SCHEDULE 4 TO Clause 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

DD/MM/YYYY

Proposed C118

Shown on the planning scheme map as DCPO4.

SHEPPARTON NORTH EAST DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

DD/MM/YYYY

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

2.0 Summary of costs

DD/MM/YYYY

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|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Facility | Total cost $ | Time of provision | Actual cost contribution attributable to development $ | Proportion of cost attributable to development % |
| Transport | $9,324,659 | Refer to details in the Shepparton North East Development Contributions Plan. | $9,324,659 | 100% |
| Community facility | $728,699 | Refer to details in the Shepparton North East Development Contributions Plan. | $728,699 | 100% |
| Open Space | $8,522,235 | Refer to details in the Shepparton North East Development Contributions Plan. | $8,522,235 | 100% |
| Drainage | $19,536,727 | Refer to details in the Shepparton North East Development Contributions Plan. | $19,536,727 | 100% |
| Fees | $207,040 | Refer to details in the Shepparton North East Development Contributions Plan. | $207,039 | 100% |
| **TOTAL** | **$38,319,360** |  | **$38,319,360** | **100%** |

*Note: Summary of costs for conventional infrastructure items in 2017 dollars.*

3.0 Summary of contributions

DD/MM/YYYY C118

|  |  |  |
| --- | --- | --- |
| **Facility** | **Levies payable by the development** | |
|  | **Development Infrastructure** | **Community infrastructure** |
|  | All development  Per net developable hectare | Residential  Per dwelling |
| Transport | $64,385 | $0 |
| Community facility | $5,032 | $0 |
| Open Space | $58,844 | $0 |
| Drainage | $134,898 | $0 |
| Fees | $1,430 |  |
| TOTAL | $264,588 | $1,150 |

*Note: The Community Infrastructure Levy is limited to a maximum of $1,150 per dwelling under legislation.*

4.0 Land or development excluded from development contributions plan

DD/MM/YYYY

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Land required for the following is exempt from the provisions 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 for full details.