

31/01/2013
C110**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1****TAYLORS HILL WEST DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**28/10/2010
C82

Land in Plumpton bounded by Beattys Road to the north, a transmission easement to the west, Taylors Road to the south and existing residential development in Taylors Hill and Hillside to the east.

2.0**Summary of costs**31/01/2013
C110

Facility	Total cost \$	Time of provision*	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Distributor roads	20,191,130	Generally concurrent with subdivision*	15,614,825	77
Traffic management works	1,850,000	Generally concurrent with subdivision*	1,850,000	100
Walking and bike trails	843,750	Medium term	843,750	100
Active open space facilities	11,973,956	Long term	11,881,456	99
Community centre	5,146,301	Long term	5,146,301	100
Structure Planning	200,000	completed	200,000	100
TOTAL	40,205,137		35,536,332	88

*See the Taylor Hill West Development Contributions Plan for project specific timing details and where relevant, how to provide works in lieu of cash contributions.

3.031/01/2013
C110**Summary of contributions**

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	\$ per Ha		\$ per dwelling			
	residential	commercial	residential	commercial	Residential	commercial
Land for roads, active open space and community facility	67,715	26,521	--	--	67,715	26,521
Distributor roads	63,788	63,788	--	--	63,788	63,788
Traffic management works	15,603	15,603	--	--	15,603	15,603
Walking and bike trails	5,221	--	--	--	5,221	--
Active open space facilities	22,325	--	896	--	22,325	--
Community centre	17,139	--	747	--	17,139	--
Structure Planning	1,213	1,213	--	--	1,213	1213
TOTAL	193,004	107,125	16431	--	193,004per Ha	107,125 per Ha
					+\$9001 for each dwelling	

¹This is the estimated actual cost of community infrastructure to be provided under the community infrastructure levy. The maximum community infrastructure levy that may be collected is set and adjusted from time to time under Section 46L of the Planning and Environment Act 1987. At the time of approval the maximum amount was \$900 for each dwelling.

4.028/10/2010
C82**Indexation**

The levy payable per hectare of net developable area is adjusted annually in accordance with the Taylors Hill West Precinct Structure Plan Development Contributions Plan (incorporated document).

5.028/10/2010
C82**Land or development excluded from development contributions plan**

The following buildings and works are exempt from the provisions of this overlay:

- Land where a s173 Agreement has been executed for development contributions
- Construction of one dwelling, including outbuildings, on a lot that exists before this overlay, provided it is the only dwelling on the lot
- Any buildings or works in association with the use of the land for agricultural purposes

- A fence
- A sign
- Minor extensions, additions or modifications to any existing development.

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