

01/09/2016
C200

SCHEDULE 4 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO4**.

Merrifield West Precinct Structure Plan Development Contributions Plan

1.0

Area covered by this development contributions plan

27/06/2012
C162

All land within the Merrifield West Precinct Structure Plan area as shown on the Planning Scheme Maps as DCPO4.

2.0

Summary of costs

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads, Bridges, Intersections	15,701,956	Refer to DCP	13,634,210	87%
Outdoor Active Recreation	75,747,000	Refer to DCP	66,747,000	88%
Community Facilities	33,189,000	Refer to DCP	26,189,000	79%
TOTAL	124,637,956		106,366,510	85.3%

3.0

Summary of contributions

02/05/2013
C157

LEVIES PAYABLE BY THE DEVELOPMENT			
Facility	Development Infrastructure	Community Infrastructure	All Infrastructure
	All Development per NDA		All Development per NDA
Roads, bridges & Intersections	\$30,024.69	-	\$30,024.69
Outdoor Active Recreation	\$132,909.05	-	\$132,909.05
Community Facilities	\$57,672.32	-	\$57,672.32
TOTAL	\$220,606.06	900 per dwelling	\$220,606.06 plus \$900 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.

4.0

Land or development excluded from development contributions plan

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Land required for the following (as set out in the Merrifield West Precinct Structure Plan):

- Arterial roads, community facilities and government and non-government schools.
 - Encumbered Land.
 - Active and Passive open space.
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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