

11.

Ref No:	DCA 11
Area:	Muriel Court
Provisions	<p>All landowners within DCA 11 shall make contribution to land and infrastructure works required as part of the development of the Muriel Court Development Contribution Area.</p> <p>With the exception of existing lots 3 and 21 Verna Court and lots 52 and 150 Semple court, the contribution is to be calculated on the potential number of dwellings that can be constructed on each lot or lots and calculated in accordance with the following:</p> <ul style="list-style-type: none"> • R20 lots – 450m² • R25 lots – 350m² • R40 lots – 220m² • R60 lots – 166m² • R80 lots – 125m² • R160 lots – calculated by dividing the lot area (m²) by 62.5 to give the number of dwellings. <p>No contribution is required in respect to land and lots required for public open space, drainage, the widening and extension of Muriel Court and Kentucky Court and the widening and realignment of Semple Court.</p> <p>Contributions shall be made towards the following items by all landowners within DCA 11.</p> <ul style="list-style-type: none"> • Pro-rata contribution to the upgrading of North Lake Road between Kentucky Court and Semple Court including upgrading the existing carriageway, construction of the future carriageway, drainage, lighting, landscaping and service relocation where necessary. • The cost of land and works for the widening and realignment of Semple Court between Verna Court and North Lake Road as shown on the Muriel Court Structure Plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land. • The cost of land and works for the realignment of Semple Court shown on the Muriel Court Structure Plan between Berrigan Drive and Verna Court. Works are to include the cost of the carriageways, median landscaping, drainage, lighting and paths. • Traffic management devices along realigned Semple Court and traffic lights at the intersection of Semple Court with Berrigan Drive and North Lake Road. • Modifications to existing Semple Court including closures and pavement modifications shown on the Muriel Court Structure plan. • Cost of land and works for the realignment of Elderberry Drive between Berrigan Drive and Jindabyne Heights. • The cost of land and works for the widening of Muriel court and Kentucky Court between realigned Semple Court and North Lake Road as shown on the Muriel Court Structure plan. The cost of works is the cost over and above that of providing a normal subdivision road with drainage, lighting, footpaths and parking embayments which will be a cost to the owners of the adjoining land.

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	<ul style="list-style-type: none"> • Traffic management devices along Muriel Court and traffic lights at the intersection of Kentucky Court and North Lake Road. • Provision of land for public open space area shown on the Muriel Court Structure Plan and the cost of landscaping and bushland/wetland restoration. • Land and works for internal and off site groundwater control and drainage infrastructure including detention basins, gross pollutant traps, nutrient stripping and land scaping. • Preliminary professional services including drainage, services, geotechnical, site contamination, traffic and planning. • Further detailed studies and design including design guidelines and engineering design of drainage and major roads. • Costs to administer cost sharing arrangements of the DCA including detailed engineering design of drainage and roads the subject of the DCA provisions, cost estimates and schedules, valuations, annual reviews of land and works, audits and administrative costs. • Cost including fees and interest of any loans raised by the local government to undertake any of the works associated with DCA 11. <p>The following lots shall make a contribution to the cost to administer cost sharing arrangements of the DCA and a proportional contribution to the road and drainage works listed above unless rezoned to residential in which case all the above requirements will apply.</p> <ul style="list-style-type: none"> • Lot 52 Semple Court 1.25% of the total cost • Lot 3 Verna Court 7.6% of the total cost • Lot 21 Verna Court 1.5% of the total cost
Participants and Contributions	<p>In accordance with the Cost Contribution Schedule adopted by the local government for DCA 11.</p> <p><i>AMD 67 GG 7/5/10</i></p>