19/01/2006 VC37

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO1

NORTH CORRIDOR DEVELOPMENT CONTRIBUTIONS PLAN

1.0 19/01/2006 VC37

Area covered by this development contributions plan

As detailed on the Development Contribution Overlay Plan Map.

2.0 19/01/2006 VC37

Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to developmen t \$	Proportion of cost attributable to development %
Arterial Traffic Management Works	\$251,250	*	\$2,259	9%
Turning Lanes	\$657,875	**	\$657,875	100%
Collector Road Widening	\$615,250	**	\$615,250	100%
Bicycle Path	\$65,313	**	\$65,313	100%
Drainage and Wetland	\$1,932,879	**	\$1,932,879	100%
TOTAL	\$3,522,567		\$3,273,576	

^{*} In association with construction of the Shepparton Bypass

^{**} As required by the take up of land

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Summary of contributions

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT			
	Development Infrastructure			
	Residential (lots less than 2000m²)	Residential lots min 2000m ²	Low Density Residential lots minimum of 4000m ²	
Arterial Traffic management works	\$2,259/ha	\$904/ha	\$452/ha	
Turning Lanes	\$4,564/ha	\$4,477/ha	\$2,238/ha	
Collector Road widening	\$4,864/ha	\$3,275/ha	\$1,629/ha	
Bike Path	\$587/ha	\$235/ha	\$117/ha	
Drainage and wetland	\$15,904/ha	\$8,581/ha	N/A	
TOTAL	\$28,178/ha	\$15,826/ha	\$6,064/ha [#]	

[#] See Section 4 below.

Note: All of the above rates will be subject to annual C.P.I reviews to allow for cost inflations.

Note: Council will consider works in kind as an alternative to financial contributions made in accordance with the Schedule.

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Land or development excluded from development contributions plan

The land zoned Low Density is excluded from the consolidated drainage and wetland scheme.

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