

09/11/2017
GC75

SCHEDULE 14 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO14**.

EAST WERRIBEE EMPLOYMENT PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0

17/10/2013
C179

Area covered by this development contributions plan

Land in the City of Wyndham shown on the Planning Scheme maps as being within Schedule 14 to the Development Contributions Plan Overlay.

2.0

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Summary of costs in August 2013 dollars

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Road	\$35,096,581	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$35,096,581	100%
Intersection	\$51,188,498	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$51,188,498	100%
Bridges & Drainage	\$39,171,190	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$39,171,190	100%
Community Facilities	\$12,979,773	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$12,979,773	100%
Recreation	\$24,333,437	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$24,333,437	100%
Shared Trail	\$4,652,197	Refer to details in the East Werribee Employment Precinct Development Contributions Plan.	\$4,652,197	100%
TOTAL	\$167,421,675		\$167,421,675	100%

3.0

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Summary of contributions

Facility	Levies payable by the development					Community Infrastructure
	Development Infrastructure (in August 2013 dollars)					
	Charge Area 1	Charge Area 2	Charge Area 3	Charge Area 4	Charge Area 5	Residential (in Charge Areas 1 & 5)
	Per NDHa					Per Dwelling
Road	\$79,578	\$78,756	\$78,756	\$78,756	\$79,578	
Intersection	\$120,146	\$120,146	\$120,146	\$80,834	\$120,146	

WYNDHAM PLANNING SCHEME

Facility	Levies payable by the development					
	Development Infrastructure (in August 2013 dollars)					Community Infrastructure
	Charge Area 1	Charge Area 2	Charge Area 3	Charge Area 4	Charge Area 5	Residential (in Charge Areas 1 & 5)
	Per NDHa					Per Dwelling
Bridges & Drainage	\$88,403	\$88,403	\$88,403	\$88,403	\$88,403	
Community Facility	\$35,387	\$0	\$0	\$0	\$35,387	\$376.17
Recreation	\$59,342	\$4,514	\$4,514	\$4,514	\$59,342	\$773.83
Shared Trail	\$10,632	\$10,632	\$10,632	\$9,501	\$10,632	
Total	\$393,488	\$302,450	\$302,450	\$262,006	\$393,488	\$1,150.00

The development infrastructure levy is payable by all development per net developable hectare as set out in the *East Werribee Employment Precinct 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

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4.1

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Conditions for permits

Conditions for subdivision permits where a development infrastructure levy is payable

A Development Infrastructure Levy must be paid to the Growth Areas Authority (the Collecting Agency) in accordance with the provisions of the approved Development Contributions Plan applying to the land. If there is no approved Public Infrastructure Plan or if the approved Public Infrastructure Plan does not specify a time when payments must be made, then the Development Infrastructure Levy must be paid to the Growth Areas Authority within the time specified in the Development Contributions Plan or if no time is specified then after certification of the relevant plan of subdivision but not more than 21 days before a Statement of Compliance is issued in respect of that plan under the Subdivision Act 1988.

Where there is no approved Public Infrastructure Plan a Schedule of Development Contributions must be submitted with each stage of the plan of subdivision. This Schedule of Development Contributions must show the amount of development contributions likely to be payable for each subsequent stage and the value of the development contributions in respect of prior stages to the satisfaction of the Growth Areas Authority (the Collecting Agency).

4.217/10/2013
C179**Conditions for buildings and works permits where a development infrastructure levy is payable**

A Development Infrastructure Levy must be paid to the Growth Areas Authority (the Collecting Agency) in accordance with the provisions of the approved Development Contributions Plan applying to the land. If there is no approved Public Infrastructure Plan or if the approved Public Infrastructure Plan does not specify a time when payments must be made, then the Development Infrastructure Levy must be paid to the Growth Areas Authority prior to the commencement of any development unless some other time has been agreed with the Growth Areas Authority.

5.017/10/2013
C179**Exemption – non-government schools**

The development of land for a non-government school is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy under the *East Werribee Employment Precinct Development Contributions Plan*.

6.017/10/2013
C179**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.

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.