

04/10/2019
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SCHEDULE 4 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO4**

SHEPPARTON NORTH EAST DEVELOPMENT CONTRIBUTIONS PLAN

1.0

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Area covered by this development contributions plan

All land within the *Shepparton North East Development Contributions Plan* area shown as DCPO4 on the planning scheme maps.

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 %
Transport	\$4,102,039	Refer to details in the Shepparton North East Development Contributions Plan.	\$4,102,039	100%
Community facility	\$5,658,000	Refer to details in the Shepparton North East Development Contributions Plan.	\$2,829,000	50%
Open Space	\$5,723,000	Refer to details in the Shepparton North East Development Contributions Plan.	\$5,723,000	100%
Drainage	\$8,481,791	Refer to details in the Shepparton North East Development Contributions Plan.	\$8,481,791	100%
Fees	\$257,208	Refer to details in the Shepparton North East Development Contributions Plan.	\$257,208	100%
TOTAL	\$24,222,038	-	\$21,393,038	88%

Note Summary of costs for conventional infrastructure items in 2019 dollars.

3.0

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Summary of contributions

Facility	Levies payable by the development (\$)	
	Development infrastructure	Community infrastructure
	All development per net developable hectare	Residential per dwelling
Transport	\$28,147	\$0
Community facility	\$19,411	\$0
Open Space	\$39,270	\$0
Drainage	\$58,200	\$0
Fees	\$1,765	
TOTAL	\$146,793	\$0

Note *The community infrastructure levy is limited to a maximum of \$1,150 per dwelling under legislation.*

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Land or development excluded from development contributions plan

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

- 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.

Note: *This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the incorporated Shepparton North East Development Contributions Plan, February 2019 for full details.*