

09/11/2017  
GC75

**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO2**.

**GREENVALE NORTH R1 PRECINCT STRUCTURE PLAN (DEVELOPMENT CONTRIBUTIONS PLAN)**

**1.0 Area covered by this development contributions plan**

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All land within the Greenvale North R1 Precinct Structure Plan area as shown in the Planning Scheme Maps as DCPO2.

**2.0 Summary of costs**

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads & intersections (including land for roads)	\$3,754,500.00	Refer to DCP	\$2,027,250.00	54%
Land acquisition (active open space & community facilities)	\$6,650,000.00	Refer to DCP	\$1,463,090.00	22%
Active open space (construction)	\$7,214,000.00	Refer to DCP	\$2,082,080.00	29%
Community facilities (construction)	\$51,700,000.00	Refer to DCP	\$935,000.00	2%
<b>TOTAL</b>	<b>\$69,318,500</b>		<b>\$6,507,300</b>	

**3.0 Summary of contributions**

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Community infrastructure (2017 dollars)	All infrastructure
	All development	Residential	All development
Roads & intersections (including land for roads)	\$21,985.38	\$0	\$21,985.38
Land acquisition (active open space & community facilities)	\$15,866.00	\$0	\$15,866.00

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Community infrastructure (2017 dollars)	All infrastructure
	All development	Residential	All development
Active open space (construction)	\$22,580.00	\$0	\$22,580.00
Community facilities (construction)	\$10,140.01	\$1,150.00	\$10,140.01
<b>TOTAL</b>	<b>\$70,571.00</b> <b>Per net developable hectare</b>	<b>\$1,150.00 per dwelling</b>	<b>\$70,571.00</b> <b>Per net developable hectare plus community infrastructure levy of \$1,150.00 (2017 dollars) per dwelling</b>

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 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 Greenvale North R1 Precinct Structure Plan):

- Railway reservations, community facilities, government schools.
- Melbourne Water drainage reserves and retarding basins.
- Heritage and conservation areas.
- Open space (passive).

*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*