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Proposed C232melt

SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

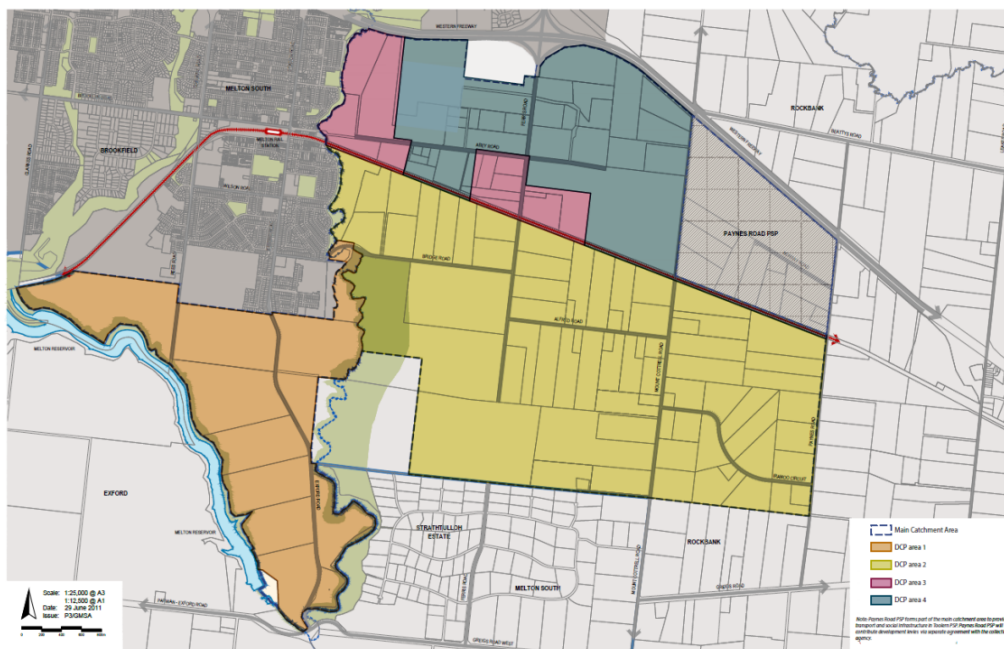
TOOLERN PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN

1.0

17/03/2016
C161

Area covered by this development contributions plan

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



2.0

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Summary of costs

Facility	Total cost \$ (\$21/22)	Time of provision	Actual cost contribution attributable to Development Infrastructure Levy (DIL) \$ (\$21/22)	Proportion of DIL cost attributable to total development %
Roads	\$121,328,898	As required.	\$115,300,625	95%
Intersections	\$176,986,625	As required.	\$163,853,313	93%
Bridges	\$76,611,480	As required.	\$64,599,425	84%
Public Transport	\$3,300,000	As required.	\$3,300,000	100%
Unencumbered Land for Active Open Space	\$120,800,000	As required.	\$114,905,000	95%
Community Facilities	\$71,187,221	As required.	\$61,102,539	86%
Outdoor Active Recreation	\$91,713,154	As required.	\$72,696,366	79%
Off-road pedestrian and cycle trails	\$916,463	As required.	\$916,463	100%
Structure Planning	\$1,678,504	As required.	\$1,678,504	100%
TOTAL	\$664,522,344	-	\$598,352,234	

3.0

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Summary of contributions

Summary of contributions for Charge Area 1 in 2021/2022 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$74,989	\$ -
Intersections	\$106,566	\$ -
Bridges	\$42,014	\$ -
Public Transport	\$2,146	\$ -
Unencumbered Land for Active Open Space	\$86,339	\$ -
Community Facilities	\$63,266	\$872.98 per dwelling
Outdoor Active Recreation	\$62,381	\$872.98 per dwelling
Off-road pedestrian and cycle trails	\$770	\$ -
Structure Planning	\$1,092	\$ -
TOTAL	\$439,563 per net developable hectare	\$872.98 per dwelling

Summary of contributions for Charge Area 2 in 2021/2022 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$74,989	\$ -
Intersections	\$106,566	\$ -
Bridges	\$42,014	\$ -
Public Transport	\$2,146	\$ -
Unencumbered Land for Active Open Space	\$100,548	\$ -
Community Facilities	\$48,592	\$872.98 per dwelling
Outdoor Active Recreation	\$65,270	\$872.98 per dwelling
Off-road pedestrian and cycle trails	\$770	\$ -
Structure Planning	\$1,092	\$ -
TOTAL	\$441,988 per net developable hectare	\$872.98 per dwelling

Summary of contributions for Charge Area 3 in 2021/2022 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$74,989	\$ -

MELTON PLANNING SCHEME

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Intersections	\$106,566	\$ -
Bridges	\$42,014	\$ -
Public Transport	\$2,146	\$ -
Unencumbered Land for Active Open Space	\$89,867	\$ -
Community Facilities	\$34,168	\$872.98 per dwelling
Outdoor Active Recreation	\$17,915	\$872.98 per dwelling
Off-road pedestrian and cycle trails	\$770	\$ -
Structure Planning	\$1,092	\$ -
TOTAL	\$369,529 per net developable hectare	\$872.98 per dwelling

Summary of contributions for Charge Area 4 in 2021/2022 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$74,989	\$ -
Intersections	\$106,566	\$ -
Bridges	\$42,014	\$ -
Public Transport	\$2,146	\$ -
Unencumbered Land for Active Open Space	\$1,756	\$ -
Community Facilities	\$ -	\$872.98 per dwelling
Outdoor Active Recreation	\$ -	\$872.98 per dwelling
Off-road pedestrian and cycle trails	\$ -	\$ -
Structure Planning	\$1,092	\$ -
TOTAL	\$228,563 per net developable hectare	\$872.98 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 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 incorporated *Toolern Precinct Structure Plan* and the incorporated *Toolern Development Contributions Plan* will be adjusted in accordance with any Offset Plan prepared to the satisfaction of the Department of Environment, Land, Water and Planning and approved by the Responsible Authority.

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Land or development excluded from development contributions plan

Land required for the following (as set out in the incorporated *Toolern Precinct Structure Plan*) is exempt from the provisions of this overlay:

- 6 and 4 lane arterial roads, railway reservations, community facilities, government schools.
- Use and development for a non-government school.
- Housing provided by or on behalf of the Department of Health and Human Services.
- 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.
- Use and development associated with a dwelling that is existing or approved at the approval date of this provision.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan incorporated document. Refer to the incorporated development contributions plan for full details.