

09/11/2017
GC75**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**LAKE NARRACAN DEVELOPMENT CONTRIBUTIONS PLAN****1.0**17/12/2015
C86**Area covered by this development contributions plan**All land within the *Lake Narracan Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO1.**2.0**17/12/2015
C86**Summary of costs**

All Infrastructure

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$4,713,515	Refer to DCP	\$4,713,515	100%
Intersections	\$20,310,294	Refer to DCP	\$19,783,019	97.4%
Culvert projects	\$999,000	Refer to DCP	\$999,000	100%
Open Space	\$8,925,502	Refer to DCP	\$8,181,192	91.7%
Community facilities	\$3,541,286	Refer to DCP	\$3,541,286	100%
Wetland	\$9,887,392	Refer to DCP	\$9,887,392	100%
Waterways	\$9,153,000	Refer to DCP	\$9,153,000	100%
TOTAL	\$57,529,989		\$56,258,404	

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GC75**Summary of contributions**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community Infrastructure
	All development per NDA	
Roads	\$13,959	-
Intersections	\$58,589	-
Culvert projects	\$2,959	-
Open space	\$24,229	-
Community facilities	\$10,488	-
Wetland	\$29,282	-
Waterways	\$27,107	-

LATROBE PLANNING SCHEME

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community Infrastructure
	All development per NDA	
TOTAL	\$166,614	\$897 per dwelling

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Summary of contributions

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 July each year.

The land values will be adjusted on 1 July each year following a re-valuation of properties 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 *Lake Narracan Precinct Structure Plan 2014* is excluded from the Net Developable Area:

- Arterial roads and connector roads, community facilities, government and non government schools.
- Encumbered land.
- Active and passive open space.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Lake Narracan Development Contributions Plan incorporated into the Latrobe Planning Scheme for full details.