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SCHEDULE 3 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

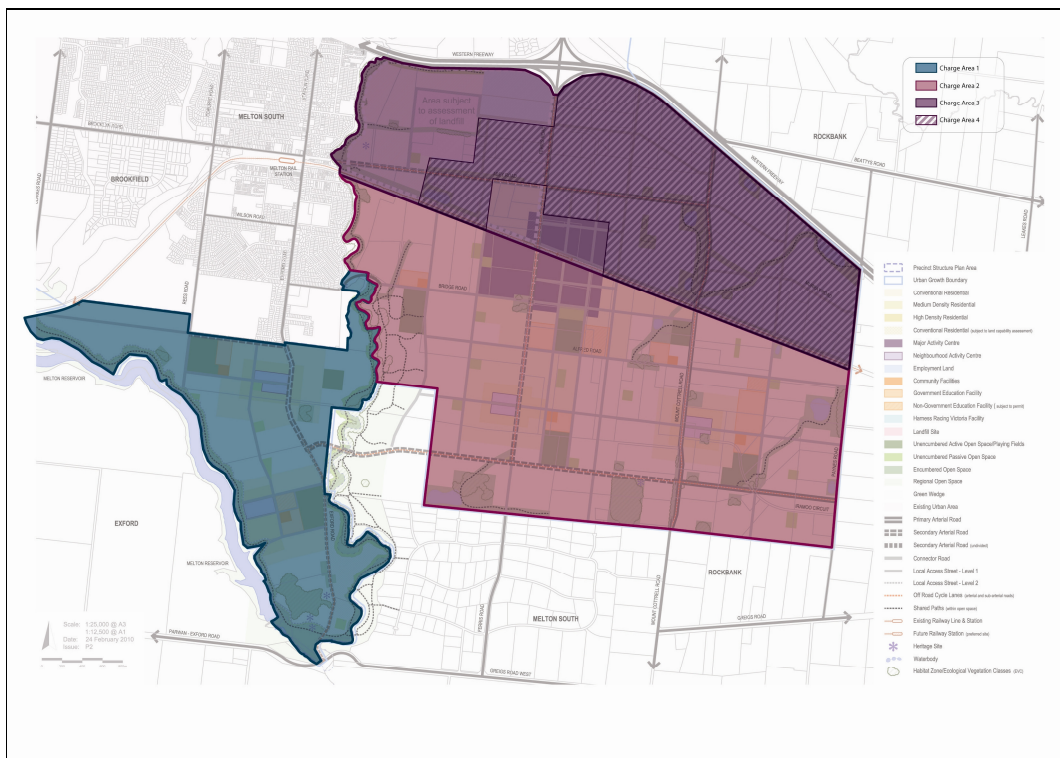
Shown on the planning scheme map as **DCPO3**

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

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads</i>	\$77,779,131	As required.	\$77,779,131	100%
<i>Intersections</i>	\$9,208,000	As required.	\$9,208,000	100%
<i>Bridges</i>	\$13,610,000	As required.	\$13,610,000	100%
<i>Public Transport</i>	\$6,300,000	As required.	\$6,300,000	100%
<i>Unencumbered Land for Active Open Space</i>	\$17,377,800	As required.	\$17,377,800	100%
<i>Community Facilities</i>	\$29,014,878	As required.	\$28,654,878	99%
<i>Outdoor Active Recreation</i>	\$18,851,200	As required.	\$18,851,200	100%
<i>Off-road pedestrian and cycle trails</i>	\$3,867,150	As required.	\$3,867,150	100%
<i>Structure Planning</i>	\$1,250,000	As required.	\$1,250,000	100%
TOTAL	\$177,258,159	-	\$176,898,159	

3.0 Summary of contributions for Area 1 in 2009 dollars

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FACILITY	Development Infrastructure		Community Infrastructure
	residential	employment	residential
<i>Roads</i>	\$46,801	\$-	\$ -
<i>Intersections</i>	\$5,541	\$ -	\$ -
<i>Bridges</i>	\$8,189	\$ -	\$ -
<i>Public Transport</i>	\$3,791	\$ -	\$ -
<i>Unencumbered Land for Active Open Space</i>	\$13,923	\$ -	\$ -
<i>Community Facilities</i>	\$30,405	\$ -	\$900.00 per dwelling
<i>Outdoor Active Recreation</i>	\$21,610	\$ -	\$900.00 per dwelling
<i>Off-road pedestrian and cycle trails</i>	\$3,098	\$ -	\$ -
<i>Structure Planning</i>	\$752	\$ -	\$ -
TOTAL	\$134,110 per net developable hectare	\$ - per net developable hectare	\$900.00 per dwelling

Summary of contributions for Area 2 in 2009 dollars

FACILITY	Development Infrastructure		Community Infrastructure
	residential	employment	residential
<i>Roads</i>	\$46,801	\$-	\$ -
<i>Intersections</i>	\$5,541	\$ -	\$ -
<i>Bridges</i>	\$8,189	\$ -	\$ -
<i>Public Transport</i>	\$3,791	\$ -	\$ -
<i>Unencumbered Land for Active Open Space</i>	\$13,923	\$ -	\$ -
<i>Community Facilities</i>	\$23,580	\$ -	\$900.00 per dwelling
<i>Outdoor Active Recreation</i>	\$15,444	\$ -	\$900.00 per dwelling

MELTON PLANNING SCHEME

<i>Off-road pedestrian and cycle trails</i>	\$3,098	\$ -	\$ -
<i>Structure Planning</i>	\$752	\$ -	\$ -
TOTAL	\$121,120 per net developable hectare	\$ - per net developable hectare	\$900.00 per dwelling

Summary of contributions for Area 3 in 2009 dollars

FACILITY	Development Infrastructure		Community Infrastructure
	residential	employment	residential
<i>Roads</i>	\$46,801	\$ -	\$ -
<i>Intersections</i>	\$5,541	\$ -	\$ -
<i>Bridges</i>	\$8,189	\$ -	\$ -
<i>Public Transport</i>	\$3,791	\$ -	\$ -
<i>Unencumbered Land for Active Open Space</i>	\$13,923	\$ -	\$ -
<i>Community Facilities</i>	\$4,399	\$ -	\$900.00 per dwelling
<i>Outdoor Active Recreation</i>	\$ -	\$ -	\$900.00 per dwelling
<i>Off-road pedestrian and cycle trails</i>	\$3,098	\$ -	\$ -
<i>Structure Planning</i>	\$752	\$ -	\$ -
TOTAL	\$86,494 per net developable hectare	\$ - per net developable hectare	\$900.00 per dwelling

Summary of contributions for Area 4 in 2009 dollars

FACILITY	Development Infrastructure		Community Infrastructure
	residential	Employment	residential
<i>a Roads</i>	\$ -	\$46,801	\$ -
<i>s Intersections</i>	\$ -	\$5,541	\$ -
<i>Bridges</i>	\$ -	\$8,189	\$ -
<i>Public Transport</i>	\$ -	\$3,791	\$ -
<i>Unencumbered Land for Active Open Space</i>	\$ -	\$13,923	\$ -
<i>Community Facilities</i>	\$ -	\$ -	\$900.00 per dwelling
<i>Outdoor Active Recreation</i>	\$ -	\$ -	\$900.00 per dwelling
<i>Off-road pedestrian and cycle trails</i>	\$ -	\$ -	\$ -
<i>Structure Planning</i>	\$ -	\$752	\$ -
TOTAL	\$ - per net developable hectare	\$65,074 per net developable hectare	\$900.00 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.

4.0 Land or development excluded from development contributions plan

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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).

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.