

04/09/2026
C256melt**SCHEDULE 4 TO CLAUSE 45.11 INFRASTRUCTURE CONTRIBUTIONS OVERLAY**Shown on the planning scheme map as **ICO4**.**MELTON EAST INFRASTRUCTURE CONTRIBUTIONS PLAN [APRIL 2026]****1.0**04/09/2026
C256melt**Permit requirement**

None specified.

2.004/09/2026
C256melt**Monetary component – Standard levy**

Class of development	Infrastructure category	Levy rate payable
Residential	Community and recreation construction	\$115,453
	Transport construction	\$150,295
	Total standard levy rate payable	\$265,748
Commercial and Industrial	Community and recreation construction	None specified
	Transport construction	\$150,295
	Total standard levy rate payable	\$150,295

3.004/09/2026
C256melt**Monetary component – Supplementary levy**

Class of development	Infrastructure category	Levy rate payable
Residential	Community and recreation construction	None specified
	Transport construction	\$244,377
	Total supplementary levy rate payable	\$244,377
Commercial and Industrial	Community and recreation construction	None specified
	Transport construction	\$244,377
	Total supplementary levy rate payable	\$244,377

4.004/09/2026
C256melt**Infrastructure Contribution Plan (ICP) land contribution percentage**

Class of development	ICP land contribution percentage
Residential	14.54%
Commercial and Industrial	7.92%

5.004/09/2026
C256melt**Land component**

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
ME-01	Residential	-	-	-
ME-02	Residential	-	-	-
ME-03	Employment	13.11%	\$2,575,689.31	-

MELTON PLANNING SCHEME

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
ME-04	Employment	12.49%	\$3,236,859.20	-
ME-05	Residential	7.46%	-	\$2,715,681.77
ME-06	Residential	9.04%	-	\$2,036,540.84
ME-07	Residential	2.18%	-	\$4,145,864.44
ME-08	Residential	8.95%	-	\$2,134,924.49
ME-09	Residential	31.96%	\$3,851,252.58	-
ME-10	Residential	-	-	-
ME-11	Residential	9.84%	-	\$1,806,369.55
ME-12	Residential	9.01%	-	\$2,034,897.41
ME-13	Residential	-	-	\$492,933.13
ME-14	Residential	-	-	-
ME-15	Residential	2.45%	-	\$4,513,714.23
ME-16	Residential	-	-	\$4,471,938.21
ME-17	Residential	-	-	\$938,828.58
ME-18	Residential	13.06%	-	\$581,445.17
ME-19	Residential	15.84%	\$297,325.73	-
ME-20	Residential	-	-	\$1,584,362.79
ME-21	Residential	-	-	\$80,324.48
ME-22	Residential	29.55%	\$13,601,513.49	-
ME-23	Residential	0.87%	-	\$4,902,874.48
ME-24E	Employment	-	-	\$328,575.06
ME-24R	Residential	26.81%	\$2,669,146.14	-
ME-25	Residential	11.27%	-	\$1,194,398.74
ME-26	Residential	23.48%	\$2,186,989.07	-
ME-27	Residential	2.84%	-	\$1,398,898.33
ME-28	Residential	21.76%	\$1,211,243.22	-
ME-29	Residential	-	-	\$2,549,704.05
ME-30	Residential	-	-	\$1,030,945.05
ME-31	Residential	0.70%	-	\$4,972,643.14
ME-32	Residential	40.15%	\$10,714,208.30	-
ME-33	Residential	18.11%	\$820,010.53	-
ME-34	Residential	50.60%	\$13,540,765.21	-
ME-35	Residential	-	-	\$3,898,125.73
ME-36	Residential	-	-	\$3,039,303.19
ME-37	Residential	4.45%	-	\$2,446,125.95

