

28/06/2012
C120**SCHEDULE 4 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO4**.**ROCKBANK NORTH DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**28/06/2012
C120All land within the *Rockbank North Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO4.**2.0****Summary of costs**28/06/2012
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All Infrastructure

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development infrastructure levy \$	Proportion of cost attributable to development %
Roads, Bridges, Intersections	62,380,000	Refer to DCP	62,380,000	100%
Outdoor Active Recreation	57,068,000	Refer to DCP	37287360	65%
Community Facilities	22,864,000	Refer to DCP	16,739,000	73%
TOTAL	142,312,000		116,406,360	84.9%

3.0**Summary of contributions**28/06/2012
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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Community infrastructure	All infrastructure
	All development per NDA		All development per NDA
Roads, bridges & Intersections	\$140,869.88	-	\$140,869.88
Outdoor Active Recreation	\$84,204.28	675.07 per dwelling	\$84,204.28
Community Facilities	\$37,800.91	-	\$37,800.91
TOTAL	\$262,875.07	675.07 per dwelling	\$262,875.07 plus \$900 per dwelling

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as publicised in the latest edition of Rawlinsons Australian Construction Handbook on 1st January and 1st July each year.

The land values for each infrastructure item, where applicable, will be adjusted on 1 July each year following site specific land valuations undertaken by a registered valuer.

4.0

Land or development excluded from development contributions plan

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Land required for the following as set out in the *Rockbank North Precinct Structure Plan* is excluded from the Net Developable Area:

- Arterial roads, community facilities, government and non government schools.
- Encumbered Land
- Active and Passive Open space.

Notes:

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