

**SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO2**.

**HUNTLY DEVELOPMENT CONTRIBUTIONS PLAN****1.0**11/01/2024  
C247gben**Area covered by this development contributions plan**

This development contributions plan applies to approximately 247 hectares of land north of the Huntly town centre located east of the Midland Highway and known as the Huntly east growth area.

**2.0**07/12/2020  
C222gben**Summary of costs**

| Facility                         | Total cost \$ | Time of provision                                                                                                            | Actual cost contribution attributable to development \$ | Proportion of cost attributable to development % |
|----------------------------------|---------------|------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------|
| Distributor roads (RD01a)        | \$2,356,329   | As development of adjacent land occurs                                                                                       | \$1,927,414                                             | 82%                                              |
| Distributor roads (RD01b)        | \$2,200,582   | Within 12 months of traffic volumes exceeding 4,000 VPD                                                                      | \$1,800,017                                             | 82%                                              |
| Distributor roads (RD02)         | \$4,127,228   | As development of adjacent land occurs                                                                                       | \$3,375,962                                             | 82%                                              |
| Distributor roads (RD03)         | \$1,676,868   | As development of adjacent land occurs                                                                                       | \$1,371,485                                             | 82%                                              |
| Distributor roads (RD04)         | \$1,526,214   | As development of adjacent land occurs                                                                                       | \$1,248,402                                             | 82%                                              |
| Distributor roads (RD05)         | \$1,962,238   | When traffic volumes exceed 300 VPD. Railway crossing works may be staged.                                                   | \$1,605,058                                             | 82%                                              |
| Traffic management works (IT01a) | \$678,807     | With first development                                                                                                       | \$555,246                                               | 82%                                              |
| Traffic management works (IT01b) | \$5,026,703   | Within 24 months of intersection projected (via TIAR) to exceed capacity                                                     | \$3,729,742                                             | 74%                                              |
| Traffic management works (IT02)  | \$1,093,216   | As required                                                                                                                  | \$894,222                                               | 82%                                              |
| Traffic management works (IT03)  | \$1,061,530   | Within 24 months of intersection projected (via TIAR) to exceed capacity or within 12 months of the sealing of Wakeman Road. | \$371,535                                               | 35%                                              |
| Streetscape & environment (PC01) | \$105,412     | year 2019                                                                                                                    | \$86,224                                                | 82%                                              |
| Streetscape & environment (PC02) | \$705,003     | Construction of 600th dwelling                                                                                               | \$576,674                                               | 82%                                              |

# GREATER BENDIGO PLANNING SCHEME

| Facility                         | Total cost \$       | Time of provision                                                  | Actual cost contribution attributable to development \$ | Proportion of cost attributable to development % |
|----------------------------------|---------------------|--------------------------------------------------------------------|---------------------------------------------------------|--------------------------------------------------|
| Streetscape & environment (PC03) | \$376,096           | To be constructed to coincide with the completion of RD02 and RD03 | \$307,637                                               | 82%                                              |
| Parks (OS01)                     | \$573,293           | With first development                                             | \$468,938                                               | 82%                                              |
| Active open space                | \$-                 | -                                                                  | \$-                                                     | -%                                               |
| Community activity centres       | \$-                 | -                                                                  | \$-                                                     | -%                                               |
| Drainage                         | \$-                 | -                                                                  | \$-                                                     | -%                                               |
| Other (PL01)                     | \$198,300           | As part of preparing DCP                                           | \$198,300                                               | 100%                                             |
| Other (OI01)                     | \$41,000            | Year 2021                                                          | \$41,000                                                | 100%                                             |
| <b>TOTAL</b>                     | <b>\$23,708,637</b> | -                                                                  | <b>\$18,557,854</b>                                     | <b>82%</b>                                       |

## 3.0

07/12/2020  
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## Summary of contributions

| Facility                   | Levies payable by the development (\$) |                 |                          |                 |                             |                 |
|----------------------------|----------------------------------------|-----------------|--------------------------|-----------------|-----------------------------|-----------------|
|                            | Development infrastructure             |                 | Community infrastructure |                 | All infrastructure          |                 |
|                            | residential                            | non-residential | residential              | non-residential | residential                 | non-residential |
| Distributor roads          | \$58,224 per hectare                   | \$-             | \$-                      | \$-             | \$58,224 per hectare        | \$-             |
| Traffic management works   | \$28,528 per hectare                   | \$-             | \$-                      | \$-             | \$28,528 per hectare        | \$-             |
| Streetscape & environment  | \$4,988 per hectare                    | \$-             | \$-                      | \$-             | \$4,988 per hectare         | \$-             |
| Parks                      | \$2,410 per hectare                    | \$-             | \$-                      | \$-             | \$2,410 per hectare         | \$-             |
| Active open space          | \$-                                    | \$-             | \$-                      | \$-             | \$-                         | \$-             |
| Community activity centres | \$-                                    | \$-             | \$-                      | \$-             | \$-                         | \$-             |
| Drainage                   | \$-                                    | \$-             | \$-                      | \$-             | \$-                         | \$-             |
| Other                      | \$1,230                                | \$-             | \$-                      | \$-             | \$1,230                     | \$-             |
| <b>TOTAL</b>               | <b>\$95,381 per hectare</b>            | <b>\$-</b>      | <b>\$-</b>               | <b>\$-</b>      | <b>\$95,381 per hectare</b> | <b>\$-</b>      |

*Note:  
Contributions  
are listed in  
2018 values.  
Under the  
development  
contributions  
plan, the  
contributions  
are to be  
adjusted  
following  
annual  
indexation.  
These figures  
exclude GST.*

**4.0**  
15/01/2024  
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**Land or development excluded from development contributions plan**

The following development is exempt from the provisions of this overlay:

- A boundary realignment.
- Construction of a building or construction or carrying out works for:
  - Additions or alterations to a single dwelling or development ancillary to use of land for a single dwelling.
  - A small second dwelling.
  - A single dwelling on a lot.
  - A sign.

*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.*