

SCHEDULE 12 – DEVELOPMENT CONTRIBUTION AREAS

Ref No.	DCA1
Area:	Forrestfield Light Industrial Area – Stage 1 (Area bounded by Berkshire Road, Milner Road, Sultana Road West and Roe Highway)
Relationship to other planning instruments	The development contribution plan generally conforms to the Strategic Community Plan to 2022 (Draft).
Infrastructure and Administrative items to be found	<p>All landowners within DCA1 shall make a proportional contribution to the cost of common infrastructure.</p> <p>The proportional contribution is to be determined in accordance with the provisions of clause 6.5 of the Scheme.</p> <p>Contributions shall be made towards the following items—</p> <ul style="list-style-type: none"> (a) Utility modifications and shared path upgrades on Berkshire Road between Dundas Road and Roe Highway. <i>AMD 88 GG 1/5/18</i> (b) Upgrades required to Milner Road between Berkshire Road and Sultana Road West, including upgrades to the Milner Road and Berkshire Road intersection and the Milner Road and Nardine Close intersection in accordance with the details and specifications in the applicable DCP Report. <i>AMD 88 GG 1/5/18</i> (c) Upgrading of Nardine Close and Ashby Close; (<i>AMD 88 GG 1/5/18</i> (d) Upgrading of the Berkshire Road and Ashby Close intersection; (e) 50% of any required modifications to Sultana Road West, including the cycling lane which will form part of the dual use path depicted on the applicable Forrestfield/High Wycombe Industrial Area Structure Plan; (f) Land required for the section of road linking Ashby Close to Nardine Close and the construction of the new section of road linking Nardine Close with Berkshire Road. <i>AMD 88 GG 1/5/18</i> (g) Land required for the construction and drainage for all internal roads—Water Sensitive Urban Design principles to be incorporated as per the adopted Drainage Strategy; (h) Full earthworks associated with road and drainage construction; (i) Dual use paths as depicted on the applicable Forrestfield/High Wycombe Industrial Area Structure Plan; (j) Landscaping of verges including maintenance; <i>AMD 88 GG 1/5/18</i> (k) Fencing treatment for Bush Forever site; (l) Servicing infrastructure relocation where necessary; (m) Costs associated with the preparation of the development area framework to meet the statutory requirements and obligations including the local water management strategy and monitoring, structure plan design and report, drainage strategy and development contribution costings. (n) Costs to prepare and administer cost sharing arrangements— preliminary engineering drainage design and costings, valuations, annual or more frequent reviews and audits (where identified as appropriate at the discretion of the local government) and administrative costs; and (o) Costs for the repayment of any loans raised by the local government for the purchase of any land for road reserves or any of the abovementioned works.
Method for Calculating Contributions	<p>Contribution rate = $\frac{\text{Cost of infrastructure items} + \text{cost of administrative items (\\$)}}{\text{Net lot area of DCA (m}^2\text{)}}$</p> <p>Net lot area = Contribution Area - (Area of Road Reserve + Developed Area)</p> <p>Cost Contribution Schedule adopted by the local government for DCA 1 which will be reviewed annually. Cost of infrastructure items = remaining infrastructure costs - funds held as money <i>AMD 88 GG 1/5/18</i></p>

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Period of Operation	10 years
Priority and timing of infrastructure	The timing of the provision of infrastructure will be developer driven and subject to market demand for land. Infrastructure is generally to be provided within the 10 year operating period for the DCP.
Review Process	<p>The plan will be reviewed when considered appropriate, though not exceeding a period of five years duration, having regard to the rate of subsequent development in the development contribution area since the last review and the degree of development potential still existing.</p> <p>The estimated infrastructure costs will be reviewed at least annually to reflect changes in funding and revenue sources and indexed based on the Building Cost index or other appropriate index as approved by the qualified person undertaking the certification of costs.</p>