

19/01/2006
VC37**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO2****HARVEST HOME LSP DEVELOPMENT CONTRIBUTIONS PLAN****1.0**19/01/2006
VC37**Area covered by this development contributions plan**

The area covered by this Development Contributions Plan (DCP) is land within the Harvest Home Local Structure Plan and shown on the planning scheme maps as DCPO2.

2.019/01/2006
VC37**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Road Network</i>	\$23,209,000	Refer to Table 8 in Harvest Home LSP	\$1,781,331	7.67%
<i>Open Space</i>	\$1,150,000	Refer to Table 8 in Harvest Home LSP	\$1,150,000	100%
<i>Land for Regional Recreation Facilities</i>	\$3,320,000	Refer to Table 8 in Harvest Home LSP	\$254,798	7.67%
<i>Land for Local Recreation Facilities</i>	\$376,000	Refer to Table 8 in Harvest Home LSP	\$376,000	100%
<i>Community Infrastructure</i>	\$1,600,000	Refer to Table 8 in Harvest Home LSP	\$462,150	28.9%
<i>Bicycle Network</i>	\$375,000	Refer to Table 8 in Harvest Home LSP	\$375,000	100%
<i>Transport Corridor</i>	\$1,334,000	Unknown	\$102,392	7.67%
TOTAL	\$31,364,000	-	\$4,501,671	14.35%

Various roads are included within the “roads” development contribution listed in the above table. These are detailed in the Harvest Home Local Structure Plan and cover:

- Craigieburn Road East
- Lehmans Road
- Harvest Home Road

- O'Herns Road/Findon Road
- Edgars Road
- Epping Road
- E6 Roadway

3.0 Summary of contributions

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Road Network</i>	\$17,345 per hectare	-	-	-	\$17,345 per hectare	-
<i>Open Space</i>	\$11,198 per hectare	-	-	-	\$11,198 per hectare	-
<i>Land for Regional Recreation Facilities</i>	\$2,481 per hectare					
<i>Land for Local Recreation Facilities</i>	\$3,661 per hectare					
<i>Community Infrastructure</i>	-	-	\$4,500 per hectare	-	\$4,500 per hectare	
<i>Bicycle Network</i>	\$3,651 per hectare	-	-	-	\$1,015 per hectare	-
<i>Transport Corridor</i>	\$997 per hectare	-	-	-	\$997 per hectare	-
TOTAL	\$39,333 per hectare		\$4,500 per hectare		\$43,833 per hectare	

4.0 Land or development excluded from development contributions plan

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- Council owned land
- Transmission Line Easement
- Land required by Melbourne Water for drainage purposes

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