

PSP 1094

Quarry Hills

C188

Appendix 13

January 2016

Revised Summary of Charges – DCP table 1

An issue in the DCP raised by the City of Whittlesea highlights an oversight in the methodology undertaken for the land valuations. Specifically, the DCP applies a Public Land Equalisation Methodology (PLEM) for the calculations of compensation. This requires a broad hectare valuation for the precinct. The current figures used for these land valuations are applied on a site specific basis, with no additional broad hectare valuations. It is the MPA's intention to conduct new land valuations that reflect a broad hectare approach consistent with the PLEM methodology.

In order to give a general indication of the contribution per Net Developable Hectare rate, an updated Summary of Charges (Table 1 of the DCP) has been included below. It should be noted that the figures within this table are based on the incorrect land valuation methodology, and are subject to some changes based on the new valuations.

Summary - Development infrastructure levy by charge area (Excludes CIL projects)				
Charge area	Transport items	Community / Active Rec	Total cost of contribution	Contribution per Net Developable Hectare (NDHa)
Residential	\$22,037,449.32	\$13,669,093.39	\$35,706,542.71	\$242,240.61
Summary - Net Developable Area (NDA) by charge area				
Charge area	Hectares	Proportion of total		
Residential (NDA-R)	147.40	100%		
Summary of charges - Development Infrastructure Only (inclusive of CIL projects)				
Project Title	Est. Land Cost - MCA (100%)	Construction Cost (as per apportionment)	Total Cost	Total cost per NDHa - Res
Roads	\$18,303.58	\$5,644,401.00	\$5,662,704.58	\$38,416.97
Bridges/Culverts	\$0.00	\$10,986,333.20	\$10,986,333.20	\$74,533.57
Intersections	\$985,191.54	\$4,403,220.00	\$5,388,411.54	\$36,556.10
Subtotal Transport	\$1,003,495.12	\$21,033,954.20	\$22,037,449.32	\$149,506.64
Community Facilities	\$506,743.62	\$7,271,500.00	\$7,778,243.62	\$52,769.22
Sporting Fields	\$2,536,099.78	\$4,765,750.00	\$7,301,849.78	\$49,537.27
Subtotal Comm/Rec	\$3,042,843.39	\$12,037,250.00	\$15,080,093.39	\$102,306.49
Summary – Breakdown of Community Infrastructure Levy				
Levy	Estimated Dwellings	Estimated Total Contribution		
Capped at \$900 per dwelling	2,358	\$2,122,576.42		
Summary – Total Levies to be Collected				
Levy	Residential	Estimated Total Contribution		
Development Infrastructure Levy	\$35,706,542.71	\$37,829,119.13		
Community Infrastructure Levy	\$2,122,576.42			