

DD/MM/YY  
Proposed C363

## SCHEDULE 8 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO8**.

### CENTRAL ROAD DRYSDALE DEVELOPMENT CONTRIBUTIONS PLAN

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

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This Development Contributions Plan (DCP) applies to the Central Road Drysdale Precinct. The Main Catchment Area and Charge Areas are shown below.



## 2.0 Summary of costs

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Facility	Total cost \$	Time of provision	Actual cost contributions attributable to development \$	Proportion of cost attributable to development %
Roads and Trails	\$1,240,416.12	Refer to DCP	\$1,240,416.12	100%
Drainage	\$3,441,418.06	Refer to DCP	\$3,441,418.06	100%
Public Open Space	\$6,983,763.12	Refer to DCP	\$6,983,763.12	100%
Other Items	\$265,000.00	Refer to DCP	\$265,000.00	100%
Community Infrastructure	\$9,100,000.00	Refer to DCP	\$557,039.51	6.1%
<b>TOTAL</b>	<b>\$21,030,597.30</b>		<b>\$12,487,636.81</b>	<b>59%</b>

Note: Contributions are listed in September 2018 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

## 3.0 Summary of contributions

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Facility	Levies Payable by the Development (\$)		
	Development infrastructure		Community infrastructure
	Charge Area 1	Charge Area 2	Residential (per dwelling)
Roads and Trails	\$33,738.75	\$33,738.75	\$0.00
Drainage	\$119,688.06	\$0.00	\$0.00
Public Open Space	\$189,955.14	\$189,955.14	\$0.00
Other Items	\$7,207.88	\$7,207.88	\$0.00
Community Infrastructure	\$0.00	\$0.00	\$1,012.80
<b>TOTAL</b>	<b>\$350,589.82</b>	<b>\$230,901.76</b>	<b>\$1,012.80</b>

Note: Contributions are listed in September 2018 values. Under the DCP the contributions are to be adjusted following annual indexation. These figure exclude GST

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
  - The capital costs of each infrastructure item must be adjusted by reference to the Building Price Index (Melbourne) published by Rawlinsons, or similar index if not available.
  - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land to be acquired under the DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.

- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the responsible authority must publish a notice of the amended contributions on its website..

The CIL is capped (currently \$1,190 per dwelling for the 2019-20 financial year). The cap is indexed annually on July 1 by the Minister for Planning and is published on the department website. Council will increase the CIL to allow for cost escalation in accordance with the indexation method in the DCP up to any new CIL cap. The higher levy will be collected from the date the new CIL cap is introduced.

#### **4.0 Land or development excluded from development contributions plan**

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The Development Contributions Plan applies to all land in the Central Road Precinct for a period of 20 years from the date of gazettal.

*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.*