

09/11/2017  
GC75

**SCHEDULE 10 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO10**.

**MANOR LAKES 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 10 to the Development Contributions Plan Overlay.

**2.0 Summary of costs in March 2011 dollars**

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$11,384,000	Refer to details in the Manor Lakes Development Contributions Plan.	\$11,384,000	100.0%
Intersections	\$19,290,000	Refer to details in the Manor Lakes Development Contributions Plan.	\$13,047,110	67.6%
Community facilities	\$9,527,635	Refer to details in the Manor Lakes Development Contributions Plan.	\$7,901,090	82.9%
Outdoor active recreation	\$24,301,352	Refer to details in the Manor Lakes Development Contributions Plan.	\$16,037,695	66.0%
<b>TOTAL</b>	<b>\$64,502,987</b>		<b>\$48,369,896</b>	<b>75.0%</b>

**3.0 Summary of contributions in 1 March 2011 dollars**

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Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community Infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
Roads	\$38,881	\$0
Intersections	\$44,561	\$0

Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community Infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
Community facilities	\$25,619	\$0
Outdoor active recreation	\$34,519	\$1,150
<b>TOTAL</b>	<b>\$143,581</b>	<b>\$1,150</b>

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

**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**

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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.*