

05/12/2019  
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**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,  
NOVEMBER 2019 APRIL 2020**

**1.0**

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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
	<b>Total standard levy rate payable</b>	<b>\$213,862.00</b>
Commercial and Industrial development	Transport construction	\$124,344.00
	<b>Total standard levy rate payable</b>	<b>\$124,344.00</b>

**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
	<b>Total supplementary levy rate payable</b>	<b>\$151,284.07</b>
Commercial and Industrial development	Transport construction	\$151,284.07
	<b>Total supplementary levy rate payable</b>	<b>\$151,284.07</b>

**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	<del>\$1,198,023.54</del> 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	<del>\$387,494.92</del> 393,128.22	
SS-06	Residential	0.00%	\$0.00	<del>\$933,438.30</del> 947,008.38	
SS-07	Residential	0.00%	\$0.00	<del>\$541,627.40</del> 549,501.43	
SS-08R	Residential	1.42%	\$0.00	<del>\$1,603,694.03</del> 1,627,008.11	
SS-08E	Employment	29.58%	\$304,573.01	\$0.00	
SS-09	Residential	0.00%	\$0.00	<del>\$108,880.28</del> 110,463.15	
SS-10	Residential	0.00%	\$0.00	<del>\$103,779.77</del> 105,288.49	
SS-11	Residential	0.00%	\$0.00	\$0.00	
SS-12R	Residential	0.00%	\$0.00	<del>\$986,431.25</del> 1,000,771.73	
SS-12E	Employment	0.00%	\$0.00	<del>\$172,657.52</del> 175,167.57	
SS-13R	Residential	0.00%	\$0.00	<del>\$870,878.64</del> 883,539.24	
SS-13E	Employment	0.00%	\$0.00	<del>\$265,911.65</del> 269,777.41	
SS-14	Residential	7.44%	\$0.00	<del>\$442,944.13</del> 449,383.53	
SS-15	Employment	0.00%	\$0.00	<del>\$42,017.90</del> 42,628.75	
SS-16R	Residential	0.00%	\$0.00	<del>\$940,045.19</del> 953,711.32	
SS-16E	Employment	0.00%	\$0.00	<del>\$45,866.21</del> 46,533.00	
SS-17	Residential	0.00%	\$0.00	<del>\$1,172,581.49</del> 1,189,628.17	
SS-18	Residential	0.00%	\$0.00	<del>\$1,116,929.71</del> 1,133,167.34	
SS-19	Residential	0.00%	\$0.00	<del>\$854,351.68</del> 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	<del>\$958,891.24</del> 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	<del>\$180,923.13</del> 183,553.34	
SS-31	Residential	5.71%	\$0.00	<del>\$652,824.87</del> 662,315.47	
SS-32	Residential	0.00%	\$0.00	<del>\$700,356.32</del> 710,537.91	
SS-33	Residential	14.81%	\$832,478.04	\$0.00	
SS-34	Residential	0.00%	\$0.00	<del>\$592,704.23</del> 601,320.80	
SS-35	Residential	2.59%	\$0.00	<del>\$415,684.02</del> 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	<del>\$613,882.19</del> 622,806.64	
SS-37	Residential	6.34%	\$0.00	<del>\$124,831.83</del> 126,646.61	
SS-38	Residential	6.80%	\$0.00	<del>\$477,826.74</del> 484,773.26	
SS-39	Residential	7.95%	\$0.00	<del>\$233,154.52</del> 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	<del>\$506,070.03</del> 513,427.15	
SS-43	Residential	19.58%	\$1,366,562.58	\$0.00	
SS-44	Residential	0.52%	\$0.00	<del>\$245,232.54</del> 248,797.66	
