

30/10/2008
C99

SCHEDULE 4 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO4**

WESTMEADOWS LANE RECONSTRUCTION LEVY

1.0 Area covered by the levy

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All the land bounded by Skeleton Creek, the easterly boundaries of Lots 8 & 9 Westmeadows Lane, north-westerly boundary of Lot 7 Westmeadows Lane, the 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 \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Westmeadows Lane Reconstruction</i>	\$1,816,568	None specified	\$1,816,568	100%
TOTAL	\$1,816,568	None specified	\$1,816,568	100%

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>Westmeadows Lane Reconstruction</i>	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha	None specified	None specified	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha
TOTAL	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha	None specified	None specified	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha	\$989.46 per linear metre frontage to Westmeadows Lane plus \$3,558.05 per Net Developable ha

4.0

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Indexation

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.

5.0

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Payments and refunds

Payment of the full contribution will be required prior to works commencing on a development that may not be subdivided, or the issue of a Statement of Compliance for the first subdivision of the land. Funds will be collected by the Responsible Authority and pooled until the road has been fully constructed, to the Responsible Authority’s satisfaction. Once the road’s construction has been fully funded, any remaining pooled funds and further contributions will be redistributed among those developers who have contributed more than their fair share, as detailed in the Westmeadows Lane and Marquands Road Development Contributions Plan.

Works in kind may be required or permitted by Council, in lieu of payments, and Council may accelerate completion of Marquands Road by applying pooled funds, as detailed in the Development Contributions Plan under this Overlay.

6.0

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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:

- Construction of one dwelling, including outbuildings, on a lot that existed 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.

7.0

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Definitions

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, floodway’s 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.

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