

19/01/2006
VC37

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

SOUTH CORRIDOR DEVELOPMENT CONTRIBUTIONS PLAN

1.0

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Area covered by this development contributions plan

As detailed on the Development Contribution Overlay Plan Map.

2.0

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Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Arterial Traffic management works	\$625,000	**	\$125,000	20%
Turning lanes	\$527,500	**	\$527,500	100%
Collector Road widening	\$1,189,625	**	\$1,189,625	100%
Bike Path	\$559,376	**	\$279,688	50%
Drainage and wetland	\$2,832,174	**	\$2,832,174	100%
TOTAL	\$5,733,675		\$4,953,987	

*** As required by the take up of land*

3.0

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Summary of contributions

Facility	Levies payable by the development		
	Development Infrastructure		
	Residential (lots less than 2000m ²)	Residential (lots greater than 2000m ²)	Commercial
Arterial Traffic Management Works	\$676/ha	\$270/ha	\$676/ha
Turning Lanes	\$2,091/ha	\$5,042/ha	\$0/ha
Collector Road Widening	\$7,820/ha	\$0/ha	\$0/ha
Bicycle Path	\$1,658/ha	\$663/ha	\$0/ha
Drainage	\$16,846/ha	\$8,872/ha	\$22,136/ha
TOTAL	\$29,091/ha	\$14,847/ha	\$22,812/ha

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

GREATER SHEPPARTON PLANNING SCHEME

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

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.