

09/11/2017
GC75

SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO3**.

WESTMEADOWS LANE AND MARQUANDS ROAD DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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All the land bounded by Skeleton Creek, the north-west boundary of Lots 7 & 8 Westmeadows Lane, Leakes Road, Marquands Road and the northern boundary of Westbourne Grammar School, Truganina.

2.0 Summary of costs

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Facility	Total cost for the Northern Growth Area \$	Time of provision	Actual cost contribution attributable to development	Proportion of cost attributable to development %
<i>Arterial Roads and Major Path Network</i>	\$115,048,170	None specified	\$10,688,791	9.3%
<i>Community Infrastructure</i>	\$17,896,320	None specified	\$1,837,818	10.3%
<i>Other Development Infrastructure</i>	\$21,443,760	None specified	\$2,202,091	10.3%
TOTAL	\$154,388,250	None specified	\$14,728,700	9.5%

3.0 Summary of contributions (dollar values indexed as in Section 5.0)

09/11/2017
GC75

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
<i>Arterial roads and major paths</i>	\$63,266.00 per net developable Ha	\$63,266.00 per net developable Ha	-	-	\$63,266.00 per net developable Ha	\$63,266.00 per net developable Ha
<i>Neighbourhood and local "District" active open space</i>	5% land/cash	5% land/cash	-	-	5% land/cash	5% land/cash
<i>Active open space</i>	\$513.25 per Ha	None Specified	-	-	\$513.25 per Ha	None specified
<i>Community infrastructure</i>	-	-	\$1,150.00 per lot/dwelling	\$1,150.00 per lot/dwelling	\$1,150.00 per lot/dwelling	\$1,150.00 per lot/dwelling
<i>Other development infrastructure</i>	\$937.06 per lot/dwelling	\$937.06 per lot/dwelling	-	-	\$937.06 per lot/dwelling	\$937.06 per lot/dwelling

Facility	LEVIES PAYABLE BY THE DEVELOPMENT					
	Development Infrastructure		Community infrastructure		All infrastructure	
	residential	non-residential	residential	non-residential	residential	non-residential
TOTAL	\$63,779.25	\$63,779.25	\$1,150.00	\$1,150.00	\$63,779.25	\$63,779.25
	per net developable hectare plus \$937.06 per lot/dwelling	per net developable hectare plus \$937.06 per lot/dwelling (if any)	per lot/dwelling	per lot/dwelling	per net developable hectare plus \$937.06 per lot/dwelling plus \$1,150.00 (CIL) per lot/dwelling	per net developable hectare plus \$937.06 per lot/dwelling plus \$1,150.00 (CIL) per lot/dwelling

* 1. Where the expression “lot/dwelling” is used, the intent is that the stated contributions are to be made on a per dwelling basis. However, where contributions are to be made on subdivisions, the number of lots may be used as a proxy for number of dwellings; except that where multi-dwelling or multi-use sites are included, their contributions will be based on planned dwelling numbers.

2. Totals do not include 5% open space contributions, where relevant.

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.

4.0 Development in excess of 15 dwellings per hectare.

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For residential developments where the density is greater than 15 dwellings per net developable hectare as defined in Section 9 of this Schedule, and where communal open space and indoor recreation areas are provided in accordance with the Westmeadows Lane and Marquands Road Development Contributions Plan, the “community” and “other development” infrastructure will be limited to \$11,730.75 and \$14,055.90 respectively, per net developable hectare (subject to indexation, as provided in Section 5.0).

5.0 Indexation

30/10/2008
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All 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.

6.0 Provision of land for major road reservations or widenings

30/10/2008
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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 \$167,033 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 \$167,033 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.

7.0 Public Open Space contribution

30/10/2008
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A public open space contribution of 5% of the gross developable area of the land plus a cash contribution of \$513.25 per hectare (subject to indexation) is required in accordance with the Westmeadows Lane and Marquands Road Development Contributions Plan and the Cell C Development Plan (Stage 1).

8.0 Land or development excluded from development contributions plan

30/10/2008
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The following buildings and works are exempt from the provisions of this overlay:

- Land where a S173 Agreement has been executed for development contributions;
- Construction of one dwelling, including outbuildings, on a lot that exists before this overlay, 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.

9.0 Definitions

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Net developable area for the purposes of this schedule is defined as “the total site area, minus arterial and sub-arterial road widenings and reserves, floodways in dedicated reservations, school sites and the open space required by Council. Estate entry features, plantation and garden reserves and similar features are not omitted.

Gross developable area for the purposes of this schedule is defined as “the total site area, minus arterial and sub-arterial road widenings and reserves, floodways in dedicated reservations and school sites. Estate entry features, plantation and garden reserves and similar features are not omitted. Gross Developable Area is only used in the calculation of public open space requirements.

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