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SCHEDULE 4 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO4**

PLENTY LOW DENSITY AREA DEVELOPMENT CONTRIBUTIONS PLAN – AREA 4, DECEMBER 2012

1.0

19/01/2006
VC37

Area covered by this development contributions plan.

The area covered by this development contributions plan is land shown as Development Plan Overlay Schedule 4 at Clause 43.04 of the Planning Scheme. The land is generally known as the Plenty Low Density Area – Development Plan Overlay Area 4 - and is the land bounded by Kurrak Road to the north, Memorial Drive and River Avenue to the south, and Yan Yean Road to the east. The western boundary is formed by McLennans Road and adjoining rural landholdings.

2.0

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Summary of costs

Facility Infrastructure Item	Total cost \$	Threshold for provision (development completed in project catchment) %	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>R001 – Browns Lane upgrade - Yan Yean Road to DCP area boundary</i>	\$946,036	25%	\$898,735	95%
<i>R002 – Intersection Upgrade – Browns Road / Yan Yean Road</i>	\$275,404	25%	\$261,633	95%
<i>R003 – Intersection Upgrade – River Avenue / Yan Yean Road</i>	\$187,890	Project delivered	\$178,496	95%
<i>R004 – New Intersection – Kurrak Road</i>	\$323,165	75%	\$323,165	100%
<i>R005 – River Avenue Upgrade – Local Road</i>	\$1,154,186	Project delivered	\$1,096,476	95%

NILLUMBIK PLANNING SCHEME

Infrastructure Item	Total cost \$	Threshold for provision (development completed in project catchment) %	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Function</i>				
<i>R006 – New north-south road – local road function</i>	\$359,171	75%	\$359,171	100%
<i>R007 – Shared Pathways</i>	\$1,309,963	50%	\$1,309,963	100%
<i>R008 – Sealing of McLennan’s Road</i>	\$297,557	75%	\$89,267	30%
<i>PG001 – Public Open Space – half the cost of fencing and half the cost of abutting roads</i>	\$666,438	75%	\$666,438	100%
<i>PG002 – Public Open Space– Improvement costs – revegetation, walkways, seating and two children’s playgrounds</i>	\$159,720	75%	\$159,720	100%
<i>PL01 – Costs associated with DCP Preparation</i>	\$38,865	0	\$38,865	100%

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	LEVIES PAYABLE BY THE DEVELOPMENT					
	All Levies specified in \$ per demand unit					
	Infrastructure Item	Development Infrastructure		Community Infrastructure		All Infrastructure
Residential		Non-residential	Residential	Non-residential	Residential	Non-residential
	\$	\$				
<i>Public Open Space acquisition</i>						Acquisition of POS is not included (see Schedule to Clause 52 .01)
<i>R001 – Browns Lane upgrade - Yan Yean Road to new north-south road</i>	\$3,959.58	\$3,959.58	None specified	None specified		
<i>R002 – Intersection Upgrade – Browns Road / Yan Yean Road</i>	\$1,152.69	\$1,152.69	None specified	None specified		
<i>R003 – Intersection Upgrade – River Avenue / Yan Yean Road</i>	\$786.40	4786.40	None specified	None specified		
<i>R004 – New Intersection – Kurrak Road</i>	\$707.57	\$707.57	None specified	None specified		
<i>R005 – River Avenue Upgrade – Local Road Function</i>	\$4,830.78	\$4,830.78	None specified	None specified		
<i>R006 – New north-south road – local road function</i>	\$786.41	\$786.41	None specified	None specified		
<i>R007 – Shared Pathways</i>	\$4,068.57	\$4,068.57	None specified	None specified		
<i>R008 – Sealing of McLennans Road</i>	\$195.45	\$195.45	None specified	None specified		
<i>PG001 – Public</i>	\$1,459.17	N/A	None	None		

FACILITY Infrastructure Item	LEVIES PAYABLE BY THE DEVELOPMENT					
	All Levies specified in \$ per demand unit					
	<u>Development Infrastructure</u>		<u>Community Infrastructure</u>		<u>All Infrastructure</u>	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
	\$	\$				
<i>Open Space – half the cost of fencing and half the cost of abutting roads</i>			specified	specified		
<i>PG002 – Public Open Space–Improvement costs – revegetation, walkways, seating and two children’s playgrounds</i>	\$349.71	N/A	None specified	None specified		
<i>PL01 – Costs associated with DCP Preparation</i>	\$171.23	\$171.23	None specified	None specified		
TOTAL	\$18,468	\$16,659				

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 a 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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A development contribution in accordance with this Development Contributions Plan is not payable in the following cases:

- 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 ‘Plenty Low Density Area Development Contributions Plan – Area 4, December 2012’, for full details.*