SCHEDULE 3 TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY

02/07/2018

Proposed C201

Shown on the planning scheme map as ICO3.

MT ATKINSON & TARNEIT PLAINS INFRASTRUCTURE CONTRIBUTIONS PLAN, MAY 2019

1.0 Permit requirement

02/07/2018

C197

None specified.

2.0 Monetary component – Standard levy

02/07/2018

C197

|  |  |  |
| --- | --- | --- |
| Class of development | Infrastructure category | Levy rate payable |
| Residential development | Community and recreation construction | $86,627 |
| Transport construction | $114,062 |
| Total standard levy rate payable | $200,689 |
| Commercial and industrial development | Community and recreation construction | $0 |
| Transport construction | $114,062 |
| Total standard levy rate payable | $114,062 |

3.0 Monetary component – Supplementary levy

02/07/2018

Proposed C201

|  |  |  |  |
| --- | --- | --- | --- |
| Class of development | Infrastructure category | | Levy rate payable |
| Residential development | Community and recreation construction | $0 | |
| Transport construction | $15,940 | |
| Total supplementary levy rate payable | $15,940 | |
| Commercial and industrial development | Community and recreation construction | $0 | |
| Transport construction | $15,940 | |
| Total supplementary levy rate payable | $15,940 | |

4.0 Infrastructure Contribution Plan (ICP) land contribution percentage

02/07/2018

Proposed C201

|  |  |
| --- | --- |
| Class of development | ICP land contribution percentage |
| Residential | 11.05% |
| Commercial and industrial | 3.93% |

