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**SCHEDULE 12 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO12**

**POINT COOK WEST DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0 Area covered by this development contributions plan**

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All land within Point Cook West Precinct Structure Plan area shown as DCPO12 on the planning scheme maps.

**2.0 Summary of costs in April 2012 dollars**

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<b>Facility</b>	<b>Total cost \$</b>	<b>Time of provision</b>	<b>Actual cost contribution attributable to development \$</b>	<b>Proportion of cost attributable to development %</b>
<i>Roads</i>	\$4,606,400	Refer to details in the Point Cook West Development Contributions Plan.	\$4,606,400	100%
<i>Intersections</i>	\$7,835,580	Refer to details in the Point Cook West Development Contributions Plan.	\$7,835,580	100%
<i>Community facilities</i>	\$10,745,098	Refer to details in the Point Cook West Development Contributions Plan.	\$2,237,274	20.8%
<i>Active recreation</i>	\$16,643,500	Refer to details in the Point Cook West Development Contributions Plan.	\$13,474,500	81.0%
<i>Shared Trails</i>	\$1,213,000	Refer to details in the Point Cook West Development Contributions Plan.	\$794,500	65.5%
<b>TOTAL</b>	<b>\$41,043,578</b>		<b>\$28,948,254</b>	<b>71.0%</b>

### 3.0 Summary of contributions in April 2012 dollars

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
<i>Roads</i>	\$43,601	\$0
<i>Intersections</i>	\$74,165	\$0
<i>Community facilities</i>	\$17,233	\$900
<i>Active recreation</i>	\$109,735	\$900
<i>Shared trails</i>	\$7,520	\$0
<b>TOTAL</b>	<b>\$252,254</b>	<b>\$900</b>

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

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

### 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 1<sup>st</sup> July in accordance with the Consumer Price Index.

### 5.0 Land or development excluded from development contributions plan

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- Non government school

*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.*