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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

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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

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	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 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%

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

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>	\$18,769	\$0
<i>Community centres</i>	\$26,788	\$900
<i>Active recreation</i>	\$66,856	\$900
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$233,986	\$900

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

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>	\$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) in March 2014 dollars

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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	\$900
<i>Active recreation</i>	\$66,856	\$900
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$249,353	\$900

3.3

Summary of contributions for Charge Area 4 (Residential) in March 2014 dollars

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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	\$900
<i>Active recreation</i>	\$66,856	\$900
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$304,235	\$900

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Summary of contributions for Charge Area 5 (Residential) in March 2014 dollars

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	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	\$900
<i>Active recreation</i>	\$66,856	\$900
<i>Finance Adjustment</i>	\$5,288	\$0
TOTAL	\$273,237	\$900

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Summary of contributions for Charge Area 6 (Residential) in March 2014 dollars

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>	\$18,769	\$0
<i>Community centres</i>	\$26,788	\$900
<i>Active recreation</i>	\$66,856	\$900
<i>Finance Adjustment</i>	\$0	\$0
TOTAL	\$228,697	\$900

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

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

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Indexation

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

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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.
- 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.