SS-45	Residential	8.92%	\$0.00	<del>\$63,307.87</del> 64,228.22	
SS-46	Residential	8.18%	\$0.00	<del>\$90,918.52</del> 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	<del>\$1,987.28</del> 2,016.17	
SS-53	Residential	0.00%	\$0.00	<del>\$178,174.60</del> 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	<del>\$110,089.55</del> 111,690.01	
SS-57	Residential	0.00%	\$0.00	<del>\$1,000,387.66</del> 1,014,931.03	
SS-58	Residential	4.72%	\$0.00	<del>\$3,772,853.36</del> 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	<del>\$6,746,734.19</del> 6,844,816.42	
SS-62	Residential	0.00%	\$0.00	\$0.00	
SS-63	Residential	0.20%	\$0.00	<del>\$360,012.71</del> 365,246.48	
SS-64	Residential	5.76%	\$0.00	<del>\$2,813,434.24</del> 2,854,335.20	
SS-65	Residential	0.00%	\$0.00	<del>\$1,422,574.54</del> 1,443,255.55	
SS-66	Residential	0.00%	\$0.00	<del>\$954,176.51</del> 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	<del>\$896,336.59</del> 909,367.30	
SS-68	Residential	3.24%	\$0.00	<del>\$7,630,282.94</del> 7,741,209.96	
SS-69	Residential	0.00%	\$0.00	<del>\$4,801,973.10</del> 4,871,782.91	
SS-70	Residential	21.42%	\$9,279,366.26	\$0.00	
SS-71	Residential	3.69%	\$0.00	<del>\$2,399,938.01</del> 2,434,827.67	
SS-72	Residential	1.01%	\$0.00	<del>\$4,074,956.37</del> 4,134,197.00	
SS-73	Residential	0.00%	\$0.00	<del>\$1,129,021.74</del> 1,145,435.16	
SS-74	Residential	0.00%	\$0.00	<del>\$1,144,828.56</del> 1,161,471.77	
SS-75	Residential	16.20%	\$1,205,389.76	\$0.00	
SS-76	Residential	8.91%	\$0.00	<del>\$93,585.45</del> 94,945.97	
SS-79	Residential	5.63%	\$0.00	<del>\$399,306.05</del> 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	<del>\$821,269.18</del> 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	<del>\$955,906.72</del> 969,803.44	
SS-88	Residential	0.00%	\$0.00	<del>\$1,258,549.86</del> 1,276,846.33	
SS-89	Residential	4.37%	\$0.00	<del>\$622,862.08</del> 631,917.09	
SS-90	Residential	8.21%	\$0.00	<del>\$182,555.22</del> 185,209.16	
SS-91	Residential	0.00%	\$0.00	<del>\$1,179,628.88</del> 1,196,778.01	
SS-92	Residential	12.32%	\$449,285.49	\$0.00	
SS-93	Residential	5.41%	\$0.00	<del>\$502,938.74</del> 510,250.33	
SS-94	Residential	12.57%	\$1,961,331.88	\$0.00	
SS-95	Residential	4.14%	\$0.00	<del>\$4,103,243.65</del> 4,162,895.52	
SS-96	Residential	0.00%	\$0.00	<del>\$195,060.29</del> 197,896.03	
SS-97	Employment	3.18%	\$135,728.10	\$0.00	
SS-98	Employment	0.00%	\$0.00	<del>\$1,591,477.72</del> 1,614,614.20	
SS-99	Employment	0.00%	\$0.00	<del>\$6,419,996.51</del> 6,513.32	
Lancefield Road					
LR-01	Residential	13.98%	\$7,594,159.78	\$0.00	
LR-02	Residential	7.91%	\$0.00	<del>\$2,621,350.69</del> 2,659,459.19	
LR-03	Residential	0.00%	\$0.00	\$0.00	
LR-04	Residential	4.67%	\$0.00	<del>\$2,123,609.70</del> 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	<del>\$1,568,988.54</del> 1,591,798.08	
LR-09	Residential	19.92%	\$3,010,349.57	\$0.00	
LR-10	Residential	6.30%	\$0.00	<del>\$779,907.09</del> 791,245.17	
