

15/12/2011
C97**SCHEDULE 2 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO2**.**MARIBYRNONG, NORTH MAIDSTONE AND NORTH FOOTSCRAY
COMMUNITY INFRASTRUCTURE DEVELOPMENT CONTRIBUTIONS PLAN****1.0**19/01/2006
VC37**Area covered by this development contributions plan**

The Plan applies to all land located within the Maribyrnong, North Maidstone and North Footscray Community Infrastructure Development Contributions Plan area, generally bounded by the Maribyrnong River, Ashley Street, Ballarat Road and Farnsworth Avenue.

2.015/12/2011
C97**Summary of costs**

| Facility | Total cost \$ | Time of provision | Actual cost contribution attributable to development \$ | Proportion of cost attributable to development % |
|----------------------------|----------------------|--------------------------|--|---|
| Distributor roads | - | - | - | - |
| Traffic management works | - | - | - | - |
| Streetscape & environment | - | - | - | - |
| Parks | - | - | - | - |
| Active open space | - | - | - | - |
| Community activity centres | \$2,960,000 | 1998 – 2016 | \$1,500,000 | 51% |
| Drainage | - | - | - | - |
| Other | - | - | - | - |
| TOTAL | \$2,960,000 | | \$1,500,000 | 51% |

3.0

19/01/2006
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Summary of contributions

| FACILITY | LEVIES PAYABLE BY THE DEVELOPMENT | | | | | |
|----------------------------|-----------------------------------|-----------------|----------------------------|-----------------|--------------------|-----------------|
| | Development Infrastructure | | Community infrastructure | | All infrastructure | |
| | residential | non-residential | residential | non-residential | residential | non-residential |
| Distributor roads | - | - | - | - | - | - |
| Traffic management works | - | - | - | - | - | - |
| Streetscape & environment | - | - | - | - | - | - |
| Parks | - | - | - | - | - | - |
| Active open space | - | - | - | - | - | - |
| Community activity centres | - | - | \$450 per net new dwelling | - | - | - |
| Drainage | - | - | - | - | - | - |
| Other | - | - | - | - | - | - |
| TOTAL | - | - | \$1,203,750 | - | - | - |

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

4.0

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Land or development excluded from development contributions plan

Exemptions from payment of development contributions apply where there is no substantial increase in the demands placed on infrastructure associated with the developments. Exemptions apply in the following cases:

- Home renovations and alterations, provision of outbuildings and fences.
- Reinstatement of the pre-existing standard of buildings damaged by fire, flood, storm.
- Demolition of a building followed by construction of replacement building(s) on the same site. The exemption applies to a single dwelling to replace the one demolished, but not to a second or subsequent dwellings also erected on the site.
- The two Australian Defence Industries (ADI) residential development sites at Wests Road, Maribyrnong and Gordon Street, Footscray as Council has already issued approval for these developments and contributions were made by ADI/Lend Lease Development towards community infrastructure.

5.0

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Requirements of development contributions plan

Any permit or agreement facilitating residential development must contain a requirement for a development contribution in accordance with the provisions of the Maribyrnong,

North Maidstone and North Footscray Community Infrastructure Development Contributions Plan.

All net new dwelling development (ie development which adds to the housing stock) occurring in the area affected by this schedule, with those exclusions above, will be required to contribute towards identified community infrastructure in accordance with the provisions of this schedule.

The owner of the land at the time the building permit is obtained will be responsible for the payment of the contribution. The contribution will be payable as a cash contribution prior to the issue of the building permit, or within a specified time agreed to by the owner and the responsible authority.

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.