SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

--/--/2017

Proposed C88

Shown on the planning scheme map as DCPO2.

ALTONA NORTH DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

--/--/2017

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Land generally bounded by Blackshaws Road, Kyle Road, the West Gate Freeway and New Street in Altona North and South Kingsville and shown as DCPO2 on the planning scheme maps.

2.0 Summary of costs

--/--/2017

Proposed C88

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Facility | Total cost $ | Time of provision | Actual cost contribution attributable to development $ | Proportion of cost attributable to development % |
| Road Projects | $27,356,045 | Refer to details in the Altona North Development Contributions Plan. | $27,356,045 | 100.0% |
| Intersection Projects | $13,112,173 | Refer to details in the Altona North Development Contributions Plan. | $13,112,173 | 100.0% |
| Shared Path & Amenity Projects | $282,730 | Refer to details in the Altona North Development Contributions Plan. | $282,730 | 100.0% |
| Community Building Projects | $6,515,201 | Refer to details in the Altona North Development Contributions Plan. | $6,515,201 | 100.0% |
| Sporting Reserve Projects | $5,671,333 | Refer to details in the Altona North Development Contributions Plan. | $5,671,333 | 100.0% |
| **TOTAL** | $52,937,482 |  | $52,937,482 | **100.0%** |

3.0 Summary of contributions

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| FACILITY  --/--/2017  Proposed C88 |  |  |  |  |
|  | **Development infrastructure** MCA 1 (Residential) per dwelling | **Development infrastructure**  MCA 2 (Town centre, retail) per m2 gross leasable floor space | **Development infrastructure**  MCA 2 (Business Area, commercial) per m2 gross leasable floor space | **Community infrastructure** residential per dwelling |
|  |  |  |  |  |
| Road Projects | $5,773.75 | $715.95 | $184.76 | $0.00 |
| Intersection Projects | $2,767.45 | $343.16 | $88.56 | $0.00 |
| Shared Path & Amenity Projects | $59.67 | $7.40 | $1.91 | $0.00 |
| Community Building Projects | $2,171.73 | $0.00 | $0.00 | $0.00 |
| Sporting Reserve Projects | $1,170.40 | $0.00 | $0.00 | $720.05 |
| **TOTAL** | **$11,943.01** | **$1,066.51** | **$275.23** | **$720.05** |

4.0 Indexation

--/--/2017

Proposed C88

All capital costs of infrastructure items (with the exception of land) will be adjusted quarterly in the following manner:

* + Roads, intersections and bridges/culverts will be indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria.
  + All other infrastructure items will be indexed in line with the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Construction Index, Victoria.

5.0 Land or development excluded from development contributions plan

--/--/2017

Proposed C88

The extension of a building or extension of works associated with an established use in the area at the date of approval, providing the extension results in no more than a 50% increase in the floor area of the building or works as compared to the floor space at the date of approval.

Development of land for a non-government school. In this provision, “non-government school” has the same meaning as in section 1.1.3 of the *Education and Training Reform Act 2006*.

Development of land by the municipal council for the area.

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.