

09/11/2017
GC75

SCHEDULE 6 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO6**

TARNEIT WEST DEVELOPMENT CONTRIBUTIONS PLAN

1.0

31/07/2008
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Area covered by this development contributions plan

All land bounded by Tarneit and Hogans Roads, Davis Creek and the southern boundary of Claremont Park Estate in Tarneit West.

2.0

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Summary of costs (in 2008 dollars)

Facility	Total cost for the Northern Growth Area\$	Time of provision	Actual cost contribution attributable to Tarneit West development \$	Proportion of cost attributable to development %
<i>Arterial roads and major path network</i>	\$115,048,170	None specified	\$7,274,262	6.2%
<i>Community Infrastructure</i>	\$17,896,320	None specified	\$1,123,219	6.1%
<i>Other development Infrastructure</i>	\$21,443,760	None specified	\$1,345,852	6.1%
TOTAL	\$154,388,250	None specified	\$9,743,333	6.2%

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Summary of contributions

Facility	Levies Payable by the Development					
	Development Infrastructure (in 2008 dollars)		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
<i>Arterial roads and major path network</i>	\$75,971.40 per net developable Ha	\$75,971.40 per net developable Ha	None specified	None specified	\$75,971.40 per net developable Ha	\$75,971.40 per net developable ha
<i>Neighbourhood and Active open space</i>	7.5%		None Specified	None Specified	7.5%	
		None specified	\$1,150.00 per lot/dwelling	None specified	\$1,150.00 per lot/dwelling	None specified
<i>Other development Infrastructure</i>	\$937.06 per lot/dwelling	None specified		None specified	\$937.06 per lot/dwelling	None specified
TOTAL	\$75,971.40 per net developable hectare plus \$937.06 per lot or dwelling	\$75,971.40 per net developable hectare	\$1,150.00 per lot or dwelling	None specified	\$75,971.40 per net developable hectare plus \$937.06 per lot or dwelling plus	\$75,971.40 per net developable hectare

Facility	Levies Payable by the Development					
	Development Infrastructure (in 2008 dollars)		Community Infrastructure		All Infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
						\$1,150.00 (CIL) per lot/dwelling

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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Development in excess of 15 dwellings per hectare.

For residential developments where the density is greater than 15 dwellings per net developable hectare as defined in Section 10 of this Schedule, and where communal open space and indoor recreation areas are provided in accordance with a development contributions plan for the locality, the “community” and “other development” infrastructure will be limited to \$11,730.75 and \$14,055.90 respectively, per net developable hectare.

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Indexation

All development infrastructure contributions stated in dollar values in this Schedule are to be indexed in line with the Commonwealth Statistician’s Consumer Price Index (All Groups) for Melbourne (CPI) from the September quarter, 2007, unless otherwise stated.

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Provision of land for major road reservations or widening

For each property where land is required for road widening or a road reservation, the first component of its development contributions for roads shall be the land contribution from this property unless the Responsible Authority agrees to an alternative. This plan includes provision to fund land acquisition for road widening from contributions under this Development Contributions Plan Overlay at the value of \$511,074.92 per hectare, plus indexation as in Section 5.0. Affected landowners will be credited that value of land transferred to Responsible Authority for road widening at the rate of \$511,074.92 per hectare, plus indexation as in Section 5.0, which is the rate that was used when determining the level of development contributions for the plan area.

8.0

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Public Open Space contribution

A total public open space contribution of 7.5% is required of the gross developable area of a residential development site in accordance with the *Tarneit West Development Contributions Plan and the Outline Development Plan 2008*.

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Land or development excluded from development contributions plan

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

WYNDHAM PLANNING SCHEME

- Public schools;
- 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 Tarneit West Development Contributions Plan incorporated document. Refer to this document for full details.