

07/11/2019
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SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO3**.

DROUIN DEVELOPMENT CONTRIBUTIONS PLAN

1.0

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Area covered by this development contributions plan

All land within the Drouin Development Contributions Plan area shown as DCPO3 on the planning scheme maps.

2.0

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Summary of costs

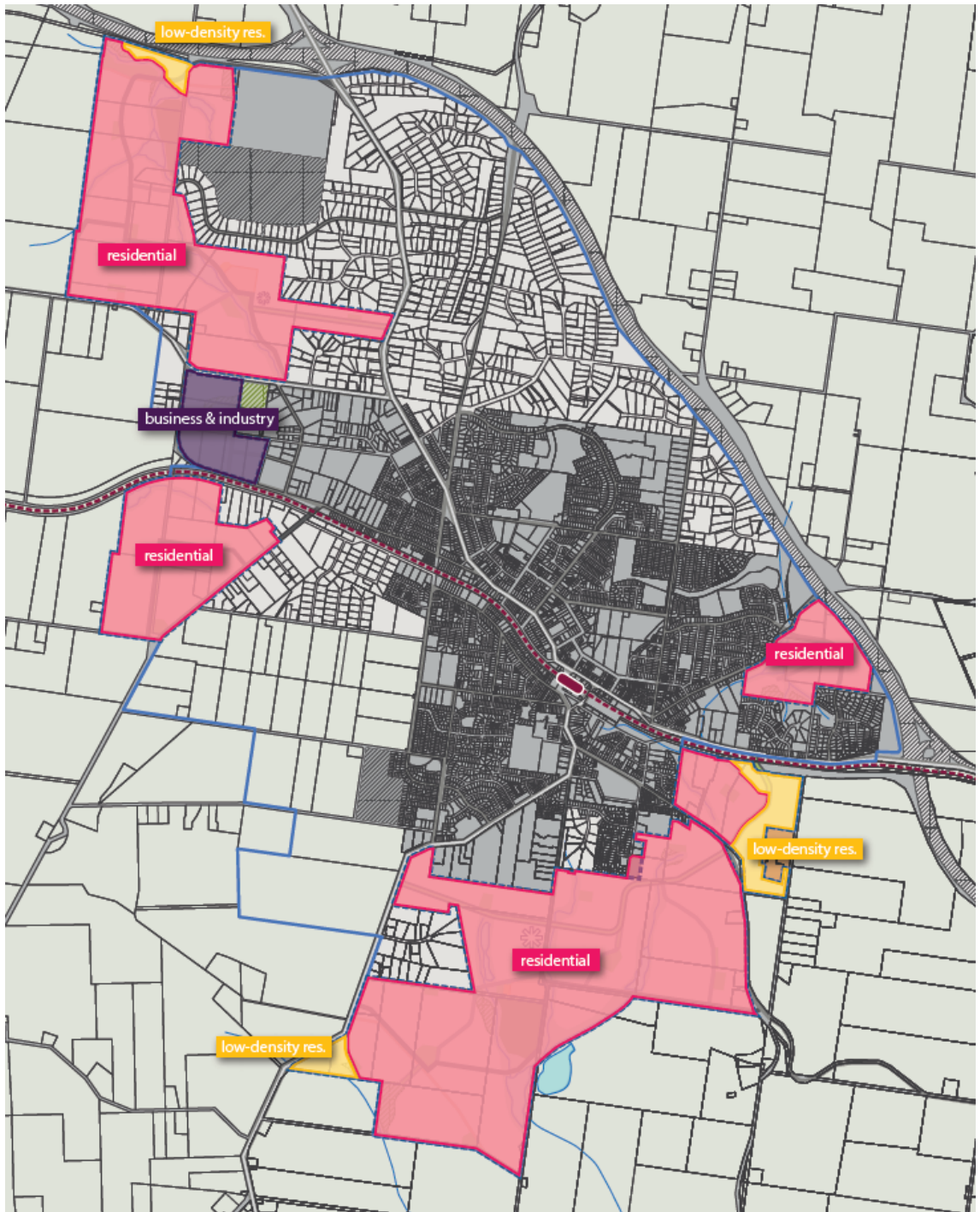
In 2014 dollars:

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Arterial road intersections</i>	\$7,561,005	Refer to details in the Drouin Development Contributions Plan.	\$7,549,164	100%
<i>Shared paths</i>	\$540,000	Refer to details in the Drouin Development Contributions Plan.	\$540,000	100%
<i>Road construction</i>	\$37,580,906	Refer to details in the Drouin Development Contributions Plan.	\$37,580,906	100%
<i>Local road intersections</i>	\$9,058,773	Refer to details in the Drouin Development Contributions Plan.	\$9,058,773	100%
<i>Bridges and culverts</i>	\$11,776,060	Refer to details in the Drouin Development Contributions Plan.	\$11,776,060	100%
<i>Community facilities</i>	\$7,131,000	Refer to details in the Drouin Development Contributions Plan.	\$7,131,000	100%
<i>Recreation</i>	\$12,639,000	Refer to details in the Drouin Development Contributions Plan.	\$12,639,000	100%
<i>DCP preparation</i>	\$40,000	Refer to details in the Drouin Development Contributions Plan.	\$40,000	100%
TOTAL (est.)	\$86,326,744		\$86,314,903	100%

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Summary of contributions

Charge area



BAW BAW PLANNING SCHEME

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>	\$12,430	-
<i>Local transport</i>	\$89,766	-
<i>DCP preparation</i>	\$61	
<i>Community facilities</i>	\$11,517	\$0
<i>Recreation</i>	\$20,414	
TOTAL	\$134,189	\$0

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>	\$4,972	-
<i>Local transport</i>	\$35,906	-
<i>DCP preparation</i>	\$25	
<i>Community facilities</i>	\$4,607	\$0
<i>Recreation</i>	\$8,165	
TOTAL	\$53,676	\$0

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>	\$12,430	-
<i>Local transport</i>	\$89,766	-

BAW BAW PLANNING SCHEME

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>DCP preparation</i>	\$61	
TOTAL	\$102,258	\$0

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

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.

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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.