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SCHEDULE 3 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

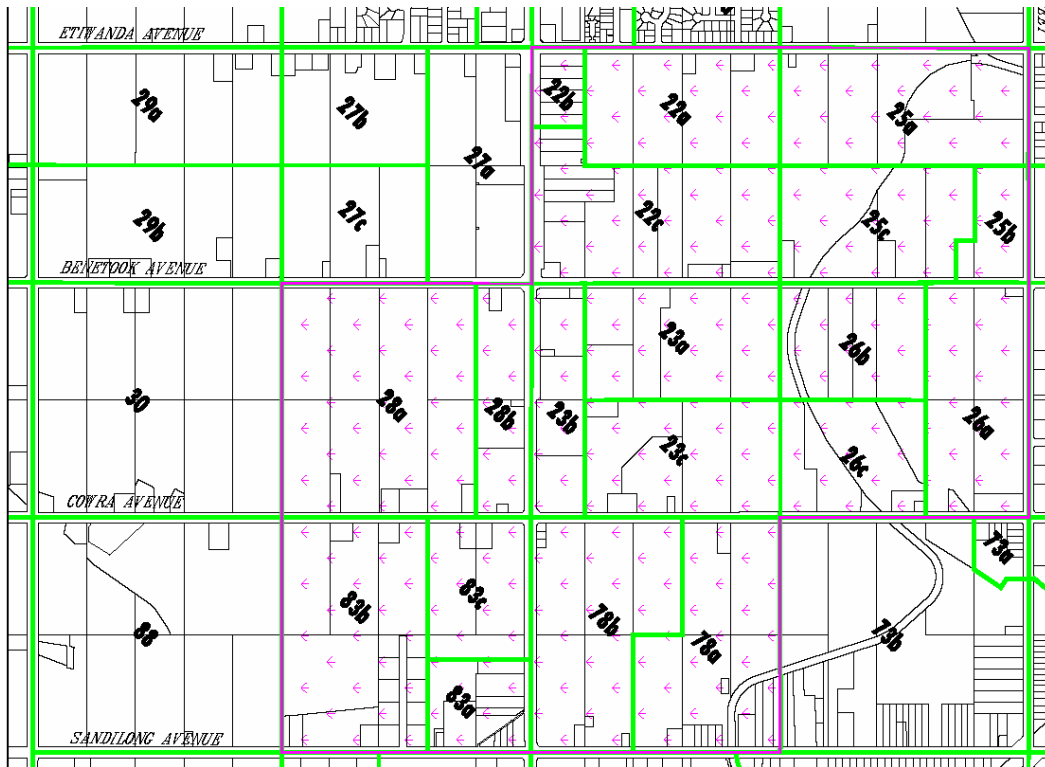
Shown on the planning scheme map as DCPO3.

DEVELOPMENT CONTRIBUTIONS PLAN – INFRASTRUCTURE WORKS

1.0 Area covered by this development contributions plan

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The Plan applies to all land within the boundaries of the 19 land parcels designated in Development Contributions Plan No. 3 for Mildura Rural City Council from area 22a to area 83c. The Plan provides for different amounts of levy to be payable in specified areas, which are shown on the Plan to this schedule, and in the Incorporated Development Contributions Plan (27 June 2007).



2.0 Summary of Costs

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Project Name	Total Cost Excluding GST	Time of Provision (or Within Margin as Stated in Notes Below)	Actual Cost Contribution Attributable to Total Development in Main Catchment Area	Actual Cost Contribution Attributable to Existing Development in Main Catchment Area	Actual Cost Recoverable from DCP	Proportion of Cost Recoverable from DCP
Mildura / Irymple Transition - construction	\$15,019,400	2007 To 2020	\$6,308,148	\$491,535	\$5,816,613	39%
Mildura / Irymple Transition SMA Land - acquisition	\$387,600	2009 To 2011	\$162,792	\$12,685	\$150,107	39%
Bus stops / shelters - Industrial and interface area	\$83,570	2015 To 2016	\$83,570	\$1,098	\$82,472	99%
Sixteenth Street / Benetook Avenue Intersection Treatment	\$468,000	2028 To 2028	\$14,040	\$168	\$13,872	3%

