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SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO2

TORQUAY-JAN JUC DEVELOPMENT CONTRIBUTION PLAN

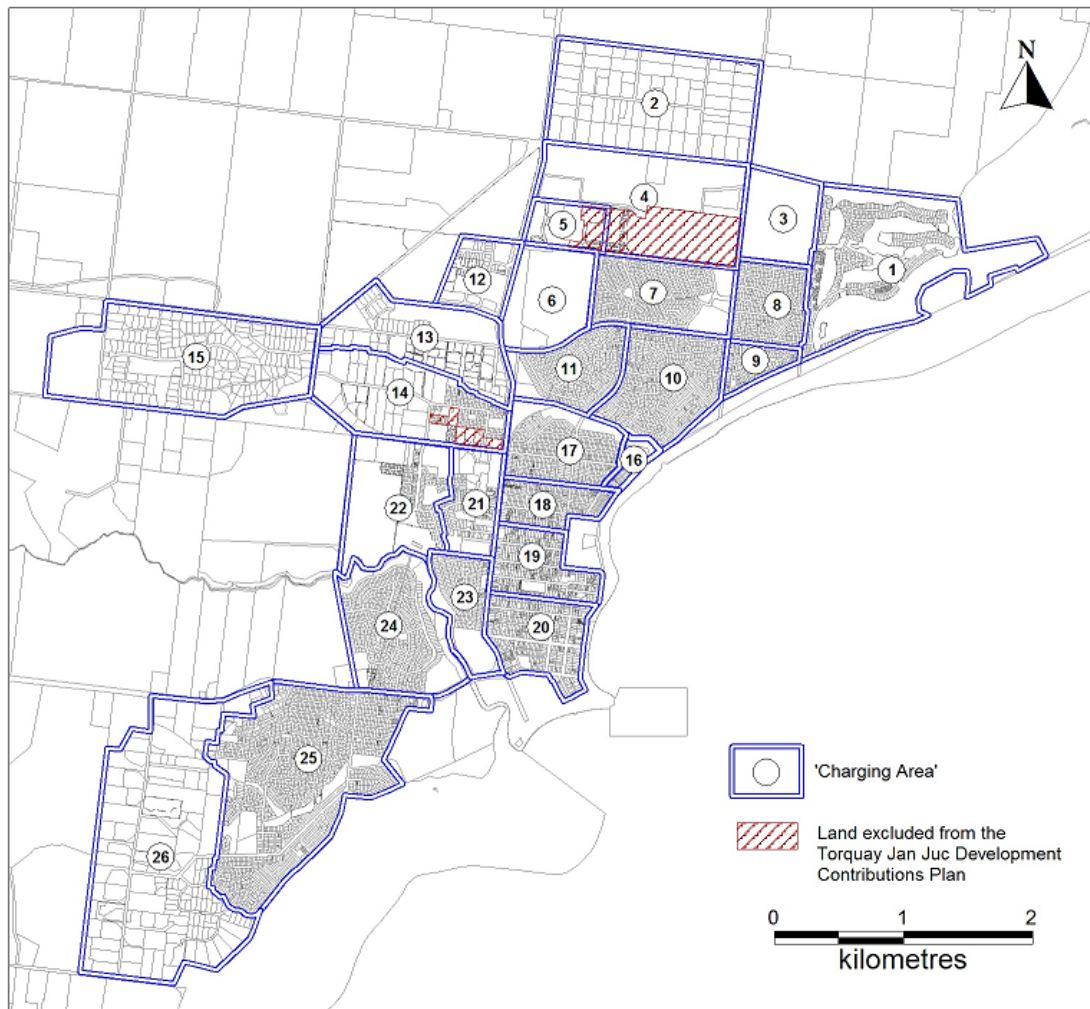
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Area covered by this development contributions plan

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The Development Contributions Plan applies to all land within the boundaries of the 26 'charging areas' designated in Map 1 of this schedule - Torquay-Jan Juc Development Contributions Plan Area.

