

14/07/2016
C208

SCHEDULE 15 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO15**

Clyde Development Contributions Plan

1.0

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Area covered by this development contributions plan

All land within the Clyde Development Contributions Plan area shown as DCPO15 on the planning scheme maps.

2.0

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Summary of costs in Sep 2015 dollars

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads</i>	\$77,327,151	Refer to details in the Clyde Development Contributions Plan.	\$74,772,958	97%
<i>Intersections</i>	\$145,417,302	Refer to details in the Clyde Development Contributions Plan.	\$134,036,634	92%
<i>Bridges</i>	\$4,446,653	Refer to details in the Clyde Development Contributions Plan.	\$4,446,653	100%
<i>Community Facilities</i>	\$53,395,471	Refer to details in the Clyde Contributions Plan.	\$53,395,471	100%
<i>Active recreation</i>	\$116,549,103	Refer to details in the Clyde Development Contributions Plan.	\$114,428,704	98%
TOTAL	\$397,135,680		\$381,080,420	96%

3.014/07/2016
C208**Summary of contributions for Charge Area 1 (Residential) in Sep 2015 dollars**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$51,914	\$0
<i>Intersections</i>	\$93,061	\$0
<i>Bridges</i>	\$3,087	\$0
<i>Community facilities</i>	\$27,008	\$900
<i>Active recreation</i>	\$73,981	\$900
TOTAL	\$249,051	\$900

3.114/07/2016
C208**Summary of contributions for Charge Area 2 (Commercial) in Sep 2015 dollars**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$51,914	\$0
<i>Intersections</i>	\$93,061	\$0
<i>Bridges</i>	\$3,087	\$0
<i>Community centres</i>	\$0	\$0
<i>Active recreation</i>	\$0	\$0
TOTAL	\$148,062	\$0

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

The Community Infrastructure Levy is limited to a maximum of \$900 per dwelling under legislation.

4.020/11/2014
C187**Indexation**

All capital costs of infrastructure items (with the exception of land) will be adjusted quarterly in the following manner:

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

5.0

Land or development excluded from development contributions plan

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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.
- Railway reservations.

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.