

10/11/2011  
C153

**SCHEDULE 13 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO13**

**CLYDE NORTH PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN**

**1.0 Area covered by this development contributions plan**

10/11/2011  
C153

Land in Clyde North within the DCPO13 area as shown on the planning scheme maps.

**2.0 Summary of costs**

10/11/2011  
C153

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Roads and Intersections (including land for roads)</i>	\$45,887,818	Refer to DCP.	\$45,887,818	100%
<i>Land Acquisition (active open space and community facilities)</i>	\$39,584,000	Refer to DCP.	\$39,584,000	100%
<i>Active open space (construction)</i>	\$21,331,404	Refer to DCP.	\$21,331,404	100%
<i>Community Facilities (construction)</i>	\$10,850,945	Refer to DCP.	\$10,416,907	96%
<i>Precinct Plan and Development Contributions Plan</i>	\$1,100,000	Refer to DCP.	\$1,100,000	100%
<b>TOTAL</b>	<b>\$118,754,167</b>		<b>\$118,320,129</b>	

**3.0 Summary of contributions**

10/11/2011  
C153

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development infrastructure	Development infrastructure	Community infrastructure
	Employment	Residential	Residential
<i>Roads and Intersections (including land for roads)</i>	\$106,169.45	\$106,169.45	\$0

CASEY PLANNING SCHEME

<i>Land Acquisition (active open space and community facilities)</i>	\$0	\$92,845.21	\$0
<i>Active open space (construction)</i>	\$0	\$26,838.83	*\$900
<i>Community Facilities (construction)</i>	\$0	\$38,586.08	\$0
<i>Precinct Plan and Development Contributions Plan</i>	\$2,545.04	\$2,545.04	\$0
<b>TOTAL</b>	<b>\$108,714.49</b>	<b>\$253,849.69</b>	<b>\$900</b>
	<b>per net developable hectare</b>	<b>per net developable hectare</b>	<b>per dwelling</b>

\*The community infrastructure levy is capped at a maximum of \$900 per dwelling regardless of the cost of the infrastructure.

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlisons Australian Construction Handbook on 1<sup>st</sup> January and 1<sup>st</sup> 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.

*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*