

28/06/2012
C162**SCHEDULE 12 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO12**.**LOCKERBIE NORTH DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**28/06/2012
C162All land within the *Lockerbie North Precinct Structure Plan* area as shown on the Planning Scheme Maps as DCPO12.**2.0****Summary of costs**28/06/2012
C162

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads, Bridges, Intersections	29,437,873	Refer DCP to	26,718,384	91%
Outdoor Active Recreation	48,800,000	Refer DCP to	38,465,600	79%
Community Facilities	17,438,000	Refer DCP to	14,282,925	82%
TOTAL	95,675,873		79,466,909	83%

3.0**Summary of contributions**28/06/2012
C162

FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT		
	Development Infrastructure	Community infrastructure	All infrastructure
	All development per NDA		All development per NDA
Roads, bridges & Intersections	\$90,116	-	\$90,116
Outdoor Active Recreation	\$116,569	-	\$116,569
Community Facilities	\$48,173	-	\$48,173
TOTAL	\$254,858	\$900 per dwelling	\$254,858 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

28/06/2012
C162

Land required for the following as set out in the *Lockerbie North Precinct Structure Plan* is excluded from the Net Developable Area:

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

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