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Fourteenth Street / Cowra Avenue Intersection Treatment	\$421,000	2020 To 2020	\$96,830	\$11,683	\$85,147	20%
Fourteenth Street / Sandilong Avenue Intersection Treatment	\$884,000	2025 To 2025	\$97,240	\$1,352	\$95,888	11%
15th St between Benetook and Cowra Ave Landscaping and Mounding	\$690,060	2007 To 2020	\$430,087	\$3,358	\$426,728	62%
15th St between Cowra and Sandilong Ave Landscaping	\$564,710	2007 To 2020	\$351,961	\$2,748	\$349,213	62%
Etiwanda Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	\$410,980	2010 To 2010	\$16,439	\$3,312	\$13,128	3%
Etiwanda Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	\$410,980	2010 To 2010	\$16,439	\$3,312	\$13,128	3%
Etiwanda Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	\$211,280	2030 To 2030	\$2,113	\$497	\$1,616	1%
Benetook Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	\$452,310	2027 To 2027	\$36,185	\$5,652	\$30,533	7%
Benetook Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	\$471,970	2027 To 2027	\$18,879	\$52	\$18,827	4%
Cowra Avenue - Fourteenth Street to Fifteenth Street (1st half - about 660m)	\$371,920	2029 To 2029	\$89,261	\$1,241	\$88,019	24%
Cowra Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	\$371,920	2025 To 2025	\$89,261	\$1,173	\$88,088	24%
Cowra Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	\$371,920	2030 To 2030	\$52,069	\$703	\$51,366	14%
Fourteenth Street - Etiwanda Avenue to Benetook Avenue	\$379,850	2029 To 2029	\$18,993	\$209	\$18,783	5%
Fourteenth Street - Benetook Avenue to Cowra Avenue	\$343,740	2020 To 2020	\$17,187	\$189	\$16,998	5%
Sandilong Avenue - Fourteenth Street to Fifteenth Street (2nd half - about 660m)	\$339,590	2015 To 2015	\$47,543	\$22,619	\$24,924	7%
Sandilong Avenue - Fifteenth Street to Sixteenth Street (1st half - about 660m)	\$339,590	2015 To 2015	\$3,396	\$1,616	\$1,780	1%
Sandilong Avenue - Fifteenth Street to Sixteenth Street (2nd half - about 660m)	\$339,590	2020 To 2020	\$16,980	\$8,609	\$8,370	2%

Notes:

This table sets out a summary of the costs prescribed in Development Contributions Plan No. 3 for Mildura Rural City Council. Refer to the incorporated document (31 May 2007) for full details.

For the purpose of this DCP, the projects shall be delivered in accordance with the timing shown for each project, or within a 20% margin (rounded down) beyond the date shown using 2007 as the base year, but not less than two years. For example, a project shown with a delivery date of 2030 shall be delivery before 2034 (ie. 24 years from 2007 x 20%). Council reserves the right to deliver projects earlier than the delivery dates shown.

3.0 Summary of Contributions

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The following table has five parts. The first part lists contributions for Residential Development, the second part for Major Retail Development, the third part for Local Shop Development, the fourth part for Office Development and the final part for Industrial Development.

RESIDENTIAL				
Development Infrastructure				
Area	Drainage	Road	Road Landscaping	Total Development Infrastructure Charge
	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling
Area 022a	\$0	\$14	\$0	\$14
Area 022b	\$0	\$14	\$0	\$14
Area 022c	\$5,870	\$6	\$0	\$5,876
Area 023a	\$5,870	\$85	\$0	\$5,955

