

09/11/2017
GC75**SCHEDULE 16 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS
PLAN OVERLAY**Shown on the planning scheme map as **DCPO16**.**WOLLERT DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**23/02/2017
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All land within the Wollert Development Contributions Plan area shown as DCPO16 on the planning scheme maps.

2.0**Summary of costs**12/10/2017
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$39,743,136	Refer to details within the Wollert Development Contributions Plan, December 2016.	\$39,743,136	100%
Intersections	\$116,214,907	Refer to details within the Wollert Development Contributions Plan, December 2016.	\$116,214,907	100%
Bridges	\$3,112,628	Refer to details within the Wollert Development Contributions Plan, December 2016.	\$1,956,574	63%
Community buildings	\$39,985,501	Refer to details within the Wollert Development Contributions Plan, December 2016.	\$39,985,501	100%
Active Recreation	\$174,250,956	Refer to details within the Wollert Development Contributions Plan, December 2016.	\$148,929,080	85%
TOTAL	\$373,307,128		\$346,829,198	9%

3.009/11/2017
GC75**Summary of contributions for Charge Area 1 (Residential) in June 2016 dollars**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
Roads	\$41,796	\$0
Intersections	\$122,217	\$0
Bridges	\$2,058	\$0
Community buildings	\$51,119	\$1,150
Active Recreation	\$106,691	
TOTAL	\$323,880	\$1,150

3.109/11/2017
GC75**Summary of contributions for Charge Area 2 (Employment) in June 2016 dollars**

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
Roads	\$41,796	\$0
Intersections	\$122,217	\$0
Bridges	\$2,058	\$0
Community buildings	\$0	\$0
Sporting reserves	\$0	\$0
TOTAL	\$166,071	\$0

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Wollert Development Contributions Plan, June 2017*.

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.

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.