

19/01/2006
VC37**SCHEDULE 5 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO5****Mernda Precinct 2A 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 the land within Precinct 2A of the Mernda Strategy Plan (MSP) area. This is the area shown as DCPO5 in the Whittlesea Planning Scheme maps.

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>Arterial Roads & Intersections</i>	\$23,698,162.00	Refer to Table 1 in MSPDCP incorporated document.	\$4,063,603.00	17.1%
<i>Public Transport</i>	\$1,337,600.00	Refer to Table 1 in MSPDCP incorporated document.	\$193,130.00	14.4%
<i>Unencumbered Open Space</i>	\$84,160,000.00	Refer to Table 1 in MSPDCP incorporated document.	\$13,113,688.00	15.5%
<i>Community & Indoor Recreation</i>	\$15,658,783.00	Refer to Table 1 in MSPDCP incorporated document.	\$3,011,573.00	19.2%
<i>Outdoor Active Recreation</i>	\$5,120,833.00	Refer to Table 1 in MSPDCP incorporated document.	\$424,466.00	8.2%
<i>Community Development</i>	\$37,612.00	Refer to Table 1 in MSPDCP incorporated document.	\$7,408.00	19.6%
<i>Off-road Pedestrian & Cycle Trails</i>	\$1,351,500.00	Refer to Table 1 in MSPDCP incorporated document.	\$156,316.00	11.6%
TOTAL	\$121,465,681.00		\$20,970,184.00	17.3%

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>Arterial Roads & Intersections</i>	\$16,189.66	\$16,189.66	\$-	\$-	\$16,189.66	\$16,189.66
<i>Public Transport</i>	\$769.44	\$769.44	\$-	\$-	\$769.44	\$769.44
<i>Unencumbered Open Space</i>	\$52,245.77	\$-	\$-	\$-	\$52,245.77	\$-
<i>Community & Indoor Recreation</i>	\$11,998.30	\$-	\$1,119.56	\$-	\$13,117.86	\$-
<i>Outdoor Active Recreation</i>	\$1,691.10	\$-	\$-	\$-	\$1,691.10	\$-
<i>Community Development</i>	\$29.52	\$-	\$-	\$-	\$29.52	\$-
<i>Off-road Pedestrian & Cycle Trails</i>	\$622.77	\$-	\$-	\$-	\$622.77	\$-
TOTAL	\$82,427.01	\$16,959.10	\$1,119.56	\$-	\$84,666.12	\$16,959.10
	per developable hectare	per developable hectare	per developable hectare	per developable hectare	per developable hectare	per developable hectare

4.0

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Land or development excluded from development contributions plan

- Land required by Melbourne Water for drainage purposes
- Transmission line easements
- Rail reservations
- Pipe track reservations

Note: This schedule sets out a summary of the costs and contributions prescribed in the Mernda Strategy Plan Development Contributions Plan (MSPDCP) incorporated document. Refer to this document for full details.