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SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO2.

WARRAGUL DEVELOPMENT CONTRIBUTIONS PLAN

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Area covered by this development contributions plan

All land within the Warragul Development Contributions Plan area shown as DCPO2 on the planning scheme maps.

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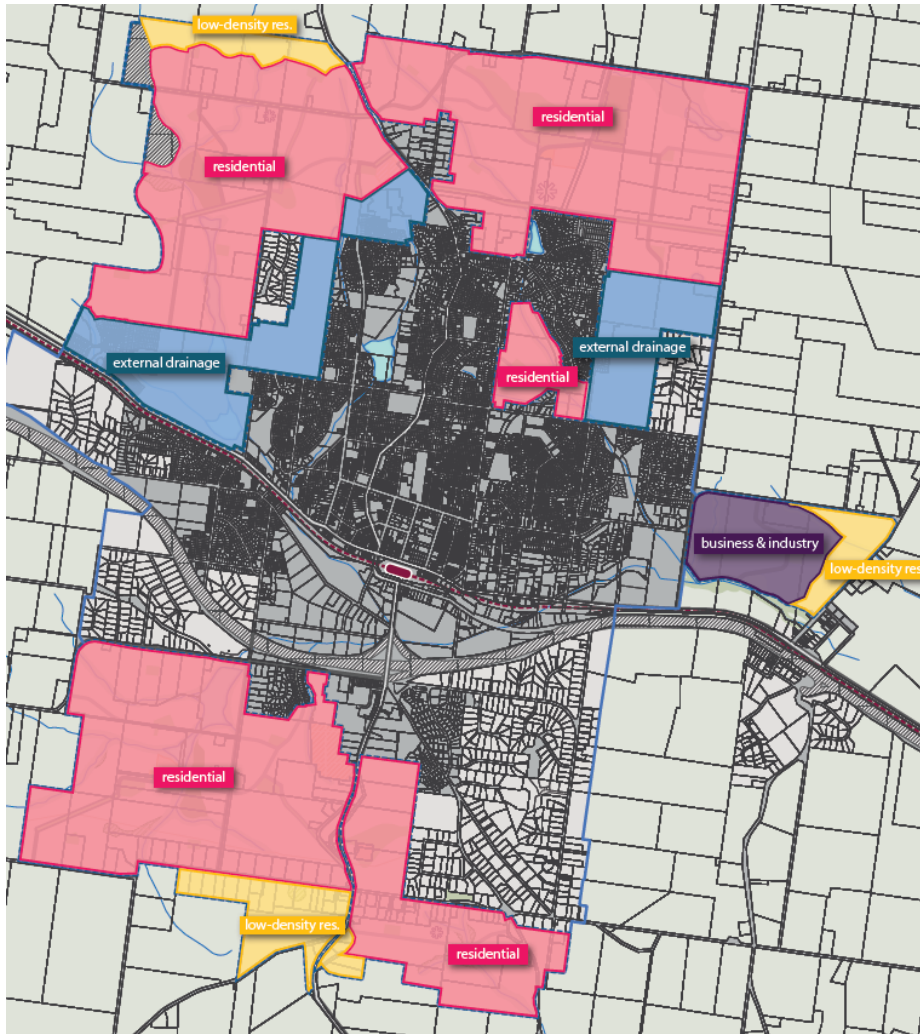
Summary of costs in 2014 dollars

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Arterial road intersections	\$7,029,455	Refer to details in the Warragul Development Contributions Plan.	\$7,029,455	%100
Shared paths	\$1,155,000	Refer to details in the Warragul Development Contributions Plan.	\$1,155,000	%100
Road construction	\$54,480,518	Refer to details in the Warragul Development Contributions Plan.	\$54,399,970	%100
Local road intersections	\$16,971,398	Refer to details in the Warragul Development Contributions Plan.	\$16,964,231	%100
Bridges and culverts	\$6,599,027	Refer to details in the Warragul Development Contributions Plan.	\$6,599,027	%100
Community facilities	\$13,405,037	Refer to details in the Warragul Development Contributions Plan.	\$13,244,717	%99
Recreation	\$24,748,450	Refer to details in the Warragul Development Contributions Plan	\$24,748,450	%100
Drainage	\$36,562,575	Refer to details in the Warragul Development Contributions Plan.	\$35,919,913	%98
DCP preparation	\$60,000	Refer to details in the Warragul Development Contributions Plan	\$60,000	%100
TOTAL (est.)	\$161,011,459		\$160,120,762	99%

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Charge areas



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Summary of contributions for Charge Area 1 (Residential) in 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Transport	\$7,303	-
Local transport	\$69,564	
DCP preparation	\$46	
Drainage	\$27,321	
Community facilities	\$12,586	\$0
Recreation	\$23,518	
TOTAL	\$140,337	\$0

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Summary of contributions for Charge Area 2 (Low Density Residential) in 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Transport	\$2,921	-
Local transport	\$27,826	
DCP preparation	\$18	
Drainage	\$10,928	
Community facilities	\$4,740	\$0
Recreation	\$8,857	
TOTAL	\$55,291	\$0

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Summary of contributions for Charge Area 3 (Business & Industry) in 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Transport	\$7,303	-
Local transport	\$69,564	-
DCP preparation	\$46	
Drainage	\$27,321	-
TOTAL	\$104,233	\$0

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Summary of contributions for Charge Area 4 (External Drainage) in 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Drainage	\$27,321	-

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
DCP preparation	\$46	
TOTAL	\$27,367	\$0

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Warragul Development Contributions Plan*.

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Indexation

All capital costs of infrastructure items will be adjusted quarterly in the following manner:

- Roads, intersections and bridges / culverts will be indexed in line with the Australian Bureau of Statistics Road and Bridge Construction Index – Victoria.
- All other items will be indexed in line with the Australian Bureau of Statistics Non Residential Construction Index.

Land values will be adjusted on 1 July each year following valuations undertaken by a registered valuer.

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Land or development excluded from development contributions plan

Land required for the following is exempt from the provisions of this overlay:

- Non government school.

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.