

09/11/2017
GC75**SCHEDULE 13 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS
PLAN OVERLAY**Shown on the planning scheme map as **DCPO13**.**WYNDHAM NORTH DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**13/11/2014
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All land within the Wyndham North Development Contributions Plan area shown as DCPO13 on the planning scheme maps.

2.0**Summary of costs in June 2014 dollars**13/11/2014
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads</i>	\$149,142,960	Refer to details in the Wyndham North Development Contributions Plan.	\$145,438,916	98%
<i>Intersections</i>	\$285,404,136	Refer to details in the Wyndham North Development Contributions Plan.	\$274,039,273	96%
<i>Bridges & Culverts</i>	\$116,493,653	Refer to details in the Wyndham North Development Contributions Plan.	\$110,849,720	95%
<i>Community centres</i>	\$82,868,524	Refer to details in the Wyndham North Contributions Plan.	\$82,868,524	100%
<i>Sports reserves & Indoor recreation</i>	\$214,741,590	Refer to details in the Wyndham North Development Contributions Plan.	\$214,741,590	100%
TOTAL	\$848,650,864		\$827,938,023	98%

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Summary of contributions for Charge Area 1 (Residential)

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure (in June 2014 dollars)	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Roads	\$51,726	-
Intersections	\$97,463	-
Bridges & Culverts	\$39,424	-
Community centres	\$25,715	
Sports reserves & Indoor recreation	\$69,888	\$1,150
TOTAL	\$284,216	\$1,150

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Summary of contributions for Charge Area 2 (Employment) in June 2014 dollars

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Roads	\$51,726	-
Intersections	\$97,463	-
Bridges & Culverts	\$39,424	-
Community centres	\$0	-
Sports reserves & Indoor recreation	\$0	-
TOTAL	\$188,613	\$0

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Wyndham North 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.

5.0 Indexation

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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 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.

6.0 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.

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.