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SCHEDULE 14 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO14**.

EAST WERRIBEE EMPLOYMENT PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0

Area covered by this development contributions plan

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Land in the City of Wyndham shown on the Planning Scheme maps as being within Schedule 14 to the Development Contributions Plan Overlay.

2.0

Summary of costs in August 2013 dollars

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Road	\$35,096,581	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$35,096,581	100%
Intersection	\$51,188,498	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$51,188,498	100%
Bridges & Drainage	\$39,171,190	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$39,171,190	100%
Community Facilities	\$12,979,773	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$12,979,773	100%
Recreation	\$24,333,437	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$24,333,437	100%

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Shared Trail	\$4,652,197	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$4,652,197	100%
TOTAL	\$167,421,675		\$167,421,675	100%

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Summary of contributions in August 2013 dollars

Facility	Levies payable by the development					Community Infrastructure
	Development Infrastructure					
	Charge Area 1	Charge Area 2	Charge Area 3	Charge Area 4	Charge Area 5	Residential (in Charge Areas 1 & 5)
	Per NDHa					Per Dwelling
Road	\$79,578	\$78,756	\$78,756	\$78,756	\$79,578	
Intersection	\$120,146	\$120,146	\$120,146	\$80,834	\$120,146	
Bridges & Drainage	\$88,403	\$88,403	\$88,403	\$88,403	\$88,403	
Community Facility	\$35,387	\$0	\$0	\$0	\$35,387	\$294.35
Recreation	\$59,342	\$4,514	\$4,514	\$4,514	\$59,342	\$605.65
Shared Trail	\$10,632	\$10,632	\$10,632	\$9,501	\$10,632	
Total	\$393,488	\$302,450	\$302,450	\$262,006	\$393,488	\$900.00

The development infrastructure levy is payable by all development per net developable hectare as set out in the *East Werribee Employment Precinct Development Contributions Plan*.

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

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Conditions for permits

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Conditions for subdivision permits where a development infrastructure levy is payable

A Development Infrastructure Levy must be paid to the Growth Areas Authority (the Collecting Agency) in accordance with the provisions of the approved Development Contributions Plan applying to the land. If there is no approved Public Infrastructure Plan or if the approved Public Infrastructure Plan does not specify a time when payments must

be made, then the Development Infrastructure Levy must be paid to the Growth Areas Authority within the time specified in the Development Contributions Plan or if no time is specified then after certification of the relevant plan of subdivision but not more than 21 days before a Statement of Compliance is issued in respect of that plan under the Subdivision Act 1988.

Where there is no approved Public Infrastructure Plan a Schedule of Development Contributions must be submitted with each stage of the plan of subdivision. This Schedule of Development Contributions must show the amount of development contributions likely to be payable for each subsequent stage and the value of the development contributions in respect of prior stages to the satisfaction of the Growth Areas Authority (the Collecting Agency).

4.2 Conditions for buildings and works permits where a development infrastructure levy is payable

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A Development Infrastructure Levy must be paid to the Growth Areas Authority (the Collecting Agency) in accordance with the provisions of the approved Development Contributions Plan applying to the land. If there is no approved Public Infrastructure Plan or if the approved Public Infrastructure Plan does not specify a time when payments must be made, then the Development Infrastructure Levy must be paid to the Growth Areas Authority prior to the commencement of any development unless some other time has been agreed with the Growth Areas Authority.

5.0 Exemption – non-government schools

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The development of land for a non-government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the *East Werribee Employment Precinct Development Contributions Plan*.

6.0 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 Road and Bridge Construction Index – Victoria.
- All other items will be indexed in line with the Australian Bureau of Statistics Non Residential Construction Index.

Land values will be indexed annually on the 1st July in accordance with the Consumer Price Index.

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.