

17/03/2016
C161

SCHEDULE 3 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

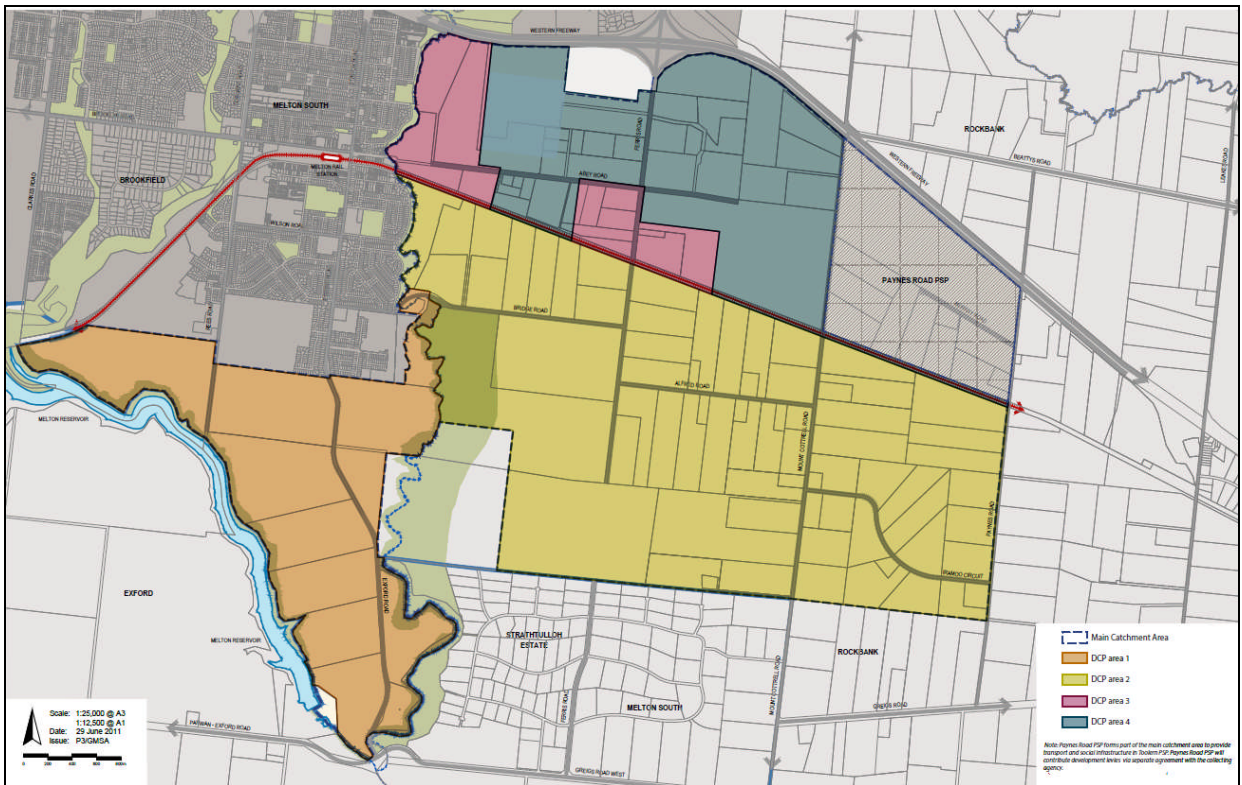
Shown on the planning scheme map as **DCPO3**.

TOOLERN PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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Land to the south and east of Melton Township within the DCPO3 area.



2.0 Summary of costs in 2009 dollars

24/11/2011
C84 (Part 2)

Facility	Total cost \$	Time of provision	Actual cost attributable to Development Infrastructure Levy (DIL) \$	Proportion of DIL cost attributable to total development %
Roads	\$95,184,129	As required.	\$95,184,129	100%
Intersections	\$24,252,530	As required.	\$24,252,530	100%
Bridges	\$20,811,000	As required.	\$20,811,000	100%
Public Transport	\$1,500,000	As required.	\$1,500,000	100%
Unencumbered Land for Active Open Space	\$28,290,000	As required.	\$27,033,000	96%

MELTON PLANNING SCHEME

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to Development Infrastructure Levy (DIL) \$	Proportion of DIL cost attributable to total development %
Community Facilities	\$36,658,128	As required.	\$26,496,659	72%
Outdoor Active Recreation	\$32,821,440	As required.	\$21,766,296	66%
Off-road pedestrian and cycle trails	\$682,500	As required.	\$682,500	100%
Structure Planning	\$1,250,000	As required.	\$1,250,000	100%
TOTAL	\$241,449,727	-	\$218,976,114	

