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Proposed C243hume

SCHEDULE 1 TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY

Shown on the planning scheme map as **ICO1**.

SUNBURY SOUTH AND LANCEFIELD ROAD INFRASTRUCTURE CONTRIBUTIONS PLAN, APRIL 2020**1.0**

05/12/2019
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Permit requirement

None specified.

2.0

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Monetary component – Standard levy

Class of development	Infrastructure category	Levy rate payable
Residential development	Community and recreation construction	\$89,518.00
	Transport construction	\$124,344.00
	Total standard levy rate payable	\$213,862.00
Commercial and Industrial development	Transport construction	\$124,344.00
	Total standard levy rate payable	\$124,344.00

3.0

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Monetary component – Supplementary levy

Class of development	Infrastructure category	Levy rate payable
Residential development	Transport construction	\$151,284.07
	Total supplementary levy rate payable	\$151,284.07
Commercial and Industrial development	Transport construction	\$151,284.07
	Total supplementary levy rate payable	\$151,284.07

4.0

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Infrastructure Contribution Plan (ICP) land contribution percentage

Class of development	ICP land contribution percentage
Residential development	9.75%
Commercial and Industrial development	2.64%

5.0

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Land component

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
Sunbury South				
SS-01	Residential	0.00%	\$0.00	\$1,215,440.09
SS-02	Residential	10.97%	\$271,733.40	\$0.00
SS-03	Residential	28.35%	\$2,956,755.87	\$0.00
SS-04	Residential	0.00%	\$0.00	\$0.00

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Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
SS-05	Residential	1.31%	\$0.00	\$393,128.22
SS-06	Residential	0.00%	\$0.00	\$947,008.38
SS-07	Residential	0.00%	\$0.00	\$549,501.43
SS-08R	Residential	1.42%	\$0.00	\$1,627,008.11
SS-08E	Employment	29.58%	\$304,573.01	\$0.00
SS-09	Residential	0.00%	\$0.00	\$110,463.15
SS-10	Residential	0.00%	\$0.00	\$105,288.49
SS-11	Residential	0.00%	\$0.00	\$0.00
SS-12R	Residential	0.00%	\$0.00	\$1,000,771.73
SS-12E	Employment	0.00%	\$0.00	\$175,167.57
SS-13R	Residential	0.00%	\$0.00	\$883,539.24
SS-13E	Employment	0.00%	\$0.00	\$269,777.41
SS-14	Residential	7.44%	\$0.00	\$449,383.53
SS-15	Employment	0.00%	\$0.00	\$42,628.75
SS-16R	Residential	0.00%	\$0.00	\$953,711.32
SS-16E	Employment	0.00%	\$0.00	\$46,533.00
SS-17	Residential	0.00%	\$0.00	\$1,189,628.17
SS-18	Residential	0.00%	\$0.00	\$1,133,167.34
SS-19	Residential	0.00%	\$0.00	\$866,772.02
SS-20	Residential	22.80%	\$2,510,682.09	\$0.00
SS-21	Residential	69.79%	\$10,247,569.36	\$0.00
SS-22	Residential	51.42%	\$5,742,921.66	\$0.00
SS-23	Residential	11.11%	\$325,019.54	\$0.00
SS-24	Residential	11.96%	\$436,797.14	\$0.00
SS-25	Residential	25.51%	\$4,844,695.47	\$0.00
SS-26	Residential	5.50%	\$0.00	\$972,831.35
SS-27	Residential	13.41%	\$1,505,620.35	\$0.00
SS-28	Residential	24.12%	\$3,789,838.71	\$0.00
SS-29	Residential	15.25%	\$832,622.46	\$0.00
SS-30	Residential	5.26%	\$0.00	\$183,553.34
SS-31	Residential	5.71%	\$0.00	\$662,315.47
SS-32	Residential	0.00%	\$0.00	\$710,537.91
SS-33	Residential	14.81%	\$832,478.04	\$0.00
SS-34	Residential	0.00%	\$0.00	\$601,320.80
SS-35	Residential	2.59%	\$0.00	\$421,727.12