LR-11	Residential	6.13%	\$0.00	<del>\$849,744.01</del> 853,981.06	
LR-12	Residential	0.00%	\$0.00	<del>\$3,078,385.10</del> 3,123,137.84	
LR-13	Residential	1.31%	\$0.00	<del>\$5,093,639.63</del> 5,167,689.61	
LR-14	Residential	5.57%	\$0.00	<del>\$1,962,892.42</del> 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	<del>\$369,932.54</del> 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	<del>\$2,463,711.67</del> 2,499,528.46	
LR-24	Residential	5.70%	\$0.00	<del>\$3,324,115.31</del> 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	<del>\$262,472.63</del> 266,288.39	
LR-29	Residential	0.00%	\$0.00	<del>\$203,518.44</del> 206,477.13	
LR-30	Residential	0.00%	\$0.00	<del>\$211,983.51</del> 215,065.27	
LR-31	Residential	0.00%	\$0.00	<del>\$209,113.11</del> 212,153.14	
LR-32	Residential	0.00%	\$0.00	<del>\$222,048.05</del> 225,276.12	
LR-33	Residential	0.00%	\$0.00	<del>\$186,656.75</del> 189,370.31	
LR-34	Residential	0.00%	\$0.00	<del>\$186,945.47</del> 189,663.24	
LR-35	Residential	0.00%	\$0.00	<del>\$187,93.70</del> 190,016.53	
LR-36	Residential	0.00%	\$0.00	<del>\$187,360.34</del> 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	<del>\$184,756.71</del> 187,442.65	
LR-42	Residential	0.00%	\$0.00	<del>\$188,926.25</del> 191,672.81	
LR-43	Residential	0.00%	\$0.00	<del>\$371,390.31</del> 376,789.49	
LR-44	Residential	0.00%	\$0.00	<del>\$387,460.73</del> 393,093.53	
LR-45	Residential	0.00%	\$0.00	<del>\$384,122.51</del> 389,706.78	
LR-46	Residential	36.56%	\$1,787,467.14	\$0.00	
LR-47	Residential	0.00%	\$0.00	<del>\$184,748.47</del> 187,434.29	
LR-48	Residential	0.00%	\$0.00	<del>\$184,488.76</del> 187,170.81	
LR-49	Residential	0.00%	\$0.00	<del>\$194,540.48</del> 197,368.66	
LR-50	Residential	0.00%	\$0.00	<del>\$205,571.15</del> 208,559.69	
LR-51	Residential	0.00%	\$0.00	<del>\$185,006.64</del> 187,696.22	
LR-52	Residential	0.00%	\$0.00	<del>\$187,032.72</del> 189,751.75	
LR-53	Residential	0.00%	\$0.00	<del>\$413,016.74</del> 419,021.07	
LR-54	Residential	0.00%	\$0.00	\$0.00	
LR-55	Residential	0.00%	\$0.00	<del>\$385,450.33</del> 391,053.91	
LR-56	Residential	0.00%	\$0.00	<del>\$185,563.55</del> 188,261.22	
LR-57	Residential	0.00%	\$0.00	<del>\$187,870.41</del> 190,601.62	
LR-58	Residential	0.00%	\$0.00	<del>\$187,958.77</del> 190,691.26	
LR-59	Residential	0.00%	\$0.00	<del>\$183,784.99</del> 186,456.80	
LR-60	Residential	0.00%	\$0.00	<del>\$238,231.56</del> 241,694.91	
LR-61	Residential	0.00%	\$0.00	<del>\$262,098.51</del> 265,908.83	
LR-62	Residential	0.00%	\$0.00	<del>\$244,317.85</del> 247,869.67	
LR-63	Residential	0.00%	\$0.00	<del>\$375,275.52</del> 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	<del>\$47,621.91</del> 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	

## HUME PLANNING SCHEME

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	<del>\$110,460.87</del> 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	<del>\$8,761.428</del> 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.*