

17/10/2019
C071wang

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2**.

WANGARATTA SOUTH GROWTH AREA DEVELOPMENT CONTRIBUTIONS PLAN

1.0

17/10/2019
C071wang

Area covered by this development contributions plan

All land within the Wangaratta South Growth Area Development Contribution Plan area as shown on the Planning Scheme Maps as DCP02

2.0

17/10/2019
C071wang

Summary of costs in 2018 dollars

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads and Intersections	\$4,033,275	Refer to the details in the Wangaratta South Development Contributions Plan	\$4,033,275	100%
Passive open space	\$379,527	Refer to the details in the Wangaratta South Development Contributions Plan	\$379,527	100%
Off-road pedestrian and cycle trails	\$704,316	Refer to the details in the Wangaratta South Development Contributions Plan	\$704,316	100%
Drainage	\$1,351,871	Refer to the details in the Wangaratta South Development Contributions Plan	\$1,351,871	100%
Planning Costs	\$139,000	Complete	\$31,655	23%
TOTAL	\$6,607,990	-	\$6,500,644	-

3.0

17/10/2019
C071wang

Summary of contributions in 2018 dollars

Facility	Levies payable by the development (\$)					
	Development infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
Roads and intersections	\$74,364	\$	\$	\$	\$74,364	\$
Passive open space	\$6,998	\$	\$	\$	\$6,998	\$
Off-road pedestrian and cycle trails	\$12,986	\$	\$	\$	\$12,986	\$
Drainage	\$24,925	\$	\$	\$	\$24,925	\$
Planning costs	\$584	\$	\$	\$	\$584	\$
TOTAL	\$119,857	\$	\$	\$	\$119,857	\$

The development infrastructure levy is payable by all development per net developable hectare as set out in the Wangaratta South Growth Area Development Contributions Plan, September 2018. For the purposes of this Schedule, all net developable land is considered residential land within the Wangaratta South Growth Area Structure Plan.

The development infrastructure levy includes the 5% open space contribution normally required by Clause 52.01 Public Open Space Contributions and Subdivision.

Indexation

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 South 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
C071wang

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 South Growth Area Development Contributions Plan, September 2018 for full details.