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**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

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

**WANGARATTA NORTH WEST GROWTH AREA DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0**

17/10/2019  
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**Area covered by this development contributions plan**

All land within the Wangaratta North West Growth Area Structure Plan area as shown on Planning Scheme Maps as DCPO1.

**2.0**

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**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads and intersections	\$20,024,556	Generally concurrent with subdivision - refer to the details in the Wangaratta North West Development Contribution Plan	\$16,227,298	81%
Community infrastructure	\$5,406,071	Long term	\$3,378,794	62%
Active space	\$544,726	Long term	\$544,726	100%
Passive space	\$1,353,644	Generally concurrent with subdivision - refer to the details in the Wangaratta North West Development Contribution Plan	\$1,353,644	100%
Off-Road pedestrian and cycle trails	\$181,923	Generally concurrent with subdivision - refer to the details in the Wangaratta North West Development Contribution Plan	\$181,923	100%
Drainage	\$7,590,561	Generally concurrent with subdivision - refer to the details in the Wangaratta North West Development Contribution Plan	\$7,590,561	100%
Planning costs	\$139,000	Completed	\$107,345	77%
<b>TOTAL</b>	<b>\$35,240,481</b>	-	<b>\$29,415,946</b>	-

**3.0**

17/10/2019  
C071wang

**Summary of contributions**

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Roads and intersections	\$88,288	\$88,288	-	-	\$88,288	\$88,288
Community infrastructure	\$18,848	\$0	-	-	\$18,848	\$0
Active open space	\$2,980	\$0	-	-	\$2,980	\$0

## WANGARATTA PLANNING SCHEME

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Passive open space	\$7,365	\$7,365	-	-	\$7,365	\$7,365
Off-road pedestrian and cycle trails	\$990	\$990	-	-	\$990	\$990
Drainage	\$41,298	\$41,298	-	-	\$41,298	\$41,298
Planning costs	\$584	\$584	-	-	\$584	\$584
<b>TOTAL</b>	<b>\$159,988</b>	<b>\$138,524</b>	-	-	<b>\$159,988</b>	<b>\$138,524</b>

*Note: The development infrastructure levy is payable by all development per net developable hectare as set out in the Wangaratta North-West Growth Area Development Contributions Plan, October 2018.  
The development infrastructure levy includes the 5% open space contribution normally required by Clause 52.01 Public Open Space Contribution and Subdivision.*

### Indexation

The dollar figures expressed in Clause 2.0 and Clause 3.0 of this Schedule are expressed in 2018 dollars.

All capital costs of infrastructure items (with the exception of land) will be adjusted annually using the appropriate Australian Bureau of Statistics (ABS) Producer Price Indexes.

Specific references utilised within the ABS Producer Price Indexes are as follows:-

- Community Infrastructure – ABS Producer Price Indexes Non-Residential Building Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries);
- Roads, Drainage and Shared Paths – ABS Producer Price Indexes Road & Bridge Construction Index, Victoria (Catalogue 6427.0, Table 17 Output of the Construction Industries).

The land value for all infrastructure projects is fixed at the rates set in the *Wangaratta North West Growth Area Development Contributions Plan*. These amounts will be indexed annually in July by Council by reference to the Consumer Price Index (All Groups Melbourne).

### 4.0

17/10/2019  
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### Land or development excluded from development contributions plan

None specified.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Wangaratta North West Growth Area Development Contributions Plan for full details.*