

09/11/2017
GC75

SCHEDULE 5 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO5**.

LOCKERBIE DEVELOPMENT CONTRIBUTIONS PLAN

1.0

28/06/2012
C161

Area covered by this development contributions plan

All land within the *Lockerbie Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO5.

2.0

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Summary of costs

All Infrastructure

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads, Bridges, Intersections	99,613,714	Refer to DCP	95,498,597	96%
Outdoor Active Recreation	77,657,000	Refer to DCP	70,190,000	90%
Community Facilities	27,495,000	Refer to DCP	27,495,000	100%
TOTAL	204,765,714		193,183,597	94%

3.0

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Summary of contributions

Facility	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure All development per NDA	Community Infrastructure (2017 dollars)	All Infrastructure All development per NDA
Roads, bridges & Intersections	\$138,371.68	-	\$138,371.68
Outdoor Active Recreation	\$101,701.05	-	\$101,701.05
Community Facilities	\$39,838.59	-	\$39,838.59
TOTAL	\$279,911.32	\$1,150.00 per dwelling	\$279,911.32 plus \$1,150.00 (2017 dollars) 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.

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.

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Land or development excluded from development contributions plan

Land required for the following as set out in the Lockerbie 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.
- Development directly related to the provision of public transport.

Note: 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