

19/01/2006  
VC37**SCHEDULE 7 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO7****Mernda Precinct 3 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 3 of the Mernda Strategy Plan (MSP) area. This is the area shown as DCPO7 in the Whittlesea Planning Scheme maps.

**2.0**19/01/2006  
VC37**Summary of costs**

<b>Facility</b>	<b>Total cost \$</b>	<b>Time of provision</b>	<b>Actual cost contribution attributable to development \$</b>	<b>Proportion of cost attributable to development %</b>
<i>Arterial Roads &amp; Intersections</i>	\$23,698,162.00	Refer to Table 1 in MSPDCP incorporated document.	\$3,453,156.00	14.5%
<i>Public Transport</i>	\$1,337,600.00	Refer to Table 1 in MSPDCP incorporated document.	\$206,518.00	15.4%
<i>Unencumbered Open Space</i>	\$84,160,000.00	Refer to Table 1 in MSPDCP incorporated document.	\$17,563,974.00	20.8%
<i>Community &amp; Indoor Recreation</i>	\$15,658,783.00	Refer to Table 1 in MSPDCP incorporated document.	\$2,552,543.00	16.3%
<i>Outdoor Active Recreation</i>	\$5,120,833.00	Refer to Table 1 in MSPDCP incorporated document.	\$1,264,182.00	24.6%
<i>Community Development</i>	\$37,612.00	Refer to Table 1 in MSPDCP incorporated document.	\$7,567.00	20.1%
<i>Off-road Pedestrian &amp; Cycle Trails</i>	\$1,351,500.00	Refer to Table 1 in MSPDCP incorporated document.	\$218,525.00	16.1%
<b>TOTAL</b>	<b>\$121,465,681.00</b>		<b>\$25,266,465.00</b>	<b>20.8%</b>

## 2.0 Summary of contributions

19/01/2006  
VC37

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Arterial Roads &amp; Intersections</i>	\$12,865.70	\$12,865.70	\$-	\$-	\$12,865.70	\$12,865.70
<i>Public Transport</i>	\$769.44	\$769.44	\$-	\$-	\$769.44	\$769.44
<i>Unencumbered Open Space</i>	\$65,439.54	\$-	\$-	\$-	\$65,439.54	\$-
<i>Community &amp; Indoor Recreation</i>	\$9,510.21	\$-	\$1,119.56	\$-	\$10,629.77	\$-
<i>Outdoor Active Recreation</i>	\$4,710.06	\$-	\$-	\$-	\$4,710.06	\$-
<i>Community Development</i>	\$28.19	\$-	\$28.19	\$-	\$28.19	\$-
<i>Off-road Pedestrian &amp; Cycle Trails</i>	\$814.17	\$-	\$-	\$-	\$814.17	\$-
<b>TOTAL</b>	<b>\$94,137.31</b>	<b>\$13,635.14</b>	<b>\$1,147.75</b>	<b>\$-</b>	<b>\$95,256.87</b>	<b>\$13,635.14</b>
	<b>per developable hectare</b>	<b>per developable hectare</b>	<b>per developable hectare</b>	<b>per developable hectare</b>	<b>per developable hectare</b>	<b>per developable hectare</b>

## 4.0 Land or development excluded from development contributions plan

19/01/2006  
VC37

- 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.*