot created for a dwelling or an equivalent demand generated by another land use as set out in the DCP.

#### 4.0 Land or development excluded from development contributions plan

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- buildings and works associated with a single dwelling; or
- any development on Council-owned land; or
- developments listed in clause 62.02 which do not require a planning permit.

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 'Area B Diamond Creek North,

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*Development Contributions Plan – Area 2, February 2012’, for full details and to the attached map to this schedule that identifies the two specific charge areas 1 and 2.*

### Charge Areas

