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Proposed C286case

**SCHEDULE 22 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO22**.

**COLLISON ESTATE****1.0 Area covered by this development contributions plan**

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All land within Collison Estate, south of Linsell Boulevard, east of Casey Fields Boulevard/Mayfield Road, north of Berwick-Cranbourne Road and west of the Cranbourne East Precinct Structure Plan.

**2.0 Summary of costs**

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$18,973,061.44	Refer to details in the Collison Estate Development Contributions Plan.	\$18,973,061.44	100%
Intersections	\$9,436,961.07	Refer to details in the Collison Estate Development Contributions Plan.	\$3,689,327.92	39%
Drainage	\$25,417,742.42	Refer to details in the Collison Estate Development Contributions Plan.	\$25,417,742.42	100%
Community facilities	\$12,200,000.00	Refer to details in the Collison Estate Development Contributions Plan.	\$10,004,000.00	82%
Other	\$630,167.76	Refer to details in the Collison Estate Development Contributions Plan.	\$630,167.76	100%
<b>TOTAL</b>	<b>\$66,657,932.68</b>	-	<b>\$58,714,299.53</b>	<b>88%</b>

**3.0 Summary of contributions**

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Facility	Levies payable by the development per net developable hectare unless otherwise specified (July 2022 dollars)			
	Development infrastructure		Community infrastructure	
	All development	Residential	Non-residential	All development
Roads	\$273,834.34	\$0	\$0	\$273,834.34
Intersections	\$53,247.32	\$0	\$0	\$53,247.32
Drainage	\$366,849.11	\$0	\$0	\$366,849.11
Community facilities	\$144,385.70	\$0	\$0	\$144,385.70
Other	\$9,095.08	\$0	\$0	\$9,095.08
<b>TOTAL</b>	<b>\$847,411.54</b>	<b>\$0</b>	<b>\$0</b>	<b>\$847,411.54</b>

## CASEY PLANNING SCHEME

*Note: These contribution amounts are per net developable hectare, shown at 1st July 2022 prices. They will be adjusted annually on the 1st of July each year to cover inflation, by applying indexation in accordance with the DCP:*

- *Roads, intersections and bridges – in line with the Australia Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria.*
- *All other infrastructure items – in line with the Australia Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria.*
- *Land values will be adjusted on 1 July every year following a revaluation by a registered valuer of properties with land required by the DCP. The valuation must be undertaken using the same method and principles as the original DCP.*

### 4.0

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

No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Casey City Council or stated below. The following development is exempt from the development contribution:

- Development of land for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Development of land for housing provided by or on behalf of the Department of Health and Human Services, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016.
- Renovation or alteration to an existing dwelling.
- Reinstatement of a building which has been unintentionally damaged or destroyed.
- Outbuildings no more than 10 square metres in floor area, which are normal to an existing dwelling.
- Fences normal to an existing dwelling.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated Collison Estate Development Contributions Plan for full details.*