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SCHEDULE 7B TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO7B**

FOUNTAIN GATE-NARRE WARREN CBD DEVELOPMENT CONTRIBUTIONS PLAN – AREA B

1.0
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Area covered by this development contributions plan

Fountain Gate-Narre Warren CBD area within the IPO1, north of Princes Highway and east of Narre Warren North Road.

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Summary of costs

Facility	Total cost	Time of provision	Actual cost contribution attributable to development	Proportion of cost attributable to development
<i>Distributor roads</i>	\$2,800,000	Refer Development Contributions Plan	-	-
<i>Traffic management works</i>	\$5,250,000	Refer Development Contributions Plan	\$1,597,071	30%
<i>Streetscape & environment</i>	\$1,450,000	Refer Development Contributions Plan	\$1,450,000	100%
TOTAL	\$9,500,000		\$3,047,071	32%

3.0

Summary of contributions

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	<u>Development Infrastructure</u>		<u>Community Infrastructure</u>		<u>All Infrastructure</u>	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Traffic management works</i>		<i>High Intensity \$19.95/ square metre floor space</i>			<i>High Intensity \$19.95/ square metre floor space</i>	
		<i>Low Intensity \$6.33/ square metre floor space</i>			<i>Low Intensity \$6.33/ square metre floor space</i>	
<i>Streetscape & environment</i>		<i>High Intensity \$18.11/ square metre floor space</i>			<i>High Intensity \$18.1/ square metre floor space</i>	
		<i>Low Intensity \$5.75/ square metre floor space</i>			<i>Low Intensity \$5.75/ square metre floor space</i>	
TOTAL		<i>High Intensity \$38.06/ square metre floor space</i>			<i>High Intensity \$38.06/ square metre floor space</i>	
		<i>Low Intensity \$12.08/ square metre floor space</i>			<i>Low Intensity \$12.08/ square metre floor space</i>	

These contribution amounts are current as at 1st July 2004 prices. They will be adjusted annually on July 1 each year to cover inflation, by applying: Building Price Index June Quarter for Melbourne in Rawlinsons Australian Construction Handbook.

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.

High Intensity Development is defined as Retail Development. Low Intensity Development is defined as Peripheral Sales / Bulky Goods Retail, Commercial / Office and Civic Development.