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SCHEDULE 13 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO13.**

CLYDE NORTH PRECINCT STRUCTURE PLAN DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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Land in Clyde North within the DCPO13 area as shown on the planning scheme maps.

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 and Intersections (including land for roads)	$45,887,818	Refer to DCP.	$45,887,818	100%
Land Acquisition (active open space and community facilities)	$39,584,000	Refer to DCP.	$39,584,000	100%
Active open space (construction)	$21,331,404	Refer to DCP.	$21,331,404	100%
Community Facilities (construction)	$10,850,945	Refer to DCP.	$10,416,907	96%
Precinct Plan and Development Contributions Plan	$1,100,000	Refer to DCP.	$1,100,000	100%
TOTAL	**$118,754,167**		**$118,320,129**	

3.0 Summary of contributions

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Facility	Levies payable by the development ($)		
	Development infrastructure	**Development infrastructure**	**Community infrastructure**
	Employment	**Residential**	**Residential**
Roads and Intersections (including land for roads)	$106,169.45	$106,169.45	$0
Land Acquisition (active open space and community facilities)	$0	$92,845.21	$0
Active open space (construction)	$0	$26,838.83	$1,150
Community Facilities (construction)	$0	$38,586.08	$0
Precinct Plan and Development Contributions Plan	$2,545.04	$2,545.04	$0
TOTAL	**$108,714.49 per net developable hectare**	**$253,849.69 per net developable hectare**	**$1,150 per dwelling**

The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as published in the latest edition of Rawlisons 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.

The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the *Planning and Environment Act 1987* sets the maximum CIL amount that can be collected under an approved DCP

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the *Planning and Environment Act 1987* , the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the *Planning and Environment Act 1987* .

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

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Land or development excluded from development contributions plan

None specified.

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.