

09/11/2017
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SCHEDULE 12 TO CLAUSE 45.06 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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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<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 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%
TOTAL	\$41,043,578		\$28,948,254	71.0%

3.0 Summary of contributions

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Facility	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure (in April 2012 dollars)	Community infrastructure
	All development Per net developable hectare	Residential Per dwelling
Roads	\$43,601	\$0
Intersections	\$74,165	\$0
Community facilities	\$17,233	\$1,150
Active recreation	\$109,735	\$1,150
Shared trails	\$7,520	\$0
TOTAL	\$252,254	\$1,150

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 (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.

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.