3.0

24/11/2011
C84 (Part 2)

Summary of contributions for Charge Area 1 in 2009 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$55,343	\$ -
Intersections	\$14,101	\$ -
Bridges	\$12,100	\$ -
Public Transport	\$872	\$ -
Unencumbered Land for Active Open Space	\$19,894	\$ -
Community Facilities	\$24,567	\$900.00 per dwelling
Outdoor Active Recreation	\$16,890	\$900.00 per dwelling
Off-road pedestrian and cycle trails	\$565	\$ -
Structure Planning	\$727	\$ -
TOTAL	\$145,059	\$900.00 per dwelling
	per net developable hectare	

Summary of contributions for Charge Area 2 in 2009 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$55,343	\$ -
Intersections	\$14,101	\$ -
Bridges	\$12,100	\$ -
Public Transport	\$872	\$ -

MELTON PLANNING SCHEME

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Unencumbered Land for Active Open Space	\$23,034	\$ -
Community Facilities	\$21,032	\$900.00 per dwelling
Outdoor Recreation Active	\$19,006	\$900.00 per dwelling
Off-road pedestrian and cycle trails	\$565	\$ -
Structure Planning	\$727	\$ -
TOTAL	\$146,782	\$900.00 per dwelling
	per net developable hectare	

Summary of contributions for Charge Area 3 in 2009 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$55,343	\$ -
Intersections	\$14,101	\$ -
Bridges	\$12,100	\$ -
Public Transport	\$872	\$ -
Unencumbered Land for Active Open Space	\$19,971	\$ -
Community Facilities	\$20,758	\$900.00 per dwelling
Outdoor Recreation Active	\$12,870	\$900.00 per dwelling
Off-road pedestrian and cycle trails	\$565	\$ -
Structure Planning	\$727	\$ -
TOTAL	\$137,330	\$900.00 per dwelling
	per net developable hectare	

Summary of contributions for Charge Area 4 in 2009 dollars

FACILITY	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$55,343	\$ -
Intersections	\$14,101	\$ -
Bridges	\$12,100	\$ -
Public Transport	\$872	\$ -
Unencumbered Land for Active Open Space	\$872	\$ -
Community Facilities	\$ -	\$900.00 per dwelling
Outdoor Active Recreation	\$ -	\$900.00 per dwelling
Off-road pedestrian and cycle trails	\$ -	\$ -
Structure Planning	\$727	\$ -
TOTAL	\$84,016	\$900.00 per dwelling
	per net developable hectare	

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 1 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 offset costs for the removal of native vegetation which form a component of the cost of particular infrastructure items within the Toolern Precinct Structure Plan Development Contributions Plan will be adjusted in accordance with any Offset Plan prepared to the satisfaction of the Department of Sustainability and Environment and approved by the Responsible Authority.

4.0

11/11/2010
C84(Part 1)

Non-government schools

The Toolern Precinct Structure Plan Development Contributions Plan Land Budget (Refer to Tables 1 and 2) specifies a quantum of land to be used for non-government schools and identifies preferred locations for non-government schools. The preferred locations are specified within the Future Urban Structure (Plan 2).

If a preferred site designated within the Future Urban Structure for a non-government school is to be used for this purpose, the development contribution specified for a non-government school in the Toolern Precinct Structure Plan Development Contributions Plan is to be applied to the area of land containing the use irrespective of the Charge Area within which it is located. This provision also applies to alternative non-government school sites not specified within the Toolern Precinct Structure Plan area.

The application of this provision to preferred and/or alternative sites is limited to the quantum of land specified within the Toolern Precinct Structure Plan for non-government school use unless otherwise agreed to by the Collecting Agency.

5.0

11/11/2010
C84(Part 1)

Land or development excluded from development contributions plan

Land required for the following (as set out in the Toolern Precinct Structure Plan):

- 6 and 4 lane arterial roads, railway reservations, community facilities, government schools.
- Melbourne Water drainage reserves and retarding basins.
- Heritage and conservation areas.
- Open space (active and passive).
- Melton landfill, Ferris Road (21.82 ha) as shown in Section 2.3.10 of the Toolern Precinct Structure Plan.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the Toolern Precinct Structure Plan Development Contributions Plan incorporated document. Refer to this document for full details.