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Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
SS-36	Residential	0.69%	\$0.00	\$622,806.64
SS-37	Residential	6.34%	\$0.00	\$126,646.61
SS-38	Residential	6.80%	\$0.00	\$484,773.26
SS-39	Residential	7.95%	\$0.00	\$226,398.69
SS-40	Residential	41.29%	\$3,759,922.23	\$0.00
SS-41	Residential	19.25%	\$3,525,998.04	\$0.00
SS-42	Residential	3.08%	\$0.00	\$513,427.15
SS-43	Residential	19.58%	\$1,366,562.58	\$0.00
SS-44	Residential	0.52%	\$0.00	\$248,797.66
SS-45	Residential	8.92%	\$0.00	\$64,228.22
SS-46	Residential	8.18%	\$0.00	\$92,240.27
SS-47	Residential	0.00%	\$0.00	\$0.00
SS-48	Residential	0.00%	\$0.00	\$0.00
SS-49	Residential	0.00%	\$0.00	\$0.00
SS-50A	Residential	0.00%	\$0.00	\$0.00
SS-50B	Residential	0.00%	\$0.00	\$0.00
SS-51	Residential	0.00%	\$0.00	\$0.00
SS-52	Residential	0.00%	\$0.00	\$2,016.17
SS-53	Residential	0.00%	\$0.00	\$180,764.86
SS-54	Residential	0.00%	\$0.00	\$0.00
SS-55C	Residential	0.00%	\$0.00	\$0.00
SS-55B	Residential	0.00%	\$0.00	\$0.00
SS-55A	Residential	0.00%	\$0.00	\$0.00
SS-56	Residential	15.32%	\$431,810.46	\$0.00
SS-57A	Residential	0.00%	\$0.00	\$111,690.01
SS-57	Residential	0.00%	\$0.00	\$1,014,931.03
SS-58	Residential	4.72%	\$0.00	\$3,827,702.10
SS-59	Residential	22.38%	\$13,629,051.99	\$0.00
SS-60	Residential	18.13%	\$1,453,126.36	\$0.00
SS-61	Residential	4.28%	\$0.00	\$6,844,816.42
SS-62	Residential	0.00%	\$0.00	\$0.00
SS-63	Residential	0.20%	\$0.00	\$365,246.48
SS-64	Residential	5.76%	\$0.00	\$2,854,335.20
SS-65	Residential	0.00%	\$0.00	\$1,443,255.55
SS-66	Residential	0.00%	\$0.00	\$968,048.07