Map 1 of Schedule 2 to Clause 45.06 - Torquay-Jan Juc Development Contributions Plan Area



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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 and traffic management	\$21,076,476	Refer to DCP	\$6,575,186	31.2 %
Community facilities	\$30,818,024	Refer to DCP	\$7,572,929	24.6 %

SURF COAST PLANNING SCHEME

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Open space	\$20,964,896	Refer to DCP	\$5,724,370	27.3 %
Pathways	\$7,358,006	Refer to DCP	\$2,929,319	39.8 %
Other	\$79,600	Refer to DCP	\$14,955	18.8 %
TOTAL	\$80,297,003	-	\$22,816,759	28.4 %

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Summary of contributions

Charging area	Levies payable by the development (\$)			
	Development infrastructure		Community infrastructure	
	Residential	Business	Industry	Residential
	Per additional dwelling or lot	Per additional 100sqm leasable floor area	Per additional 100sqm leasable floor area	Per dwelling to be constructed
001	\$5,344.93	\$10,524.86	\$2,033.21	\$1,150.00
002	\$5,216.19	\$10,020.00	\$1,935.68	\$1,150.00
003	\$7,279.06	\$10,524.86	\$2,033.21	\$1,150.00
004	\$7,390.38	\$10,961.41	\$2,117.55	\$1,150.00
005	\$5,436.21	\$3,298.00	\$637.11	\$1,150.00
006	\$7,941.42	\$13,122.35	\$2,535.00	\$1,150.00
007	\$3,630.82	\$3,802.86	\$734.64	\$1,150.00
008	\$3,925.09	\$4,956.86	\$957.58	\$1,150.00
009	\$3,925.09	\$4,956.86	\$957.58	\$1,150.00
010	\$3,115.99	\$963.45	\$186.12	\$1,150.00
011	\$5,492.46	\$10,282.94	\$1,986.48	\$1,150.00
012	\$469.07	\$22.04	\$4.26	\$578.73
013	\$6,798.73	\$15,733.25	\$3,039.38	\$1,150.00
014	\$7,680.65	\$8,857.61	\$1,711.13	\$1,150.00
015	\$3,345.00	\$7,253.33	\$1,401.21	\$1,150.00
016	\$1,972.59	\$1,871.33	\$361.51	\$1,150.00
017	\$1,955.17	\$1,803.02	\$348.31	\$1,150.00
018	\$2,899.52	\$4,992.71	\$964.50	\$1,150.00
019	\$2,694.27	\$4,187.80	\$809.01	\$1,150.00
020	\$1,974.83	\$1,366.47	\$263.98	\$1,150.00
021	\$3,396.32	\$6,940.94	\$1,340.86	\$1,150.00
022	\$7,333.65	\$12,047.29	\$2,327.32	\$1,150.00

SURF COAST PLANNING SCHEME

Charging area	Levies payable by the development (\$)			
	Development infrastructure		Community infrastructure	
	Residential Per additional dwelling or lot	Business Per additional 100sqm leasable floor area	Industry Per additional 100sqm leasable floor area	Residential Per dwelling to be constructed
023	\$2,582.95	\$3,751.25	\$724.67	\$1,150.00
024	\$3,793.02	\$2,970.75	\$573.89	\$1,150.00
025	\$2,515.80	\$1,626.31	\$314.17	\$1,150.00
026	\$1,700.89	\$1,626.31	\$314.17	\$1,150.00
TOTAL	\$109,810.10	\$158,464.86	\$30,612.53	\$29,328.73

Note: Should a development proposal technically fall outside of the Residential, Business, and Industrial classifications used in this DCP, Surf Coast Shire Council shall determine the most appropriate development charge to be used for the development. Such developments may require a case-by-case assessment of the number of demand units that they represent. This assessment may occur at the time a planning permit is applied for, or at the time a building permit is registered with the Council.

The development infrastructure contribution amounts are current as at 1 July 2018. They will be adjusted at least annually to cover inflation, by applying the indexation method stated below.

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with all infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following method:
 - The capital costs of each infrastructure item must be adjusted by reference to the Building Price Index (Melbourne) published by Rawlinsons, or similar index if not available.
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year.
- In relation to the cost of land to be acquired under the DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles. Once a land item has been purchased, the cost of the item will be indexed by CPI (All Groups Melbourne) for subsequent years.
- The revised land value and the adjustment of the contributions must be calculated as of 1 July in each year.
- Within 14 days of the adjustments being made, the responsible authority must publish a notice of the amended contributions on its website.

The CIL cap (\$1,150 per dwelling for the 2018-2019 financial year) is indexed annually on July 1 by the Minister for Planning and is published on the department website. Council reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation method in this DCP up to any new CIL cap. The higher levy will be collected from the date the new CIL cap is introduced.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

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Land or development excluded from development contributions plan

Land and development identified in Map 1 as excluded from the Torquay-Jan Juc Development Contributions Plan is exempt from this DCP.

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.