

09/11/2017
GC75**SCHEDULE 6 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS
PLAN OVERLAY**

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

TOOLERN PARK DEVELOPMENT CONTRIBUTIONS PLAN**1.0 Area covered by this development contributions plan**23/10/2014
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All land within the *Toolern Park Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO6.

2.0 Summary of costs23/10/2014
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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
Transport	\$3,692,948	Refer to DCP	\$3,692,948	100%
Community	\$1,842,120	Refer to DCP	\$1,842,120	100%
Active Recreation	\$5,937,478	Refer to DCP	\$5,937,478	100%
TOTAL	\$11,472,546		\$11,472,546	100%

3.0 Summary of contributions09/11/2017
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Facility	Development Infrastructure All development per NDA	Community infrastructure Per dwelling
Transport	\$108,872	
Community	\$54,308	
Active Recreation	\$94,929	\$1,150
TOTAL	\$258,109	\$1,150

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 (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.

4.0

Indexation

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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

Land or development excluded from development contributions plan

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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.