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Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
SS-67	Residential	0.00%	\$0.00	\$909,367.30
SS-68	Residential	3.24%	\$0.00	\$7,741,209.96
SS-69	Residential	0.00%	\$0.00	\$4,871,782.91
SS-70	Residential	21.42%	\$9,279,366.26	\$0.00
SS-71	Residential	3.69%	\$0.00	\$2,434,827.67
SS-72	Residential	1.01%	\$0.00	\$4,134,197.00
SS-73	Residential	0.00%	\$0.00	\$1,145,435.16
SS-74	Residential	0.00%	\$0.00	\$1,161,471.77
SS-75	Residential	16.20%	\$1,205,389.76	\$0.00
SS-76	Residential	8.91%	\$0.00	\$94,945.97
SS-79	Residential	5.63%	\$0.00	\$405,111.05
SS-80	Residential	9.93%	\$21,012.12	\$0.00
SS-82	Residential	0.00%	\$0.00	\$0.00
SS-83	Residential	0.00%	\$0.00	\$833,208.58
SS-84	Residential	0.00%	\$0.00	\$0.00
SS-85	Residential	0.00%	\$0.00	\$0.00
SS-87	Residential	3.23%	\$0.00	\$969,803.44
SS-88	Residential	0.00%	\$0.00	\$1,276,846.33
SS-89	Residential	4.37%	\$0.00	\$631,917.09
SS-90	Residential	8.21%	\$0.00	\$185,209.16
SS-91	Residential	0.00%	\$0.00	\$1,196,778.01
SS-92	Residential	12.32%	\$449,285.49	\$0.00
SS-93	Residential	5.41%	\$0.00	\$510,250.33
SS-94	Residential	12.57%	\$1,961,331.88	\$0.00
SS-95	Residential	4.14%	\$0.00	\$4,162,895.52
SS-96	Residential	0.00%	\$0.00	\$197,896.03
SS-97	Employment	3.18%	\$135,728.10	\$0.00
SS-98	Employment	0.00%	\$0.00	\$1,614,614.20
SS-99	Employment	0.00%	\$0.00	\$6,513.32
Lancefield Road				
LR-01	Residential	13.98%	\$7,594,159.78	\$0.00
LR-02	Residential	7.91%	\$0.00	\$2,659,459.19
LR-03	Residential	0.00%	\$0.00	\$0.00
LR-04	Residential	4.67%	\$0.00	\$2,154,482.17
LR-05	Residential	0.00%	\$0.00	\$0.00

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Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
LR-06	Residential	100.00%	\$8,643,017.38	\$0.00
LR-07	Residential	15.87%	\$2,596,063.70	\$0.00
LR-08	Residential	5.62%	\$0.00	\$1,591,798.08
LR-09	Residential	19.92%	\$3,010,349.57	\$0.00
LR-10	Residential	6.30%	\$0.00	\$791,245.17
LR-11	Residential	6.13%	\$0.00	\$853,981.06
LR-12	Residential	0.00%	\$0.00	\$3,123,137.84
LR-13	Residential	1.31%	\$0.00	\$5,167,689.61
LR-14	Residential	5.57%	\$0.00	\$1,991,428.43
LR-15	Residential	0.00%	\$0.00	\$0.00
LR-16	Residential	0.00%	\$0.00	\$0.00
LR-17	Residential	12.44%	\$2,176,901.84	\$0.00
LR-18	Residential	0.00%	\$0.00	\$375,310.52
LR-19	Residential	12.26%	\$2,394,985.46	\$0.00
LR-20	Residential	0.00%	\$0.00	\$0.00
LR-21	Residential	0.00%	\$0.00	\$0.00
LR-22	Residential	0.00%	\$0.00	\$0.00
LR-23	Residential	6.95%	\$0.00	\$2,499,528.46
LR-24	Residential	5.70%	\$0.00	\$3,372,440.41
LR-25	Residential	0.00%	\$0.00	\$0.00
LR-26	Residential	0.00%	\$0.00	\$0.00
LR-27	Residential	0.00%	\$0.00	\$0.00
LR-28	Residential	0.00%	\$0.00	\$266,288.39
LR-29	Residential	0.00%	\$0.00	\$206,477.13
LR-30	Residential	0.00%	\$0.00	\$215,065.27
LR-31	Residential	0.00%	\$0.00	\$212,153.14
LR-32	Residential	0.00%	\$0.00	\$225,276.12
LR-33	Residential	0.00%	\$0.00	\$189,370.31
LR-34	Residential	0.00%	\$0.00	\$189,663.24
LR-35	Residential	0.00%	\$0.00	\$190,016.53
LR-36	Residential	0.00%	\$0.00	\$190,084.14
LR-37	Residential	9.77%	\$2,322.80	\$0.00
LR-38	Residential	14.90%	\$533,693.28	\$0.00
LR-39	Residential	0.00%	\$0.00	\$0.00
LR-40	Residential	0.00%	\$0.00	\$0.00