5.0 Land component

02/07/2018

Proposed C201

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| PSP parcel ID | Class of development | Parcel contribution percentage (Total $) | Land credit amount (Total $) | Land equalisation amount (Total $) |
| 1 | Employment | 0.00% | $0.00 | $0.00 |
| 2 | Employment | 0.00% | $0.00 | $52,258.52 |
| 3 | Employment | 0.00% | $0.00 | $343,693.40 |
| 4 | Employment | 0.00% | $0.00 | $568,588.89 |
| 5 | Employment | 15.45% | $1,049,706.96 | $0.00 |
| 6-E | Employment | 3.20% | $0.00 | $761,073.40 |
| 6-R | Residential | 5.00% | $0.00 | $1,033,620.89 |
| 7 | Residential | 0.00% | $0.00 | $0.00 |
| 8 | Employment | 0.00% | $0.00 | $103,676.34 |
| 9 | Employment | 0.00% | $0.00 | $0.00 |
| 10 | Employment | 0.00% | $0.00 | $264,520.95 |
| 11 | Employment | 0.00% | $0.00 | $226,756.26 |
| 12 | Employment | 0.00% | $0.00 | $697,564.99 |
| 13 | Employment | 0.00% | $0.00 | $462,838.80 |
| 14 | Employment | 0.94% | $0.00 | $354,184.26 |
| 15-E | Employment | 0.00% | $0.00 | $107,330.62 |
| 15-R | Residential | 0.00% | $0.00 | $736,157.05 |
| 16 | Residential | 0.00% | $0.00 | $479,014.28 |
| 17 | Residential | 0.00% | $0.00 | $332,035.04 |
| 18-E | Employment | 0.00% | $0.00 | $164,756.71 |
| 18-R | Residential | 0.00% | $0.00 | $28,525.89 |
| 19 | Employment | 1.00% | $0.00 | $381,431.07 |
| 20 | Residential | 0.00% | $0.00 | $0.00 |
| 21 | Residential | 0.00% | $0.00 | $0.00 |
| 22 | Residential | 0.00% | $0.00 | $2,568,811.42 |
| 23 | Residential | 0.00% | $0.00 | $3,200,636.21 |
| 24 | Residential | 0.00% | $0.00 | $1,750,417.86 |
| 25 | Residential | 17.28% | $6,876,483.06 | $0.00 |
| 26 | Residential | 0.00% | $0.00 | $672,044.72 |
| 27 | Residential | 24.97% | $5,540,706.67 | $0.00 |
| 28 | Residential | 13.79% | $526,136.83 | $0.00 |
| 29 | Residential | 20.39% | $6,068,435.88 | $0.00 |
| 30 | Residential | 14.26% | $1,448,090.39 | $0.00 |
| 31 | Residential | 3.20% | $0.00 | $5,688,172.32 |
| 32 | Residential | 22.31% | $12,104,493.45 | $0.00 |
| 33 | Residential | 14.83% | $6,066,399.03 | $0.00 |
| 34-E | Employment | 0.00% | $0.00 | $412,115.97 |
| 34-R | Residential | 6.19% | $0.00 | $6,524,986.74 |
| 35-E | Employment | 6.83% | $3,957,377.06 | $0.00 |
| 35-R | Residential | 0.00% | $0.00 | $1,275,343.62 |
| 36 | Residential | 0.02% | $0.00 | $6,813,228.14 |
| 37 | Residential | 4.47% | $0.00 | $5,099,322.55 |
| 38 | Residential | 32.53% | $22,969,558.06 | $0.00 |
| 39-E | Employment | 2.76% | $0.00 | $840,602.35 |
| 39-R | Residential | 3.70% | $0.00 | $3,516,221.48 |
| 40 | Residential | 0.00% | $0.00 | $0.00 |
| 41 | Employment | 0.00% | $0.00 | $1,050,629.50 |
| 42 | Employment | 0.00% | $0.00 | $2,200,406.72 |
| 43 | Residential | 3.54% | $0.00 | $7,833,962.89 |
| 44-E | Employment | 2.30% | $0.00 | $919,177.96 |
| 44-R | Residential | 4.19% | $0.00 | $2,572,577.29 |
| 45 | Employment | 0.00% | $0.00 | $2,025,998.66 |
| 46 | Employment | 3.98% | \* | \* |
| 47-E | Employment | 8.67% | $1,637,253.03 | $0.00 |
| 47-R | Residential | 8.00% | $0.00 | $2,224,470.19 |
| 48-E | Employment | 3.87% | $0.00 | $53,311.85 |
| 48-R | Residential | 0.00% | $0.00 | $108,146.21 |
| 49 | Employment | 1.90% | $0.00 | $807,469.13 |
| 50 | Employment | 4.21% | $191,329.37 | $0.00 |
| 51 | Residential | 100.00% | $1,888,114.23 | $0.00 |
| 52 | Employment | 3.43% | $0.00 | $605,843.03 |
| 53 | Residential | 0.00% | $0.00 | $0.00 |
| 54 | Residential | 0.00% | $0.00 | $0.00 |
| 55 | Residential | 100.00% | $1,332,447.45 | $0.00 |
| 56 | Employment | 2.44% | $0.00 | $1,542,814.40 |
| 57 | Employment | 0.00% | $0.00 | $2,011,773.85 |
| 58 | Employment | 0.60% | $0.00 | $194,833.85 |
| 59 | Employment | 5.14% | $300,734.13 | $0.00 |
| 60 | Employment | 0.00% | $0.00 | $688,115.41 |
| 61 | Employment | 0.00% | $0.00 | $978,911.35 |
| 62 | Employment | 2.31% | $0.00 | $424,003.43 |
| 63 | Employment | 0.41% | $0.00 | $844,489.81 |
| 64 | Employment | 5.42% | $278,754.88 | $0.00 |
| 65 | Employment | 8.57% | $627,378.78 | $0.00 |
| 66 | Employment | 6.58% | $116,709.19 | $0.00 |
| 67 | Employment | 0.00% | $0.00 | $0.00 |
| 68 | Employment | 0.00% | $0.00 | $0.00 |
| 69 | Residential | 0.00% | $0.00 | $0.00 |
| 70 | Employment | 0.00% | $0.00 | $0.00 |
| 71 | Employment | 0.00% | $0.00 | $0.00 |
| 72 | Employment | 0.00% | $0.00 | $0.00 |
| 73 | Employment | 0.00% | $0.00 | $0.00 |
| 74 | Employment | 0.00% | $0.00 | $0.00 |
| 75 | Employment | 0.00% | $0.00 | $145.72 |
| 76 | Employment | 0.00% | $0.00 | $0.00 |
| 77 | Employment | 0.00% | $0.00 | $0.00 |
| 78 | Employment | 100.00% | $271,322.62 | $0.00 |
| 79 | Employment | 0.00% | $0.00 | $0.00 |
| 80 | Employment | 0.00% | $0.00 | $3,183.49 |
| Road Reserve | | | | |
| R1 | Residential | 0.00% | $0.00 | $0.00 |
| R2 | Residential | 0.00% | $0.00 | $0.00 |
| R3 | Residential | 0.00% | $0.00 | $0.00 |
| R4-E | Employment | 0.00% | $0.00 | $62,313.41 |
| R4-R | Residential | 0.00% | $0.00 | $185,181.87 |
| R5 | Employment | 0.00% | $0.00 | $363,130.61 |
| R6 | Residential | 0.00% | $0.00 | $0.00 |
| R7 | Employment | 0.00% | $0.00 | $23,752.86 |
| R8-E | Employment | 0.00% | $0.00 | $107,655.70 |
| R8-R | Residential | 0.00% | $0.00 | $0.00 |
| R9 | Residential | 0.00% | $0.00 | $0.00 |
| R10 | Residential | 0.00% | $0.00 | $0.00 |
| R11 | Residential | 0.00% | $0.00 | $0.00 |
| R12 | Residential | 0.00% | $0.00 | $0.00 |
| R13 | Residential | 0.00% | $0.00 | $0.00 |
| R14 | Residential | 0.00% | $0.00 | $0.00 |

