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Proposed C450ggee

SCHEDULE 11 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO11**.

CREAMERY ROAD PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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This Development Contributions Plan (DCP) applies to the Creamery Road Precinct. It contains a single charge area.

2.0 Summary of levies payable

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Charge area	Levies payable by the development (\$)	
	Development infrastructure	Community infrastructure
	per net developable hectare (July 2025)	per dwelling (July 2025)
Whole catchment	\$823,453.91	\$1,530
TOTAL	\$823,453.91	\$1,530

Note: These contribution amounts are current as at 1st July 2025 prices. They will be adjusted annually on July 1 each year to cover inflation, as outlined in section 5.2 of the DCP, by applying indexation in accordance with section 6.1 of the DCP.

The CIL cap (currently \$1,530 per dwelling for the 2025-26 financial year) is indexed annually on July 1 by the Minister for Planning and is published on the department website. Council reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation method in this DCP up to any new CIL cap. The higher levy will be collected from the date the new CIL cap is introduced.

3.0 Land or development excluded from development contributions plan

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Development of land for: a) a non-government school; or b) housing provided by or on behalf of the Department of Health and Human Services; or c) a small second dwelling.

Note:

This schedule sets out a summary of the contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.