

09/11/2017
GC75**SCHEDULE 5 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS
PLAN OVERLAY**Shown on the planning scheme map as **DCPO5**.**DIGGERS REST DEVELOPMENT CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**27/06/2012
C121

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

2.0 Summary of costs09/11/2017
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All Infrastructure

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads, Bridges, Intersections	32,247,989	Refer to DCP	31,800,390	99%
Active Recreation	31,903,000	Refer to DCP	22,710,000	71%
Community Facilities	7,558,000	Refer to DCP	7,558,000	100%
TOTAL	71,708,989		62,068,390	87%

Facility	LEVIES PAYABLE BY THE DEVELOPMENT				
	Development Infrastructure		Community infrastructure	All infrastructure	
	Residential	Employment		Residential development per NDA	Employment development per NDA
Roads & Intersections	\$102,258.64	\$102,258.64	-	\$102,258.64	\$102,258.64
Active Recreation	\$80,119.95	-	\$1,150 per dwelling	\$80,119.95	-
Community Facilities	\$26,664.31	-	-	\$26,664.31	-
TOTAL	\$209,042.90	\$102,258.64	\$1,150 per dwelling	\$209,042.90 plus \$1,150 per dwelling	\$102,258.64

3.0 Summary of contributions09/11/2017
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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.

4.0 Land or development excluded from development contributions plan

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Land required for the following as set out in the Diggers Rest 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.

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