

09/11/2017  
GC75

**SCHEDULE 18 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO18**.

**BERWICK WATERWAYS DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0 Area covered by this development contributions plan**

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All land within the Berwick Waterways Development Contributions Plan area shown as DCPO18 on the planning scheme maps.

**2.0 Summary of costs for conventional infrastructure items**

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Facility	Total cost \$ (2014 dollars)	Time of provision	Actual cost contribution attributable to development \$ (2014 dollars)	Proportion of cost attributable to development %
Arterial roads	3,888,931	Consistent with the DCP	3,888,931	100
Intersections	5,147,558	Consistent with the DCP	1,801,645	35
Sports facilities	7,655,211	Consistent with the DCP	7,655,211	100
Community facilities	1,698,466	Consistent with the DCP	1,698,466	100
<b>TOTAL</b>	<b>18,390,166</b>		<b>15,044,254</b>	

**2.1 Summary of contributions for conventional infrastructure items**

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT per net developable hectare (NDHa) otherwise unless specified		
	Development Infrastructure (in 2014 dollars)	Community infrastructure	All infrastructure
Arterial roads	\$67,376	--	\$67,376 per NDHa
Intersections	\$31,214	--	\$31,214 per NDHa
Sports facilities	\$132,627	--	\$132,627 per NDHa
Community facilities	\$29,426	\$857 per dwelling	\$29,426 per NDHa
<b>TOTAL</b>		<b>\$857 per dwelling</b>	<b>\$260,643 per NDHa + \$857 per dwelling</b>

**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.

**3.0**

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**Summary of costs for supplementary infrastructure items in 2014 \$**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Local roads	9,645,977	Consistent with the DCP	9,645,977	100
Local parks	3,679,160	Consistent with the DCP	3,679,160	100
<b>TOTAL</b>	<b>13,325,137</b>		<b>13,325,137</b>	

**3.1**

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**Summary of contributions for supplementary infrastructure items in 2014 \$**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT per net developable hectare (NDHa) otherwise unless specified		
	Development Infrastructure	Community infrastructure	All infrastructure
Local roads	\$167,117	--	\$167,117 per NDHa
Local parks	\$63,742	--	\$63,742 per NDHa
<b>TOTAL</b>	<b>\$230,859</b>	<b>--</b>	<b>\$230,859 per NDHa</b>

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

**4.0**

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**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.

**5.0**

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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:

- 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.*