

23/02/2017
C187**SCHEDULE 16 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO16**.**Wollert Development Contributions Plan****1.0**23/02/2017
C187**Area covered by this development contributions plan**

All land within the Wollert Development Contributions Plan area shown as DCPO16 on the planning scheme maps.

2.023/02/2017
C187**Summary of costs**

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.	\$110,519,934	95%
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		\$341,134,226	91%

3.023/02/2017
C187**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	\$116,228	\$0
Bridges	\$2,058	\$0
Community buildings	\$51,119	\$1,150
Active Recreation	\$106,691	\$1,150
TOTAL	\$317,891	\$1,150

3.223/02/2017
C187**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	\$116,228	\$0
Bridges	\$2,058	\$0
Community buildings	\$0	\$0
Sporting reserves	\$0	\$0
TOTAL	\$160,082	\$0

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Wollert Development Contributions Plan, December 2016*.

The Community Infrastructure Levy is limited to a maximum of \$1,150 per dwelling under legislation.

4.023/02/2017
C187**Indexation**

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.