

09/11/2017
GC75

SCHEDULE 8 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO8**

TRUGANINA SOUTH PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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All the land generally bounded by Leakes Road, Palmers Road, Sayers Road and Marquands Road, Truganina that is included in the Development Contributions Plan Overlay 8 on the Wyndham Planning Scheme maps.

2.0 Summary of costs (dollar values indexed)

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Facility	Total cost for the Wyndham North Growth Front \$	Time of provision	Actual cost contribution attributable to Truganina South Community PSP Area \$	Proportion of cost attributable to development %
Arterial Roads and Major Path Network	\$127,206,782	Generally concurrent with development	\$16,222,126	12.75%
Community Infrastructure	\$24,236,808	None specified	\$2,224,800	9.18%
Other Development Infrastructure	\$52,162,329	None specified	\$7,981,647	15.30%
Truganina South PSP Items	\$0	None specified	\$20,773,979	100%
TOTAL	\$203,605,919		\$47,202,553	-

3.0 Summary of contributions (dollar values indexed)

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Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Arterial roads and major paths	\$169,311.65 per net developable Ha	\$169,311.65 per net developable Ha	-	-	\$169,311.65 per net developable Ha	\$169,311.65 per net developable Ha
Neighbourhood and local "District" active open space	7.5% land/cash	5% land/cash	-	-	7.5% land/cash	5% land/cash

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Community infrastructure	-	-	\$1,150.00 per lot/dwelling	\$1,150.00 per lot/dwelling	\$1,150.00 per lot/dwelling	\$1,150.00 per lot/dwelling
Other development infrastructure	\$6,693.75 per lot/dwelling	\$6,693.75 per lot/dwelling	-	-	\$6,693.75 per lot/dwelling	\$6,693.75 per lot/dwelling
TOTAL	\$169,311.65	\$169,311.65	\$1,150.00 per net lot/dwelling	\$1,150.00 per lot/dwelling	\$169,311.65 per net developable hectare plus \$6,693.75 per lot/dwelling plus \$1,150.00 (CIL) per lot/dwelling	\$169,311.65 per net developable hectare plus \$6,693.75 per lot/dwelling plus \$1,150.00 (CIL) per lot/dwelling

1. Where the expression “lot/dwelling” is used, the intent is that the stated contributions are to be made on a per dwelling basis. However, where contributions are to be made on subdivisions, the number of lots may be used as a proxy for number of dwellings; except that where multi-dwelling or multi-use sites are included, their contributions will be based on planned dwelling numbers.
2. Totals do not include open space contributions, where relevant, as they are expressed as percentages.

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.

Development in excess of 15 dwellings per hectare

For residential developments where the density is greater than 15 dwellings per net developable hectare as defined in the Truganina South Precinct Development Contributions Plan, and where communal open space and indoor recreation areas are provided in accordance with Truganina South Precinct Development Contributions Plan, the

“community” and “other development” infrastructure will be limited to \$13,500.00 and \$100,406.19 respectively, per net developable hectare (subject to indexation for other development infrastructure).

Indexation and revaluations

All Development Infrastructure Levies stated in dollar values in this Schedule are to be indexed quarterly, in line with relevant indices stated in the Development Contributions Plan. All land values are to be or subject to periodic re-valued as provided for in the Development Contributions Plan.

Provision of land for major road reservations or widenings

For each property where land is required for road widening or a road reservation, the first component of its’ development contributions for roads shall be the land contribution from this property unless the Responsible Authority agrees to an alternative. Funding for land acquisition for road widening from contributions under this Development Contributions Plan Overlay is set at the value of \$750,000.00 per hectare, plus indexation. Affected landowners will be credited that value of land transferred to the Responsible Authority for road widening at the rate of \$750,000.00 per hectare, plus indexation, which is the rate that was used when determining the level of development contributions for the plan area.

4.0 Land or development excluded from development contributions plan

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The following buildings and works are exempt from the provisions of this overlay:

- Land where a Section 173 Agreement has been executed for development contributions;
- Construction of one dwelling, including outbuildings, on a lot that exists before this overlay, provided it is the only dwelling on the lot;
- Any buildings or works in association with the use of the land for agricultural purposes;
- A fence;

Minor extensions, additions or modifications to any existing development.

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