

04/10/2019  
C145mari**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**JOSEPH ROAD PRECINCT DEVELOPMENT CONTRIBUTIONS PLAN****1.0**04/10/2019  
C145mari**Area covered by this development contributions plan**

Land generally bounded by the public reserves on the west bank of the Maribyrnong River to the east, the railway reserve between Footscray and South Kensington stations to the north and west, and Hopkins Street to the south and shown as DCPO1 on the planning scheme maps.

**2.0**04/10/2019  
C145mari**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Road projects	\$21,754,435	2019-2034	\$21,602,697	99.3%
Traffic improvement works	\$4,224,672	2019-2021	\$4,151,484	98.3%
Drainage	\$800,893	2020-2034	\$800,893	100.0%
<b>TOTAL</b>	<b>\$26,780,000</b>	<b>-</b>	<b>\$26,555,074</b>	<b>99.2%</b>

**3.0**04/10/2019  
C145mari**Summary of contributions**

Facility	Levies payable by the development (\$)		
	Development infrastructure		
	MCA1 (Residential) per dwelling	MCA1 (Commercial) per m <sup>2</sup> gross leasable floor space	MCA1 (Retail) per m <sup>2</sup> gross leasable floor space
Road projects	\$4,130.72	\$34.14	\$217.41
Traffic improvement works	\$793.82	\$6.56	\$41.78
Drainage	\$153.14	\$1.27	\$8.06
<b>TOTAL</b>	<b>\$5,077.68</b>	<b>\$41.96</b>	<b>\$267.25</b>

*Note: The above listed contribution amounts are current as at 1 July 2017. All capital costs of infrastructure items and land projects will be adjusted in accordance with the methodology set out in the Joseph Road Precinct Development Contributions Plan.*

**4.0**

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**Land or development excluded from development contributions plan**

The extension of a building or extension of works associated with an established use in the area at the date of approval, providing the extension results in no more than a 50% increase in the floor area of the building or works as compared to the floor space at the date of approval

Development of land for housing by or for the Department of Health and Human Services, as defined in *Ministerial Direction on Development Contributions Plans* of 11 October 2016.

Development of land for a non-government school. In this provision, "non-government school" has the same meaning as in section 1.1.3 of the *Education and Training Reform Act 2006*.

Development of land by the municipal council for the area.

*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.*