

09/11/2017
GC75**SCHEDULE 15 TO THE DEVELOPMENT CONTRIBUTIONS PLAN
OVERLAY**Shown on the planning scheme map as **DCPO15**.**ENGLISH STREET DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**18/02/2016
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All land within the English Street Development Contributions Plan area shown as DCPO15 on the planning scheme maps.

2.0**Summary of costs in March 2015 dollars**18/02/2016
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$3,692,773	Refer to details in the English Street Development Contributions Plan.	\$3,692,773	100%
Intersections	\$9,947,134	Refer to details in the English Street Development Contributions Plan.	\$7,541,134	75.8%
Bridges	\$5,983,000	Refer to details in the English Street Development Contributions Plan.	\$3,799,500	63.5%
Community buildings	\$2,441,765	Refer to details in the English Street Development Contributions Plan.	\$2,441,765	100%
Sporting reserves	\$4,446,651	Refer to details in the English Street Development Contributions Plan.	\$3,003,568	67.5%
TOTAL	\$26,511,323		\$20,478,739	77.2%

3.0 Summary of contributions for Charge Area 1 (Residential) in March 2015 dollars

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Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Roads	\$41,124	\$0
Intersections	\$83,981	\$0
Bridges	\$42,312	\$0
Community buildings	\$34,535	\$0
Sporting reserves	\$42,481	\$699.47
TOTAL	\$244,433	\$699.47

3.1 Summary of contributions for Charge Area 2 (Commercial) in March 2015 dollars

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Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Roads	\$41,124	\$0
Intersections	\$83,981	\$0
Bridges	\$42,312	\$0
Community buildings	\$0	\$0
Sporting reserves	\$0	\$0
TOTAL	\$167,417	\$0

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

The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987*, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987*.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

4.0

Indexation

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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.