

19/01/2006
VC37**SCHEDULE 8 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO8****Mernda Precinct 4 Development Contributions Plan****1.0 Area covered by this development contributions plan**19/01/2006
VC37

The area covered by this Development Contributions Plan (DCP) is the land within Precinct 4 of the Mernda Strategy Plan (MSP) area. This is the area shown as DCPO8 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.	\$4,453,818.00	18.8%
<i>Public Transport</i>	\$1,337,600.00	Refer to Table 1 in MSPDCP incorporated document.	\$239,835.00	17.9%
<i>Unencumbered Open Space</i>	\$84,160,000.00	Refer to Table 1 in MSPDCP incorporated document.	\$21,822,140.00	25.9%
<i>Community & Indoor Recreation</i>	\$15,658,783.00	Refer to Table 1 in MSPDCP incorporated document.	\$3,257,945.00	20.8%
<i>Outdoor Active Recreation</i>	\$5,120,833.00	Refer to Table 1 in MSPDCP incorporated document.	\$1,487,629.00	29.0%
<i>Community Development</i>	\$37,612.00	Refer to Table 1 in MSPDCP incorporated document.	\$8,916.00	23.7%
<i>Off-road Pedestrian & Cycle Trails</i>	\$1,351,500.00	Refer to Table 1 in MSPDCP incorporated document.	\$257,474.00	19.0%
TOTAL	\$121,465,681.00		\$31,527,757.00	25.9%

1.0 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 & Intersections</i>	\$14,288.80	\$14,288.80	\$-	\$-	\$14,288.80	\$14,288.80
<i>Public Transport</i>	\$769.44	\$769.44	\$-	\$-	\$769.44	\$769.44
<i>Unencumbered Open Space</i>	\$70,010.07	\$-	\$-	\$-	\$70,010.07	\$-
<i>Community & Indoor Recreation</i>	\$10,452.18	\$-	\$1,119.56	\$-	\$11,571.74	\$-
<i>Outdoor Active Recreation</i>	\$4,772.63	\$-	\$-	\$-	\$4,772.63	\$-
<i>Community Development</i>	\$28.60	\$-	\$28.60	\$-	\$28.60	\$-
<i>Off-road Pedestrian & Cycle Trails</i>	\$826.03	\$-	\$-	\$-	\$826.03	\$-
TOTAL	\$101,147.75	\$15,058.24	\$1,148.16	\$-	\$102,267.31	\$15,058.24
	per developable hectare	per developable hectare	per developable hectare	per developable hectare	per developable hectare	per developable hectare

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.