

09/11/2017
GC75

SCHEDULE 11 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO11**

WYNDHAM WEST DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

11/07/2014
C173

All land within the Wyndham West Development Contributions Plan area shown as DCPO11 on the planning scheme maps.

2.0 Summary of costs in March 2014 dollars

11/07/2014
C173

	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads</i>	\$91,234,068	Refer to details in the Wyndham West Development Contributions Plan.	\$82,107,386	90%
<i>Intersections</i>	\$144,982,640	Refer to details in the Wyndham West Development Contributions Plan.	\$127,174,572	88%
<i>Bridges</i>	\$52,622,586	Refer to details in the Wyndham West Development Contributions Plan.	\$37,535,513	71%
<i>Community centres</i>	\$69,627,263	Refer to details in the Wyndham West Development Contributions Plan.	\$55,409,513	80%
<i>Active recreation</i>	\$166,153,592	Refer to details in the Wyndham West Development Contributions Plan.	\$150,458,286	90%
<i>Finance Adjustment</i>	\$7,720,266	Refer to details in the Wyndham West Development Contributions Plan.	\$7,720,266	100%
TOTAL	\$532,340,415		\$460,405,536	86%

3.0 Summary of contributions for Charge Area 1 (Residential)

09/11/2017
GC75

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Roads</i>	\$42,518	\$0
<i>Intersections</i>	\$73,765	\$0
<i>Bridges</i>	\$18,769	\$0
<i>Community centres</i>	\$26,788	\$1,150
<i>Active recreation</i>	\$66,856	\$1,150
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$233,986	\$1,150

3.1 Summary of contributions for Charge Area 2 (Employment) in March 2014 dollars

09/11/2017
GC75

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Roads</i>	\$42,518	\$0
<i>Intersections</i>	\$73,765	\$0
<i>Bridges</i>	\$18,769	\$0
<i>Community centres</i>	\$0	\$0
<i>Active recreation</i>	\$0	\$0
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$140,341	\$0

3.2

Summary of contributions for Charge Area 3 (Residential)

09/11/2017
GC75

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$42,518	\$0
<i>Intersections</i>	\$73,765	\$0
<i>Bridges</i>	\$34,137	\$0
<i>Community centres</i>	\$26,788	\$1,150
<i>Active recreation</i>	\$66,856	\$1,150
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$249,353	\$1,150

3.3

Summary of contributions for Charge Area 4 (Residential)

09/11/2017
GC75

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$97,400	\$0
<i>Intersections</i>	\$73,765	\$0
<i>Bridges</i>	\$34,137	\$0
<i>Community centres</i>	\$26,788	\$1,150
<i>Active recreation</i>	\$66,856	\$1,150
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$304,235	\$1,150

3.4 Summary of contributions for Charge Area 5 (Residential)

09/11/2017
GC75

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Roads</i>	\$80,670	\$0
<i>Intersections</i>	\$73,765	\$0
<i>Bridges</i>	\$19,869	\$0
<i>Community centres</i>	\$26,788	\$1,150
<i>Active recreation</i>	\$66,856	\$1,150
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$273,237	\$1,150

3.5 Summary of contributions for Charge Area 6 (Residential)

09/11/2017
GC75

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Roads</i>	\$42,518	\$0
<i>Intersections</i>	\$73,765	\$0
<i>Bridges</i>	\$18,769	\$0
<i>Community centres</i>	\$26,788	\$1,150
<i>Active recreation</i>	\$66,856	\$1,150
<i>Finance Adjustment</i>	\$0	\$0
TOTAL	\$228,697	\$1,150

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

Note: The development infrastructure costs and levies are in March 2014 dollars.

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

11/07/2014
C173

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 Land or development excluded from development contributions plan

11/07/2014
C173

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.
- Railway reservations.

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.