

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**11/07/2014
C173**Area covered by this development contributions plan**

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

2.011/07/2014
C173**Summary of costs in March 2014 dollars**

| | 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% |

3.009/11/2017
GC75**Summary of contributions for Charge Area 1 (Residential)**

| 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 |

WYNDHAM PLANNING SCHEME

| Facility | Levies Payable by the Development | |
|---------------------------|-----------------------------------|--------------------------|
| | Development Infrastructure | Community infrastructure |
| | All development | Residential |
| | Per net developable hectare | Per dwelling |
| <i>Finance Adjustment</i> | \$5,288 | \$0 |
| TOTAL | \$233,986 | \$1,150 |

3.1

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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

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Summary of contributions for Charge Area 3 (Residential)

| 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

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Summary of contributions for Charge Area 4 (Residential)

| 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

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Summary of contributions for Charge Area 5 (Residential)

| 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 | \$1,150 |
| <i>Active recreation</i> | \$66,856 | \$1,150 |
| <i>Finance Adjustment</i> | \$5,288 | \$0 |
| TOTAL | \$273,237 | \$1,150 |

3.5

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GC75

Summary of contributions for Charge Area 6 (Residential)

| 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 |

| Facility | Levies Payable by the Development | |
|--------------------|-----------------------------------|--------------------------|
| | Development Infrastructure | Community infrastructure |
| | All development | Residential |
| | Per net developable hectare | Per dwelling |
| Community centres | \$26,788 | \$1,150 |
| Active recreation | \$66,856 | \$1,150 |
| Finance Adjustment | \$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.

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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

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Land or development excluded from development contributions plan

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.