

23/07/2015
C112**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO2**.**WARRAGUL DEVELOPMENT CONTRIBUTIONS PLAN****1.0**23/07/2015
C112**Area covered by this development contributions plan**

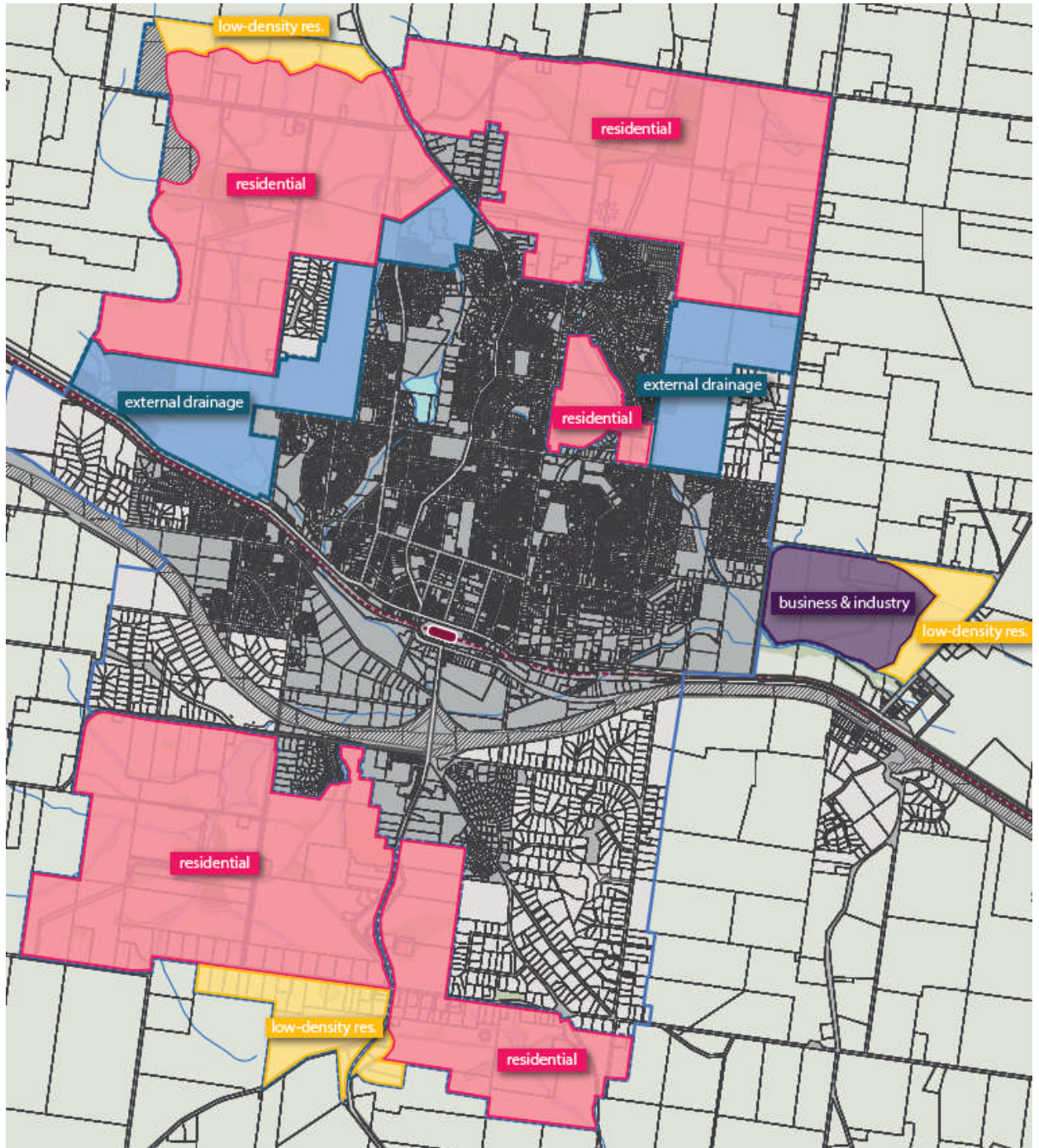
All land within the Warragul Development Contributions Plan area shown as DCPO2 on the planning scheme maps.

2.023/07/2015
C112**Summary of costs in 2014 dollars**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Arterial road intersections</i>	\$7,029,455	Refer to details in the Warragul Development Contributions Plan.	\$7,029,455	%100
<i>Shared paths</i>	\$1,155,000	Refer to details in the Warragul Development Contributions Plan.	\$1,155,000	%100
<i>Road construction</i>	\$54,480,518	Refer to details in the Warragul Development Contributions Plan.	\$54,399,970	%100
<i>Local road intersections</i>	\$16,971,398	Refer to details in the Warragul Development Contributions Plan.	\$16,964,231	%100
<i>Bridges and culverts</i>	\$6,599,027	Refer to details in the Warragul Development Contributions Plan.	\$6,599,027	%100
<i>Community facilities</i>	\$13,405,037	Refer to details in the Warragul Development Contributions Plan.	\$13,244,717	%99
<i>Recreation</i>	\$24,748,450	Refer to details in the Warragul Development Contributions Plan	\$24,748,450	%100
<i>Drainage</i>	\$36,562,575	Refer to details in the Warragul Development Contributions Plan.	\$35,919,913	%98
<i>DCP preparation</i>	\$60,000	Refer to details in the Warragul Development Contributions Plan	\$60,000	%100
TOTAL (est.)	\$161,011,459		\$160,120,762	99%

3.0 Charge areas

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4.0

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Summary of contributions for Charge Area 1 (Residential) in 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Transport</i>	\$7,303	-
<i>Local transport</i>	\$69,564	
<i>DCP preparation</i>	\$46	
<i>Drainage</i>	\$27,321	
<i>Community facilities</i>	\$12,586	\$0
<i>Recreation</i>	\$23,518	
TOTAL	\$140,337	\$0

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Summary of contributions for Charge Area 2 (Low Density Residential) in 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Transport</i>	\$2,921	-
<i>Local transport</i>	\$27,826	
<i>DCP preparation</i>	\$18	
<i>Drainage</i>	\$10,928	
<i>Community facilities</i>	\$4,740	\$0
<i>Recreation</i>	\$8,857	
TOTAL	\$55,291	\$0

6.023/07/2015
C112**Summary of contributions for Charge Area 3 (Business & Industry) in 2014 dollars**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Transport</i>	\$7,303	-
<i>Local transport</i>	\$69,564	-
<i>DCP preparation</i>	\$46	-
<i>Drainage</i>	\$27,321	-
TOTAL	\$104,233	\$0

7.023/07/2015
C112**Summary of contributions for Charge Area 4 (External Drainage) in 2014 dollars**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Drainage</i>	\$27,321	-
<i>DCP preparation</i>	\$46	-
TOTAL	\$27,367	\$0

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Warragul Development Contributions Plan*.

8.023/07/2015
C112**Indexation**

All capital costs of infrastructure items will be adjusted quarterly in the following manner:

- Roads, intersections and bridges / culverts will be indexed in line with the Australian Bureau of Statistics Road and Bridge Construction Index – Victoria.
- All other items will be indexed in line with the Australian Bureau of Statistics Non Residential Construction Index.

Land values will be adjusted on 1 July each year following valuations undertaken by a registered valuer.

9.023/07/2015
C112**Land or development excluded from development contributions plan**

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

- Non government school.

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.