MELTON PLANNING SCHEME

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
ME-38	Residential	2.42%	-	\$3,191,308.17
ME-39	Residential	2.04%	-	\$2,049,127.21
ME-40	Residential	4.10%	-	\$3,341,020.31
ME-41	Residential	12.76%	-	\$775,132.48
ME-42	Residential	7.76%	-	\$1,399,709.17
ME-43	Residential	95.63%	\$3,758,948.99	-
ME-44	Residential	-	-	\$1,509,475.94
ME-45	Residential	0.06%	-	\$5,403,638.43
ME-46	Residential	-	-	\$1,798,104.66
ME-47	Residential	-	-	\$53,305.20
ME-48	Residential	-	-	\$626,036.90
ME-49	Residential	-	-	\$166,284.42
ME-50	Residential	-	-	-
ME-51E	Employment	-	-	\$78,858.02
ME-51R	Residential	9.16%	-	\$1,964,719.02
ME-52	Residential	-	-	\$693,676.79
ME-53	Residential	7.55%	-	\$375,498.85
ME-54	Residential	4.50%	-	\$3,810,722.43
ME-55	Residential	27.28%	\$3,413,587.42	-
ME-56	Residential	100%	\$17,646,462.65	-
ME-57	Residential	80.33%	\$9,915,815.44	-
ME-58	Residential	100.00%	\$3,802.84	-
ME-59	Residential	100.00%	\$458,597.29	-
ME-60	Residential	75.90%	\$1,775,984.23	-
ME-61	Residential	4.48%	-	\$3,264,183.86
ME-62	Residential	-	-	-
ME-63	Residential	100.00%	\$126,006.58	-
ME-64	Residential	-	-	\$3,377,661.87
ME-65E	Employment	-	-	-
ME-65R	Residential	-	-	\$1,670,887.24
ME-66	Residential	11.32%	-	\$946,304.78
ME-67	Residential	1.69%	-	\$4,402,457.50
ME-68	Residential	-	-	\$5,078,429.55
ME-69	Residential	-	-	\$3,981,726.30
ME-70	Residential	-	-	-

MELTON PLANNING SCHEME

Precinct Structure Plan (PSP) parcel ID	Class of development	Parcel contribution percentage	Land credit amount	Land equalisation amount
ME-71	Residential	28.15%	\$3,236,339.85	-
ME-72	Residential	18.84%	\$1,305,519.68	-
ME-73	Residential	27.82%	\$18,435,466.29	-
ME-74	Residential	4.32%	-	\$1,083,420.77
ME-75	Residential	6.09%	-	\$3,785,030.79
ME-76	Residential	14.05%	-	\$32,854.72
ME-77	Residential	33.67%	\$5,188,352.84	-
ME-78	Residential	12.73%	-	\$117,142.46
ME-79	Residential	4.75%	-	\$3,440,439.56
ME-80	Residential	10.68%	-	\$1,326,938.56
ME-81	Residential	-	-	-
ME-82	Residential	0.55%	-	\$4,163,209.45
ME-83	Residential	-	-	-
ME-84	Residential	-	-	-
ME-85E	Employment	-	-	\$149,880.17
ME-85R	Residential	-	-	\$1,531,298.84
ME-86	Residential	-	-	-
ME-R1	Residential	-	-	-
ME-R2	Residential	-	-	-
ME-R3	Residential	-	-	-
ME-R4	Residential	7.64%	-	\$750,577.64
ME-R5	Residential	-	-	\$331,406.04
ME-R6	Residential	-	-	-
ME-R7	Residential	-	-	-
ME-R8	Residential	-	-	-
ME-R9	Residential	-	-	-

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04/09/2026
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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, subdivision and class index numbers)	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, subdivision and class index numbers)	1 July each year

7.004/09/2026
C256melt**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, subdivision and class index numbers)	1 July each year

8.004/09/2026
C256melt**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 third year
Relevant public land index prepared by Valuer-General Victoria for the Minister for the 12-month period occurring immediately 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

9.004/09/2026
C256melt**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 Families, Fairness and Housing.
- Use and development of a Small second dwelling.
- Use and development of an Emergency services facility.

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