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

Proposed C118

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

Proposed C118

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| Facility | Total cost $ | Time of provision | Actual cost contribution attributable to development $ | Proportion of cost attributable to development % |
| Transport | $6,805,953 | Refer to details in the Shepparton North East Development Contributions Plan. | $6,805,953 | 100% |
| Community facility | $3,975,440 | Refer to details in the Shepparton North East Development Contributions Plan. | $3,975,440 | 100% |
| Open Space | $5,401,000 | Refer to details in the Shepparton North East Development Contributions Plan. | $5,401,000 | 100% |
| Drainage | $9,211,355 | Refer to details in the Shepparton North East Development Contributions Plan. | $9,211,355 | 100% |
| Fees | $237,240 | Refer to details in the Shepparton North East Development Contributions Plan. | $237,240 | 100% |
| **TOTAL** | **$25,630,988** |  | **$25,630,988** | **100%** |

*Note: Summary of costs for conventional infrastructure items in 2018 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 | $46,454 | $0 |
| Community facility | $27,134 | $0 |
| Open Space | $36,865 | $0 |
| Drainage | $62,872 | $0 |
| Fees | $1,619 |  |
| TOTAL | $174,944 | $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

Proposed C118

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, July 2018 for full details.