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Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
LR-41	Residential	0.00%	\$0.00	\$187,442.65
LR-42	Residential	0.00%	\$0.00	\$191,672.81
LR-43	Residential	0.00%	\$0.00	\$376,789.49
LR-44	Residential	0.00%	\$0.00	\$393,093.53
LR-45	Residential	0.00%	\$0.00	\$389,706.78
LR-46	Residential	36.56%	\$1,787,467.14	\$0.00
LR-47	Residential	0.00%	\$0.00	\$187,434.29
LR-48	Residential	0.00%	\$0.00	\$187,170.81
LR-49	Residential	0.00%	\$0.00	\$197,368.66
LR-50	Residential	0.00%	\$0.00	\$208,559.69
LR-51	Residential	0.00%	\$0.00	\$187,696.22
LR-52	Residential	0.00%	\$0.00	\$189,751.75
LR-53	Residential	0.00%	\$0.00	\$419,021.07
LR-54	Residential	0.00%	\$0.00	\$0.00
LR-55	Residential	0.00%	\$0.00	\$391,053.91
LR-56	Residential	0.00%	\$0.00	\$188,261.22
LR-57	Residential	0.00%	\$0.00	\$190,601.62
LR-58	Residential	0.00%	\$0.00	\$190,691.26
LR-59	Residential	0.00%	\$0.00	\$186,456.80
LR-60	Residential	0.00%	\$0.00	\$241,694.91
LR-61	Residential	0.00%	\$0.00	\$265,908.83
LR-62	Residential	0.00%	\$0.00	\$247,869.67
LR-63	Residential	0.00%	\$0.00	\$380,731.18
LR-64	Residential	0.00%	\$0.00	\$0.00
Road Reserve				
SS-R1 (Obeid Dr)	Residential	0.00%	\$0.00	\$0.00
SS-R2 (Watsons Rd)	Residential	0.00%	\$0.00	\$0.00
SS-R3 (Railway)	Residential	0.00%	\$0.00	\$0.00
SS-R4 (Buckland Wy)	Residential	0.00%	\$0.00	\$48,314.23
SS-R5 (Fox Hollow Dr)	Residential	0.00%	\$0.00	\$0.00
SS-R6 (Harker St)	Residential	0.00%	\$0.00	\$0.00
SS-R7 (Sunbury Rd)	Residential	0.00%	\$0.00	\$0.00

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Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
SS-R8 (Redstone Hill Rd)	Residential	0.00%	\$0.00	\$112,066.73
SS-R9 (Shepherds Ln)	Residential	0.00%	\$0.00	\$0.00
SS-R10 (Melb-Lancefield Rd)	Residential	0.00%	\$0.00	\$0.00
SS-R11 (Gellies Rd)	Residential	0.00%	\$0.00	\$0.00
LR-R1 (Railway)	Residential	0.00%	\$0.00	\$0.00
LR-R2 (Raes Rd)	Residential	0.00%	\$0.00	\$0.00
LR-R3 (Stockwell Dr)	Residential	0.00%	\$0.00	\$0.00
LR-R4 (St Ronans Ct)	Residential	0.00%	\$0.00	\$0.00
LR-R5 (Balbethan Dr)	Residential	0.00%	\$0.00	\$0.00
LR-R6 (Melb-Lancefield Rd)	Residential	0.00%	\$0.00	\$0.00
LR-R7	Residential	0.00%	\$0.00	\$8,888.79

Note Refer to Plan 01 of the incorporated Sunbury South and Lancefield Road Infrastructure Contributions Plan for PSP parcel ID numbers.

6.0

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Method and timing of indexation – Standard levy rate

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 Road and Bridge Construction - Victoria (Catalogue 6427.0, Table 17, Output of the Construction Industries)	1 July each year

7.0

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Method and timing of indexation – Supplementary levy rate

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

8.0

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Method and timing of adjustment – Land component

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 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 indexed rate is being determined	1 July each year a revised estimate is not being prepared

9.0

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Land or development exempt from payment of an infrastructure contribution

- 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.