

01/08/2013
C57**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO2****TORQUAY JAN JUC DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**01/08/2013
C57

The Development Contributions Plan applies to all land within the boundaries of the 26 'charging areas' designated in Map 1 of this schedule – Torquay-Jan Juc Development Contributions Plan Area.

2.0**Summary of costs**01/08/2013
C57

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads and traffic management	\$13,638,419	Refer DCP	\$3,818,769	28.0%
Community facilities	\$26,260,104	Refer DCP	\$5,829,755	22.2%
Open space	\$20,036,972	Refer DCP	\$5,223,833	26.1%
Pathways	\$4,115,851	Refer DCP	\$1,582,624	38.5%
TOTAL	\$64,051,346		\$16,454,982	25.7%

3.0**Summary of contributions**01/08/2013
C57

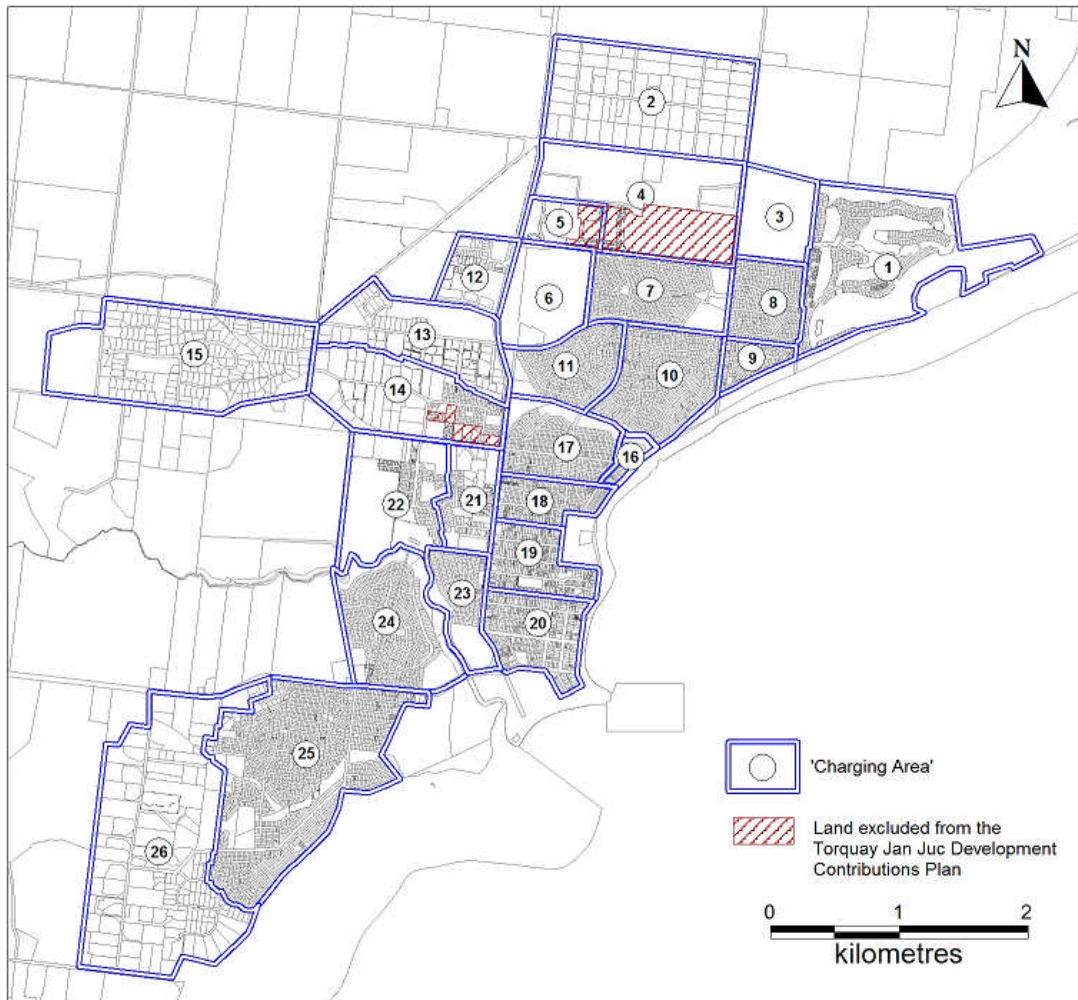
Charging area	Levies payable by the development			
	Development Infrastructure			Community Infrastructure
	Residential	Business	Industry	Residential
	Per additional lot	Per 100 sqm leaseable floor area	Per 100 sqm leaseable floor area	Per dwelling to be constructed
001	\$3,797.79	\$5,796.03	\$1,097.73	\$900.00
002	\$3,608.70	\$5,011.30	\$916.21	\$900.00
003	\$5,351.41	\$5,796.03	\$1,097.73	\$900.00
004	\$5,401.14	\$5,994.86	\$1,135.39	\$900.00
005	\$4,436.75	\$2,139.16	\$405.15	\$900.00
006	\$5,909.38	\$8,026.83	\$1,520.23	\$900.00

Charging area	Levies payable by the development			
	Development Infrastructure			Community Infrastructure
	Residential	Business	Industry	Residential
	Per additional lot	Per 100 sqm leaseable floor area	Per 100 sqm leaseable floor area	Per dwelling to be constructed
007	\$3,072.21	\$2,895.12	\$548.32	\$900.00
008	\$3,249.53	\$3,604.08	\$682.59	\$900.00
009	\$3,249.53	\$3,604.08	\$682.59	\$900.00
010	\$2,667.82	\$954.79	\$180.83	\$900.00
011	\$3,951.37	\$6,086.48	\$1,152.74	\$900.00
012	\$198.54	\$0.00	\$0.00	\$265.82
013	\$4,211.99	\$7,444.23	\$1,409.90	\$900.00
014	\$4,934.58	\$2,987.23	\$565.77	\$900.00
015	\$1,539.47	\$2,330.67	\$441.42	\$900.00
016	\$1,339.22	\$1,530.06	\$289.79	\$900.00
017	\$1,199.87	\$972.93	\$184.26	\$900.00
018	\$1,913.57	\$3,017.03	\$571.41	\$900.00
019	\$1,566.65	\$1,630.05	\$308.72	\$900.00
020	\$1,379.70	\$882.61	\$167.16	\$900.00
021	\$2,028.20	\$3,475.33	\$658.21	\$900.00
022	\$4,254.78	\$5,031.35	\$952.90	\$900.00
023	\$1,544.06	\$1,539.73	\$291.61	\$900.00
024	\$2,293.87	\$1,539.17	\$291.50	\$900.00
025	\$1,247.04	\$765.07	\$144.89	\$900.00
026	\$1,066.94	\$765.07	\$144.89	\$900.00

Note: Should a development proposal technically fall outside of the Residential, Business and Industrial classifications used in this DCP, Surf Coast Shire Council shall determine the most appropriate development charge to be used for the development. Such developments may require a case-by-case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

These contribution amounts are current as at 30 June 2012. They will be adjusted at least annually to cover inflation, by applying: Building Price Index for Melbourne in Rawlinsons Australian Construction Handbook. A list showing the current contribution amounts will be held at Council's Planning Department.

Map 1 of Schedule 2 to Clause 45.06 – Torquay-Jan Juc Development Contributions Plan Area



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.