

09/11/2017
GC75

SCHEDULE 11 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme maps as **DCPO11**.

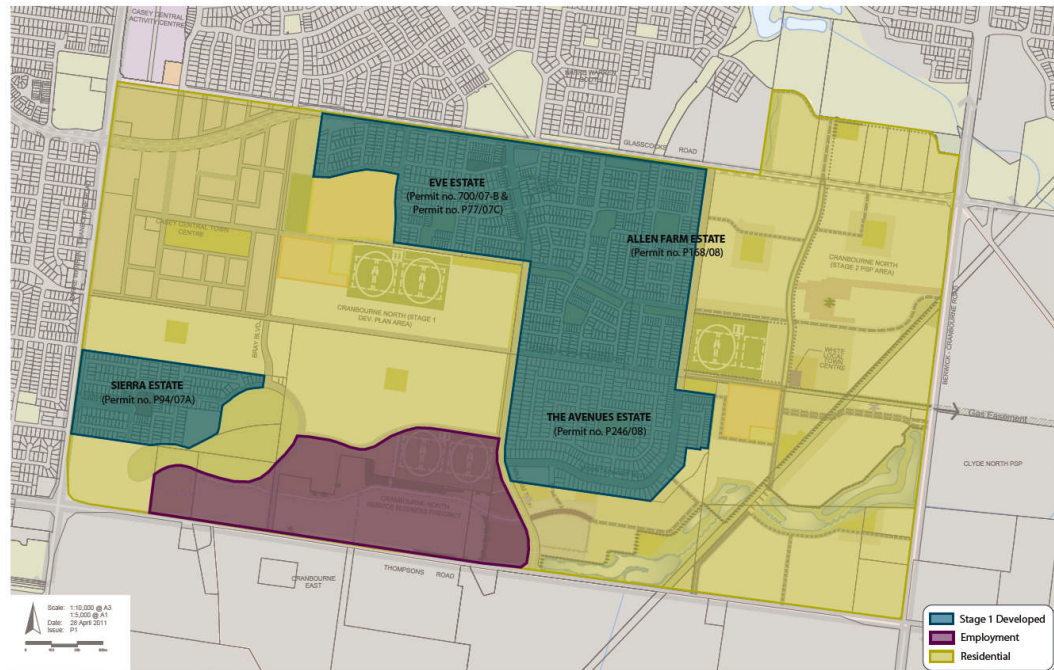
CRANBOURNE NORTH PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Area covered by this development contributions plan

18/08/2011
C125

Land in Cranbourne North within the DCPO11 area.



2.0

Summary of costs

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Facility	Total cost \$ (2010 dollars)	Time of provision	Actual cost contribution attributable to development \$ (2010 dollars)	Proportion of cost attributable to developmen t
Roads and Intersections (including land for roads)	48,043,494	As Required	43,929,645	91.44%
Land Acquisition (active open space and community facilities)	29,143,000	As Required, generally as the relevant land is subdivided	29,143,000	100%
Active Open Space (construction)	20,052,058	As Required	20,052,058	100%
Community Facilities (construction)	3,218,158	As Required	3,218,158	100%

Facility	Total cost \$ (2010 dollars)	Time of provision	Actual cost contribution attributable to development \$ (2010 dollars)	Proportion of cost attributable to developmen t
Precinct Structure Plan and Development Contributions Plan	1,225,000	As Required	1,225,000	100%
TOTAL	101,681,710		97,567,861	

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Summary of contributions for Charge Area 1 (Residential)

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community Infrastructure
	Per Developable Hectare (in 2010 dollars)	Per Developable Hectare (Per Dwelling)
Roads	\$100,580	None Specified
Open Space	\$97,160	None Specified
Community Facilities	\$21,502	\$1,150 Per Dwelling
Plan Preparation	\$2,795	None Specified
TOTAL	\$222,037	\$1,150 Per Dwelling

Summary of contributions for Charge Area 2 (Employment)

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community Infrastructure
	Per Developable Hectare (in 2010 dollars)	Per Developable Hectare (Per Dwelling)
Roads	\$100,580	None Specified
Open Space	None Specified	None Specified
Community Facilities	None Specified	None Specified
Plan Preparation	None Specified	None Specified
TOTAL	\$100,580	None Specified

Summary of contributions for Charge Area 3 (Stage 1- Developed)

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community Infrastructure
	Per Developable Hectare (in 2010 dollars)	Per Developable Hectare (Per Dwelling)
Roads	None Specified	None Specified
Open Space	None Specified	None Specified
Community Facilities	None Specified	\$1,150 Per Dwelling
Plan Preparation	None Specified	None Specified
TOTAL	None Specified	\$1,150 Per Dwelling

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinsons Australian Construction Handbook on 1st January and 1st July each year.

The land values for each infrastructure item, where applicable, will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuer.

The cost of the strategic planning for the preparation of the Cranbourne North and Cranbourne North Stage 2 Precinct Structure Plan and the Development Contributions Plan will be indexed quarterly in line with the Commonwealth Statisticians' Consumer Price Index (All Groups) for Melbourne (CPI).

The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

4.0**Land or development excluded from development contributions plan**

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Land required for the following (as set out in the Cranbourne North Stage 2 Precinct Structure Plan):

- 6 and 4 lane arterial roads, railway reservations, municipal community facilities, government schools.
- Melbourne Water drainage reserves and retarding basins.
- Heritage areas.
- Open space (active and passive).
- Buildings and works that do not increase the floor space or storage area associated with the existing concrete batching plant on 1545 and 1575 Thompsons Road, Cranbourne North.

Note: This schedule sets out a summary of the costs and contributions prescribed in the Cranbourne North Development Contributions Plan incorporated document. Refer to this document for full details.