

09/05/2013
C103(Part 2)**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**CHIRNSIDE PARK MAJOR ACTIVITY CENTRE DEVELOPMENT CONTRIBUTIONS PLAN****1.0**09/05/2013
C103(Part 2)**Area covered by this development contributions plan**

This Development Contributions Plan (DCP) applies to the Chirnside Park Activity Centre. This area is shown as DCPO1 in the Yarra Ranges Planning Scheme maps.

2.009/05/2013
C103(Part 2)**Summary of costs**

Item	Total cost	Time of provision	Actual cost apportioned to new development	Proportion of cost apportioned to new development
Urban Park	\$ 4,659,589.18	Refer to DCP	\$ 2,939,821.12	63%
Green Spine	\$ 4,556,342.56	Refer to DCP	\$ 2,017,956.02	44%
Strategic Planning and DCP	\$ 427,448.00	Complete	\$ 216,873.62	51%
TOTAL	\$9,643,379.74		\$5,174,650.75	54%

3.009/05/2013
C103(Part 2)**Summary of contributions**

Area	Levies Payable by the Development per Demand Unit		
	Urban Park	Green Spine	Strategic Planning
A1	5% Land contribution	\$20, 383.64	\$4,499.45
A2	\$125, 530.52	\$20, 383.64 per hectare Development Footprint Area \$603.07 per metre Maroondah Hwy frontage	\$4,499.45
Buffer Zone	\$125, 530.52	\$20, 383.64	\$4,499.45
B	Clause 52.01	\$20, 383.64 per hectare Development Footprint Area \$603.07 per metre Maroondah Hwy frontage	\$4,499.45

Note: Contributions are listed in March 2012 values.

The Area in the first column of the Table is the Charge Area as shown on the Charge Areas Plan attached to this schedule and shown in the DCP.

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Producer Price Indexes Australia, General construction (41) Victoria (Table 15 – Selected Output of Division E Construction – Building Construction Victoria (for

buildings) and Roads and Bridges Victoria (for roads, intersections, trails, bridges, etc.), published by the Australian Bureau of Statistics - Catalogue No. 6427.0.

- The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land required under the DCP, the land value must be adjusted by adopting a revised land value for each parcel of land to be acquired based on the same valuation principles used for the original valuations.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the Responsible Authority must publish a notice of the amended contributions in a newspaper circulating in the municipality.

4.0

09/05/2013
C103(Part 2)

Land or development excluded from development contributions plan

The Development Contributions Plan applies to all land identified in the Chirnside Park Major Activity Centre DCP for a period of 20 years.

Exemptions from development contributions apply to the following:

- Development for a Church on the Salvation army site located at 305 Manchester Road, Chirnside Park.
- Development and subdivision in the Buffer Zone as shown in the Development Contributions Plan providing the resulting lots are for residential use only and will comprise no more than 2 dwellings.

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

Charge Areas Plan

