

09/11/2017  
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**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO1**.

**FORMER PORT PHILLIP WOOLLEN MILL DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0**

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**Area covered by this development contributions plan**

Land shown as DCPO1 on Map 19DCPO and referred to as the former Port Phillip Woollen Mills, Williamstown.

**2.0**

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**Summary of costs**

A summary of all costs is shown in Table 1 below.

**Table 1 – Summary of DCP costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Community Facilities	\$13,790,000	2015-2025	\$719,968	5.2%
Drainage	\$3,900,655	2015-2025	\$1,104,144	28.3%
Roads	\$500,000	2015-2025	\$9,680	1.9%
Public Realm	\$1,105,000	2015-2025	\$131,120	11.9%
Planning	\$10,000	2015-2016	\$10,000	100%
<b>TOTAL</b>	<b>\$19,305,655</b>	<b>2015-2025</b>	<b>\$1,974,912</b>	<b>10.2%</b>

**3.0**

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**Summary of contributions**

The development contributions that apply are shown in Table 2.

The development contribution rates have been calculated for prices at 1 July 2015 and are expressed in 2015 dollar values and exclude GST. The development contributions rates are adjusted annually on 1 July each year to reflect movements in the consumer price index (CPI).

**Table 2: Levies payable per dwelling**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Community facilities	-	-	\$912.56	-	\$912.56	-
Drainage	\$1,380.18	-	-	-	\$1,380.18	-
Roads/paths	\$12.10	-	-	-	\$12.10	-
Public realm	\$163.90	-	-	-	\$163.90	-
Planning	\$12.50	-	-	-	\$12.50	-
<b>TOTAL</b>	<b>\$1,568.68</b>		<b>\$912.56</b>		<b>\$2,481.24</b>	

*Levies payable by the development is specified per dwelling.*

**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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**Land or development excluded from development contributions plan**

- Exemptions from payment of development contributions apply in the following circumstances:
- Non-residential use and development.
- The carrying out of building or works associated with an existing dwelling including the replacement of a dwelling.
- Reinstatement of a building which has been unintentionally damaged or destroyed. The exemption relates only to the extent that the number of dwellings to be replaced is not greater than the damaged or destroyed building.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the Former Port Phillip Woollen Mill Development Contributions Plan 2015-25. Refer to the incorporated development contributions plan for full details.*