

19/01/2006  
VC37

**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as **DCPO1**

**CELL “B” DEVELOPMENT CONTRIBUTION PLAN**

**1.0**

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**Area covered by this development contributions plan**

All land bounded by Leakes Road, Skeleton Creek, Sayers Road and Derrimut Road, Tarneit.

**2.0**

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**Summary of costs**

<b>Facility</b>	<b>Total Cost \$</b>	<b>Time Of Provision</b>	<b>Actual Cost Contribution Attributable To Development \$</b>	<b>Proportion Of Cost Attributable To Development %</b>
<i>Distributor roads</i>	\$4,393,000	None specified	\$4,393,000	100%
<i>Traffic management works</i>	\$1,325,000	None specified	\$1,325,000	100%
<i>Streetscape &amp; environment</i>	None specified	None specified	None specified	None specified
<i>Parks</i>	5% of total area	None specified	None specified	100%
<i>Active open space</i>	\$960,000	None specified	\$120,000	12.5%
<i>Community activity centres</i>	\$500,000	None specified	\$500,000	100%
<i>Drainage</i>	None specified	None specified	None specified	None specified
<i>Other</i>	None specified	None specified	None specified	None specified
<b>TOTAL</b>	<b>\$7,178,000</b>	<b>None specified</b>	<b>\$6,338,000</b>	<b>88.73%</b>

### 3.0 Summary of contributions

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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Distributor roads</i>	\$21,838 per Ha	\$21,838 per Ha	None specified	None specified	\$21,838 per Ha	\$21,838 per Ha
<i>Traffic management works</i>	\$6,192 per Ha	\$6,192 per Ha	None specified	None specified	\$6,192 per Ha	\$6,192 per Ha
<i>Streetscape &amp; environment</i>	None specified	None specified	None specified	None specified	None specified	None specified
<i>Parks</i>	5% land	5% land	None specified	None specified	None specified	None specified
<i>Active open space</i>	None specified	None specified	\$679 per Ha	None specified	\$679 per Ha	None specified
<i>Community activity centres</i>	\$566 per Ha	None specified	\$2,263 per Ha	None specified	\$2,829 per Ha	None specified
<i>Drainage</i>	None specified	None specified	None specified	None specified	None specified	None specified
<i>Other</i>	None specified	None specified	None specified	None specified	None specified	None specified
<b>TOTAL</b>	<b>\$28,596 per Ha</b>	<b>\$28,030 per Ha</b>	<b>\$2,942 per Ha</b>	<b>None specified</b>	<b>\$31,538</b>	<b>\$28,030</b>

Levies payable by the development should be specified appropriately, e.g. in \$ per lot or \$ per hectare.

### 4.0 Land or development excluded from development contributions plan

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The following buildings and works are exempt from the provisions of this overlay:

- Construction of one dwelling, including outbuildings, on an existing lot provided it is the only dwelling on the lot.
- Any buildings or works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing development.

*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*