

20/11/2014
C188

SCHEDULE 18 TO THE 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 in 2014 \$

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	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
TOTAL	18,390,166		15,044,254	

2.1 Summary of contributions for conventional infrastructure items in 2014 \$

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT per net developable hectare (NDHa) otherwise unless specified		
	Development Infrastructure	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
TOTAL		\$857 per dwelling	\$260,643 per NDHa + \$857 per dwelling

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

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Local roads	9,645,977	Consistent	9,645,977	100

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
with the DCP				
Local parks	3,679,160	Consistent with the DCP	3,679,160	100
TOTAL	13,325,137		13,325,137	

3.120/11/2014
C188**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
TOTAL	\$230,859	--	\$230,859 per NDHa

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

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

4.020/11/2014
C188**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.

5.020/11/2014
C188**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.