

xx/xx/xxxx  
C182dare  
Proposed

## SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2**

### PRESTON MARKET PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN, APRIL 2022<sup>4</sup>

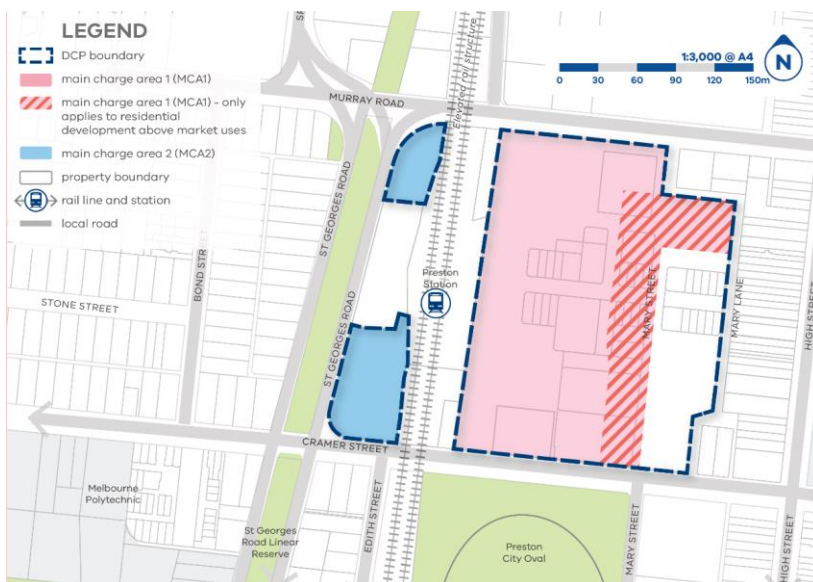
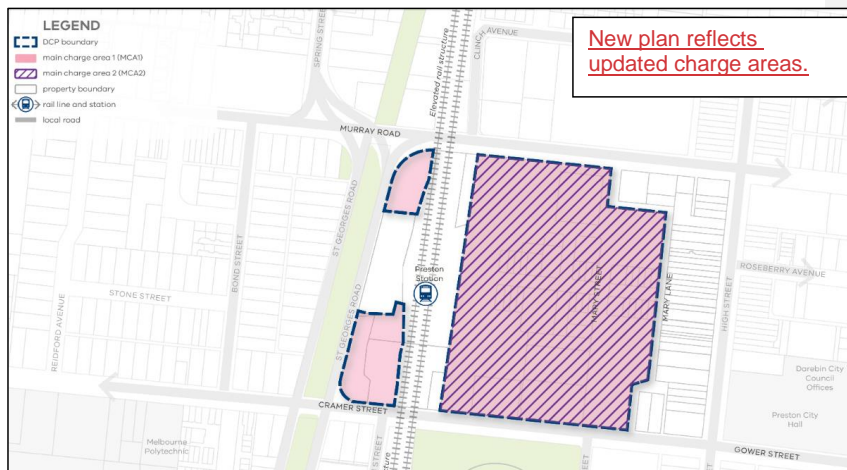
Commented [NP(1): Updated to reflect date of revised DCP.

1.0

#### Area covered by this development contributions plan

xx/xx/xxxx  
C182dare  
Proposed

The development contributions plan applies to land contained within the municipality shown on Planning Scheme Map 11 as DCPO2. The Main Charge Areas (MCA's) identified are shown on the map below:



Commented [NP(2): Superseded plan

## 2.0

xx/xx/xxxx  
C182dare  
Proposed

**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Intersection projects	<del>\$8,454,407</del> <u>\$9,190,455</u>	At time of subdivision of adjacent site	<del>\$8,454,407</del> <u>\$9,190,455</u>	100%
Pedestrian crossing projects	<del>\$123,720</del> <u>\$161,950</u>	At time of works to existing market abutting Mary Street	<del>\$123,720</del> <u>\$161,950</u>	100%
Community building projects	<del>\$4,823,556</del> <u>\$3,409,592</u>	At time of building once a location on site has been agreed	<del>\$4,823,556</del> <u>\$1,500,220</u>	<del>100</del> <u>44</u> %
<b>TOTAL</b>	<del>\$13,401,683</del> <u>\$12,670,832</u>	-	<del>\$13,401,683</del> <u>\$9,352,405</u>	<del>73</del> <u>100</u> %

**Commented [NP(3):** Figures have been updated to reflect revised traffic data (because of a reduction in the proposed dwelling numbers), the reduced building yield in the precinct and Council's requested relocation of the community centre out of the market precinct and into the Civic Precinct located east of High Street.

## 3.0

xx/xx/xxxx  
C182dare  
Proposed**Summary of contributions****DEVELOPMENT INFRASTRUCTURE LEVY BY MAIN CHARGE AREAS (MCA)**

Main Charge Area	Total cost of contribution	Development
MCA1: <del>Non-market uses — residential</del> Residential	<del>\$4,571.05</del> \$1,280	Per dwelling
MCA2: <del>—Residential</del>	<del>\$867</del>	<del>Per dwelling</del>
MCA24: <del>Non-market uses — retail</del> Retail	<del>\$147.79</del> \$303	Per sqm of gross leasable floor area
MCA24: <del>Non-market uses — offices</del> Office	<del>\$78.62</del> \$44	Per sqm of gross leasable floor area

**Commented [NP(4):** Figures have been updated to reflect revised traffic data (because of a reduction in the proposed dwelling numbers), the reduced building yield in the precinct and Council's requested relocation of the community centre out of the market precinct and into the Civic Precinct located east of High Street.

## 4.0

xx/xx/xxxx  
C182dare  
Proposed**Summary of contributions**

Facility Levies payable by the development (\$)	Development infrastructure levies payable by the development (\$)			
	MCA1 (residential) per dwelling	MCA2 (residential) per dwelling	MCA24 (retail) per gross leasable floor space	MCA24 (office) per gross leasable floor space
<del>Transport projects</del> Community building projects	<del>\$2,378.52</del> 1,280.00	\$0.00	<del>\$147.79</del> \$203	<del>\$78.62</del> \$87
<del>Intersection projects</del>	<del>\$0</del>	<del>\$852</del>	<del>\$298</del>	<del>\$43</del>
<del>Community buildings</del> Pedestrian crossing projects	<del>\$2,192.53</del> \$0	<del>\$2,192.53</del> \$15	<del>\$0.00</del> \$5	<del>\$0.00</del> \$1
<b>TOTAL</b>	<b><del>\$4,571.05</del> \$1,280</b>	<b><del>\$2,192.53</del> \$867</b>	<b><del>\$147.79</del> \$303</b>	<b><del>\$78.62</del> \$44</b>

**Commented [NP(5):** Figures have been updated to reflect revised traffic data (because of a reduction in the proposed dwelling numbers), the reduced building yield in the precinct and Council's requested relocation of the community centre out of the market precinct and into the Civic Precinct located east of High Street.

## 5.0

xx/xx/xxxx  
C182dare  
Proposed**Land or development excluded from development contributions plan**

~~None specified.~~ The following land or development is exempt from the provisions of this overlay:

- ~~Development of any land use defined as 'Market'.~~

**Commented [NP(6):** Included to exempt the market from the requirement for development contributions.

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.