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SCHEDULE 13 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO13**

WYNDHAM NORTH DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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All land within the Wyndham North Development Contributions Plan area shown as DCPO13 on the planning scheme maps.

2.0 Summary of costs in June 2014 dollars

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads</i>	\$149,142,960	Refer to details in the Wyndham North Development Contributions Plan.	\$145,438,916	98%
<i>Intersections</i>	\$285,404,136	Refer to details in the Wyndham North Development Contributions Plan.	\$274,039,273	96%
<i>Bridges & Culverts</i>	\$116,493,653	Refer to details in the Wyndham North Development Contributions Plan.	\$110,849,720	95%
<i>Community centres</i>	\$82,868,524	Refer to details in the Wyndham North Contributions Plan.	\$82,868,524	100%
<i>Sports reserves & Indoor recreation</i>	\$214,741,590	Refer to details in the Wyndham North Development Contributions Plan.	\$214,741,590	100%
TOTAL	\$848,650,864		\$827,938,023	98%

3.0

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Summary of contributions for Charge Area 1 (Residential) in June 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$51,726	-
<i>Intersections</i>	\$97,463	-
<i>Bridges & Culverts</i>	\$39,424	-
<i>Community centres</i>	\$25,715	
<i>Sports reserves & Indoor recreation</i>	\$69,888	\$900
TOTAL	\$284,216	\$900

4.0

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

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$51,726	-
<i>Intersections</i>	\$97,463	-
<i>Bridges & Culverts</i>	\$39,424	-
<i>Community centres</i>	\$0	-
<i>Sports reserves & Indoor recreation</i>	\$0	-
TOTAL	\$188,613	\$0

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

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

5.0 Indexation

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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 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.

6.0 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.