

25/08/2022
6208meltProposed C232melt

SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO3.

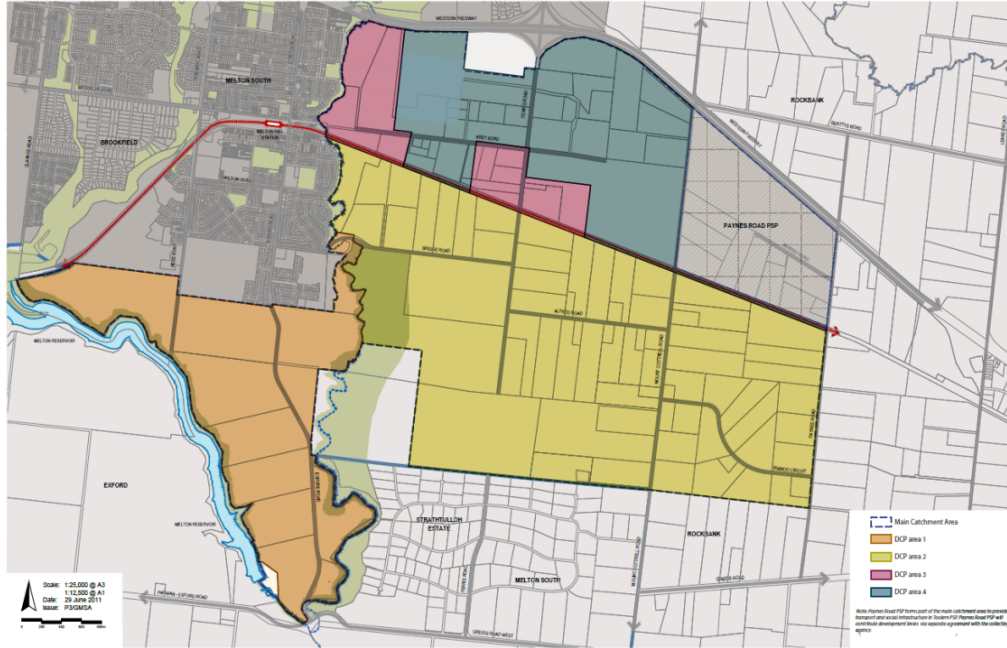
TOOLERN PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN

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

24/11/2011
604 (Part 2) Proposed C232melt

Summary of costs-in-2009-dollars

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	\$ 95,184,129 121,328,898	As required.	\$ 95,184,129 115,300,625	100 95%
Intersections	\$ 24,252,530 176,986,625	As required.	\$ 24,252,530 163,853,313	100 93%
Bridges	\$ 20,811,000 76,611,480	As required.	\$ 20,811,000 64,599,425	100 84%
Public Transport	\$ 1,500,000 3,300,000	As required.	\$ 1,500,000 3,300,000	100%
Unencumbered Land for Active Open Space	\$ 28,290,000 120,800,000	As required.	\$ 27,033,000 114,905,000	96 95%
Community Facilities	\$ 36,658,128 71,187,221	As required.	\$ 26,496,659 61,102,539	72 86%
Outdoor Active Recreation	\$ 32,821,440 91,713,154	As required.	\$ 21,766,296 72,696,366	66 79%

MELTON PLANNING SCHEME

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 %
Off-road pedestrian and cycle trails	\$682,500 916,463	As required.	\$682,500 916,463	100%
Structure Planning	\$1,250,000 1,678,504	As required.	\$1,250,000 1,678,504	100%
TOTAL TOTAL	\$241,449,727 \$664,522,344	-	\$218,976,114 \$598,352,234	

3.0

Summary of contributions ~~for Charge Area 1 in 2009 dollars~~

~~24/11/2011~~ ~~684 (Part 2)~~ Proposed C232melt

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

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$55,343 74,989	\$ -
Intersections	\$14,101 106,566	\$ -
Bridges	\$12,100 42,014	\$ -
Public Transport	\$872 2,146	\$ -
Unencumbered Land for Active Open Space	\$19,894 86,339	\$ -
Community Facilities	\$24,567 63,266	\$900.00 872.98 per dwelling
Outdoor Active Recreation	\$16,890 62,381	\$900.00 872.98 per dwelling
Off-road pedestrian and cycle trails	\$565 770	\$ -
Structure Planning	\$727 1,092	\$ -
TOTAL TOTAL	\$145,059 439,563 per net developable hectare per net developable hectare	\$900.00 per dwelling 872.98 per dwelling

Summary of contributions for Charge Area 2 in ~~2009~~2021/2022 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Roads	\$55,343 74,989	\$ -
Intersections	\$14,101 106,566	\$ -
Bridges	\$12,100 42,014	\$ -
Public Transport	\$872 2,146	\$ -
Unencumbered Land for Active Open Space	\$23,034 100,548	\$ -
Community Facilities	\$21,032 48,592	\$900.00 872.98 per dwelling

MELTON PLANNING SCHEME

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)	
	All development	Residential	
Outdoor Active Recreation	\$19,006 65,270	\$900.00 872.98 per dwelling	
Off-road pedestrian and cycle trails	\$565 770	\$ -	
Structure Planning	\$727 1,092	\$ -	
TOTAL	\$146,782 \$441,988 per net developable hectareper net developable hectare	\$900.00 per dwelling \$872.98 per dwelling	

Summary of contributions for Charge Area 3 in ~~2009~~2021/2022 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)	
	All development	Residential	
Roads	\$55,343 74,989	\$ -	
Intersections	\$14,101 106,566	\$ -	
Bridges	\$12,100 42,014	\$ -	
Public Transport	\$872 2,146	\$ -	
Unencumbered Land for Active Open Space	\$19,971 89,867	\$ -	
Community Facilities	\$20,758 34,168	\$900.00 872.98 per dwelling	
Outdoor Active Recreation	\$12,870 17,915	\$900.00 872.98 per dwelling	
Off-road pedestrian and cycle trails	\$565 770	\$ -	
Structure Planning	\$727 1,092	\$ -	
TOTAL	\$137,330 \$369,529 per net developable hectareper net developable hectare	\$900.00 per dwelling \$872.98 per dwelling	

Summary of contributions for Charge Area 4 in ~~2009~~2021/2022 dollars

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)	
	All development	Residential	
Roads	\$55,343 74,989	\$ -	
Intersections	\$14,101 106,566	\$ -	
Bridges	\$12,100 42,014	\$ -	
Public Transport	\$872 2,146	\$ -	
Unencumbered Land for Active Open Space	\$872 1,756	\$ -	
Community Facilities	\$ -	\$900.00 872.98 per dwelling	
Outdoor Active Recreation	\$ -	\$900.00 872.98 per dwelling	

Facility	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)
	All development	Residential
Off-road pedestrian and cycle trails	\$ -	\$ -
Structure Planning	\$ 727 1,092	\$ -
TOTAL	\$ 84,046228,563 per net developable hectare	\$ 900.00872.98 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 ~~Toolern Precinct Structure Plan Development Contributions Plan~~ 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 ~~Sustainability and Environment~~ *Environment, Land, Water and Planning* and approved by the Responsible Authority.

4.0

44/44/2010
684(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.

5.04.0

45/04/2024 - / - / -
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Land or development excluded from development contributions plan

Land required for the following (as set out in the ~~Toolern Precinct Structure Plan~~) 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.~~
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.~~
Melbourne Water drainage reserves and retarding basins.
- ~~Heritage and conservation areas.~~
Heritage and conservation areas.
- ~~Open space (active and passive).~~

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.~~

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.

~~The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.~~

Note:

Note:

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