

17/11/2016
C145**SCHEDULE 7 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO7**.**Rockbank Development Contributions Plan****1.0 Area covered by this development contributions plan**17/11/2016
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All land within the Rockbank Development Contributions Plan area shown as DCPO7 on the planning scheme maps.

2.0 Summary of costs in June 2016 dollars17/11/2016
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$17,808,784	Refer to details in the Rockbank Development Contributions Plan.	\$13,901,084	78%
Intersections	\$70,242,031	Refer to details in the Rockbank Development Contributions Plan.	\$56,392,881	80%
Bridges	\$27,711,410	Refer to details in the Rockbank Contributions Plan.	\$14,355,943	52%
Community centres	\$17,963,245	Refer to details in the Rockbank Contributions Plan.	\$17,160,174	96%
Active recreation	\$60,022,007	Refer to details in the Rockbank Development Contributions Plan.	\$53,210,952	89%
TOTAL	\$193,747,477		\$155,021,035	80%

3.0 Summary of contributions

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3.1 Charge Area (Residential) in June 2016 dollars

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$30,015	\$0
<i>Intersections</i>	\$121,764	\$0
<i>Bridges</i>	\$30,997	\$0
<i>Community centres</i>	\$37,274	\$0
<i>Active recreation</i>	\$92,484	\$1,150
TOTAL	\$312,535	\$1,150

3.2 Charge Area (Employment) in June 2016 dollars

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT	
	Development Infrastructure	Community infrastructure
	All development	Residential
	Per net developable hectare	Per dwelling
<i>Roads</i>	\$30,015	\$0
<i>Intersections</i>	\$121,764	\$0
<i>Bridges</i>	\$30,997	\$0
<i>Community centres</i>	\$0	\$0
<i>Active recreation</i>	\$0	\$0
TOTAL	\$182,777	\$0

The development infrastructure levy is payable by all development per net developable hectare as set out in the *Rockbank Development Contributions Plan*.

The Community Infrastructure Levy is limited to a maximum of \$1,150 per dwelling under legislation.

4.0 Indexation

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All capital costs of infrastructure items (with the exception of land) will be adjusted quarterly in the following manner:

- Roads, intersections and bridges – the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinson’s Australian Construction Handbook.
- All other infrastructure items – the capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlinson’s Australian Construction Handbook.

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Land or development excluded from development contributions plan

Land required for the following is exempt from the provisions of this overlay:

- Use and development for a non-government school.
- Use and development associated with a dwelling that is existing or approved at the approval date of this provision.
- Railway reservations.

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.