Notes: Refer to Plan 01 of the incorporated Mt Atkinson & Tarneit Plains Infrastructure Contributions Plan, July 2018 for PSP parcel ID numbers.

\* The Land Equalisation Amount or Land Credit Amount will be adopted upon the conclusion of the valuation and dispute resolution process in accordance with Division 4, Part 3AB of the Planning and Environment Act 1987.

6.0 Method and timing of indexation – Standard levy rate

02/07/2018

Proposed C201

|  |  |  |
| --- | --- | --- |
| Infrastructure category | Indexation method | Timing |
| Community and recreation construction | Australian Bureau of Statistics Producer Price Index for Non-Residential Building Construction - Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries) | 1 July each year |
| Transport construction | Australian Bureau of Statistics Producer Price Index for Non-Residential Building Construction - Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries) | 1 July each year |

7.0 Method and timing of indexation – Supplementary levy rate

02/07/2018

Proposed C201

|  |  |  |
| --- | --- | --- |
| Infrastructure category | Indexation method | Timing |
|  |  |  |
| Transport construction | Australian Bureau of Statistics Producer Price Indexes Road & Bridge Construction Index,  Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries). | 1 July each year |

8.0 Method and timing of adjustment – Land component

02/07/2018

Proposed C201

|  |  |
| --- | --- |
| Adjustment method | Timing |
| A revised estimate of inner public purpose land value report prepared in accordance with the methodology specified in the Ministerial Direction on the Preparation and Content of Infrastructure Contributions Plans | 1 July each third year |
| Relevant public land index prepared by Valuer-General Vicotria for the 12 month period occuring immeidately before the beginning of the financial year in respect of which the indexted rate is being determined | 1 July each year a revised estiamte is not being prepared |

9.0 Land or development exempt from payment of an infrastructure contribution

02/07/2018

Proposed C201

* Use and development for a non government school.
* Use and development associated with a dwelling that is existing or approved at the approval date of this provision.
* Use and development for accommodation provided by or on behalf of the Department of Health and Human Services.

Notes: This schedule sets out the levies prescribed in the infrastructure contributions plan. Refer to the incorporated infrastructure contributions plan for full details.