

28/06/2012
C81**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**LOCKERBIE DEVELOPMENT CONTRIBUTIONS PLAN****1.0 Area covered by this development contributions plan**28/06/2012
C81All land within the *Lockerbie Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO1.**2.0 Summary of costs**28/06/2012
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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	99,613,714	Refer to DCP	95,498,597	96%
Outdoor Active Recreation	77,657,000	Refer to DCP	70,190,000	90%
Community Facilities	27,495,000	Refer to DCP	27,495,000	100%
TOTAL	204,765,714		193,183,597	94%

3.0 Summary of contributions28/06/2012
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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Community infrastructure	All infrastructure
	All development per NDA		All development per NDA
Roads, bridges & Intersections	\$138,371.68	-	\$138,371.68
Outdoor Active Recreation	\$101,701.05	-	\$101,701.05
Community Facilities	\$39,838.59	-	\$39,838.59
TOTAL	\$279,911.32	\$900 per dwelling	\$279,911.32 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

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Land or development excluded from development contributions plan

Land required for the following as set out in the *Lockerbie 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.
- Development directly related to the provision of public transport.

Notes: 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