

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

19/01/2006
VC37

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

Facility	Total Cost \$	Time Of Provision	Actual Cost Contribution Attributable To Development \$	Proportion Of Cost Attributable To Development %
<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 & 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
TOTAL	\$7,178,000	None specified	\$6,338,000	88.73%

3.0

19/01/2006
VC37

Summary of contributions

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 & 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
TOTAL	\$28,596 per Ha	\$28,030 per Ha	\$2,942 per Ha	None specified	\$31,538	\$28,030

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

4.0

19/01/2006
VC37

Land or development excluded from development contributions plan

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