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Area 023b	\$5,870	\$85	\$285	\$6,240
Area 023c	\$0	\$56	\$0	\$56
Area 025a	\$0	\$24	\$0	\$24
Area 025b	\$0	\$24	\$0	\$24
Area 025c	\$5,870	\$16	\$0	\$5,886
Area 026a	\$0	\$89	\$0	\$89
Area 026b	\$5,870	\$89	\$0	\$5,959
Area 026c	\$0	\$60	\$0	\$60
Area 028a	\$0	\$50	\$0	\$50
Area 028b	\$5,870	\$50	\$285	\$6,205
Area 078a	\$0	\$530	\$0	\$530
Area 078b	\$5,870	\$530	\$285	\$6,685
Area 083a	\$0	\$797	\$0	\$797
Area 083b	\$0	\$797	\$0	\$797
Area 083c	\$5,870	\$797	\$285	\$6,952

MAJOR RETAIL				
Development Infrastructure				
Area	Drainage	Road	Road Landscaping	Total Development Infrastructure Charge
	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace
Area 022a	\$0	\$72	\$0	\$72
Area 022b	\$0	\$72	\$0	\$72
Area 022c	\$3,261	\$33	\$0	\$3,295
Area 023a	\$3,261	\$448	\$0	\$3,709
Area 023b	\$3,261	\$448	\$1,500	\$5,209
Area 023c	\$0	\$294	\$0	\$294
Area 025a	\$0	\$125	\$0	\$125
Area 025b	\$0	\$125	\$0	\$125
Area 025c	\$3,261	\$86	\$0	\$3,347
Area 026a	\$0	\$469	\$0	\$469
Area 026b	\$3,261	\$469	\$0	\$3,730
Area 026c	\$0	\$315	\$0	\$315
Area 028a	\$0	\$264	\$0	\$264
Area 028b	\$3,261	\$264	\$1,500	\$5,025
Area 078a	\$0	\$2,791	\$0	\$2,791
Area 078b	\$3,261	\$2,791	\$1,500	\$7,552
Area 083a	\$0	\$4,197	\$0	\$4,197
Area 083b	\$0	\$4,197	\$0	\$4,197
Area 083c	\$3,261	\$4,197	\$1,500	\$8,958

LOCAL SHOP				
Development Infrastructure				
Area	Drainage	Road	Road Landscaping	Total Development Infrastructure Charge
	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace
Area 022a	\$0	\$17	\$0	\$17
Area 022b	\$0	\$17	\$0	\$17
Area 022c	\$3,261	\$8	\$0	\$3,269
Area 023a	\$3,261	\$106	\$0	\$3,367
Area 023b	\$3,261	\$106	\$356	\$3,724
Area 023c	\$0	\$70	\$0	\$70
Area 025a	\$0	\$30	\$0	\$30
Area 025b	\$0	\$30	\$0	\$30
Area 025c	\$3,261	\$20	\$0	\$3,282
Area 026a	\$0	\$111	\$0	\$111
Area 026b	\$3,261	\$111	\$0	\$3,372

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Area 026c	\$0	\$75	\$0	\$75
Area 028a	\$0	\$63	\$0	\$63
Area 028b	\$3,261	\$63	\$356	\$3,680
Area 078a	\$0	\$663	\$0	\$663
Area 078b	\$3,261	\$663	\$356	\$4,280
Area 083a	\$0	\$997	\$0	\$997
Area 083b	\$0	\$997	\$0	\$997
Area 083c	\$3,261	\$997	\$356	\$4,614

OFFICE				
Development Infrastructure				
Area	Drainage	Road	Road Landscaping	Total Development Infrastructure Charge
	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace
Area 022a	\$0	\$11	\$0	\$11
Area 022b	\$0	\$11	\$0	\$11
Area 022c	\$2,174	\$5	\$0	\$2,179
Area 023a	\$2,174	\$70	\$0	\$2,244
Area 023b	\$2,174	\$70	\$236	\$2,480
Area 023c	\$0	\$46	\$0	\$46
Area 025a	\$0	\$20	\$0	\$20
Area 025b	\$0	\$20	\$0	\$20
Area 025c	\$2,174	\$14	\$0	\$2,188
Area 026a	\$0	\$74	\$0	\$74
Area 026b	\$2,174	\$74	\$0	\$2,248
Area 026c	\$0	\$49	\$0	\$49
Area 028a	\$0	\$41	\$0	\$41
Area 028b	\$2,174	\$41	\$236	\$2,451
Area 078a	\$0	\$438	\$0	\$438
Area 078b	\$2,174	\$438	\$236	\$2,848
Area 083a	\$0	\$659	\$0	\$659
Area 083b	\$0	\$659	\$0	\$659
Area 083c	\$2,174	\$659	\$236	\$3,069

