

23/10/2014
C122**SCHEDULE 6 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO6**.

TOOLERN PARK DEVELOPMENT CONTRIBUTIONS PLAN**1.0**23/10/2014
C122**Area covered by this development contributions plan**

All land within the *Toolern Park Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO6.

2.023/10/2014
C122**Summary of costs**

All Infrastructure

Facility	Total cost	Time of provision	Actual cost contribution attributable to development infrastructure levy \$	Proportion of cost attributable to development
Transport	\$3,692,948	Refer DCP	to \$3,692,948	100%
Community	\$1,842,120	Refer DCP	to \$1,842,120	100%
Active Recreation	\$5,937,478	Refer DCP	to \$5,937,478	100%
TOTAL	\$11,472,546		\$11,472,546	100%

3.023/10/2014
C122**Summary of contributions**

Facility	Development Infrastructure	Community infrastructure
	All development per NDA	Per dwelling
Transport	\$108,872	
Community	\$54,308	
Active Recreation	\$94,929	\$900 -
TOTAL	\$258,109	\$900

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Toolern Park Development Contributions Plan*.

The Community Infrastructure Levy is limited to a maximum of \$900 per dwelling under legislation.

4.023/10/2014
C122**Indexation**

In relation to all costs associated with infrastructure items other than land, the cost must be adjusted according to the following method:

- Road and intersections – the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinson’s Australian Construction Handbook
- All other infrastructure items – the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinson’s Australian Construction Handbook

Land values will be adjusted on 1 July each year following valuation undertaken by a registered valuer.

5.0

23/10/2014
C122

Land or development excluded from development contributions plan

Land required for the following is exempt from the provisions of this overlay:

- Use and development for a non government school.
- Use and development associated with a dwelling that is existing or approved at the approval date of this provision.

Note: This schedule sets out a summary of the costs and contributions prescribed in the Toolern Park Development Contributions Plan. Refer to the incorporated Toolern Park Development Contributions Plan for full details.