

SCHEDULE 5 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO5.

GLISMANN ROAD DEVELOPMENT CONTRIBUTIONS PLAN**1.0****Area covered by this development contributions plan**

This Development Contributions Plan (DCP) applies to the Glismann Road area, which is covered by DCP05.

2.0**Summary of costs**

Item	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads and intersections	\$5,689,855	Refer to DCP	\$5,689,855	100%
Open space	\$2,472,183	Refer to DCP	\$1,290,182	52%
Planning	\$229,891	Refer to DCP	\$229,891	100%
Community Infrastructure	\$1,980,000	Refer to DCP	\$237,600	12%
TOTAL	\$10,371,929	-	\$7,447,528	-

Note: Contributions are listed in September 2019 values. Under the DCP the contributions are to be adjusted following annual indexation.

3.0**Summary of contributions**

Item	Levies payable by the development (\$)	
	Development infrastructure Levy (DIL) Per Net Developable Hectare	Community infrastructure Levy (CIL) Per Dwelling
Roads and intersections	\$362,045.64	\$0.00
Open space	\$82,094.31	\$0.00
Planning	\$14,627.99	\$0.00
Community Infrastructure	\$0.00	\$889.12
TOTAL	\$458,767.93	\$889.12

Note: Contributions are listed in September 2019 values. Under the DCP the contributions are to be adjusted following annual indexation.

The Development Infrastructure Levy and Community Infrastructure Levy for each demand unit must be adjusted as follows:

- *In relation to the costs associated with all infrastructure items other than land, the cost of those projects will be adjusted (and then the contribution amounts recalculated) by reference to the Producer Price Indexes Australia, Victoria (Table 17 Output of the Construction industries, Building Construction Victoria (for buildings) and Road and Bridge Construction Victoria (for roads, bridges, trails, etc.) published by the ABS (Series 6427.0) or similar index. The adjusted costings will then produce a recalculated Development Infrastructure Levy.*

CARDINIA PLANNING SCHEME

- *The revised infrastructure costs and the adjustment of the contributions will be calculated as at June 30th of each year.*
- *In relation to the value of land required under the DCP, a revaluation of all land projects is to be carried out on a biennial basis in accordance with the same principles as the July 2019 valuation report prepared by Westlink. In the non revaluation year, valuations will be indexed in accordance with an index amount to be determined using market transactions of land in the Urban Growth Zone and other residential development land within the Cardinia growth area. The valuations are to be carried out by a qualified valuer and member of the Australian Property Institute to be appointed by Cardinia Shire Council.*
- *The revised land value and then the resulting adjustment of the Development Infrastructure Levy will be calculated as at June 30th of each year.*
- *Within 14 days of the adjustments being made, the Collecting Agency will publish a notice of the amended contributions in a newspaper circulating in the municipality.*

4.0
Historic
15/01/2024
VC249

Land or development excluded from development contributions plan

The following development is exempt from the requirement to pay development contributions under the *Glismann Road Development Contributions Plan (Urban Enterprise, December 2023)* :

- Development of land for a small second dwelling.
- 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.

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.