INDUSTRIAL				
Development Infrastructure				
Area	Drainage	Road	Road Landscaping	Total Development Infrastructure Charge
	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace	Per 100 sqm Gross Leaseable Floorspace
Area 022a	\$0	\$11	\$0	\$11
Area 022b	\$0	\$11	\$0	\$11
Area 022c	\$2,174	\$5	\$0	\$2,179
Area 023a	\$2,174	\$70	\$0	\$2,244
Area 023b	\$2,174	\$70	\$236	\$2,480
Area 023c	\$0	\$46	\$0	\$46
Area 025a	\$0	\$20	\$0	\$20
Area 025b	\$0	\$20	\$0	\$20
Area 025c	\$2,174	\$14	\$0	\$2,188
Area 026a	\$0	\$74	\$0	\$74
Area 026b	\$2,174	\$74	\$0	\$2,248
Area 026c	\$0	\$49	\$0	\$49
Area 028a	\$0	\$41	\$0	\$41
Area 028b	\$2,174	\$41	\$236	\$2,451
Area 078a	\$0	\$438	\$0	\$438
Area 078b	\$2,174	\$438	\$236	\$2,848
Area 083a	\$0	\$659	\$0	\$659
Area 083b	\$0	\$659	\$0	\$659

Area 083c	\$2,174	\$659	\$236	\$3,069
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Notes:

The Drainage charges for Areas 22c and 25c shown above replace the charges shown in DCP 1 (Mildura South DCP 3 March 2005). Areas 22c and 25c are proposed to be rezoned from RZ1 to IN3Z and the drainage project in this DCP (DCP 3) has taken this into account.

Square meters of floorspace refers to leaseable floorspace.

A Local Shop is a single tenant commercial premises as permitted in a Residential 1 (RIZ) zone.

Major Retail refers to all forms of retailing (on land zoned for retail use) but does not include Local Shop as defined in this DCP. Major Retailing includes shopping centres, bulky goods retailing and fast food premises.

Should a development proposal technically fall outside of the Residential, Major Retail, Local Shop, Office and Industrial classifications used in this DCP, Mildura Rural City Council shall determine the most appropriate development charge to be used for the development. Such developments may require a case-by-case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

These contribution amounts are current as at 1st July 2007. 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 for capital works items in the DCP; and Land value change index derived by an Independent Certified Practising Valuer for the land components of the DCP. A list showing the current contribution amounts will be held at Council's Planning Department.

Payment is to be made in cash, prior to the commencement of the development. Council, in its discretion, may consider accepting works/land in kind in lieu of cash contributions.

Payment for residential subdivision is to be made at the statement of compliance stage for Development Infrastructure. Payment for Community Infrastructure is to be made at the building permit stage.

Payment for all other development requiring a planning permit is to be made at either planning / subdivision stage or building permit stage, at Council's discretion. Should Council elect to charge at subdivision stage, and no information is available at the time on square metres of leaseable space for non-residential development types, the following conversion rates will apply for the purposes of charge calculations:

Major Retail leaseable space is deemed to equal 40% of lot area;

Local Shop leaseable space is deemed to equal 60% of lot area;

Office leaseable space is deemed to equal 60% of lot area; and

Industrial leaseable space is deemed to equal 40% of lot area.

These tables set out a summary of the costs prescribed in Development Contributions Plan No. 3 for Mildura Rural City Council. Refer to the incorporated document (27 June 2007) for full details.

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Landor development excluded from Development Contributions Plan

Proponents of all development types anywhere in the DCP Area shall be liable for development contributions, apart from residential development that has obtained a planning permit prior to the incorporation of this DCP in the Planning Scheme.