

19/01/2006
VC37

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO1.

PORT MELBOURNE MIXED USE AREA DEVELOPMENT CONTRIBUTIONS PLAN (STREETSCAPE WORKS) JULY 1999

1.0

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Area covered by this development contributions plan

The plan applies to all land located within the Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) July 1999 area, generally bounded by Esplanade West, Liardet, Foote, Danks, Pickles, Beach, Princes and Graham Streets in Port Melbourne and Albert Park.

2.0

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Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
<i>Distributor roads</i>	None specified	None specified	None specified	None specified
<i>Traffic management works</i>	None specified	None specified	None specified	None specified
<i>Streetscape & environment</i>	7,792,577	1999-2019	3,128,500	40
<i>Parks</i>	None specified	None specified	None specified	None specified
<i>Active open space</i>	None specified	None specified	None specified	None specified
<i>Community activity centres</i>	None specified	None specified	None specified	None specified
<i>Drainage</i>	None specified	None specified	None specified	None specified
<i>Other</i>	None specified	None specified	None specified	None specified
TOTAL	7,792,577	1999-2019	3,128,500	40

3.0

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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
<i>Distributor roads</i>	None specified	None specified	None specified	None specified	None specified	None specified
<i>Traffic management works</i>	None specified	None specified	None specified	None specified	None specified	None specified
<i>Streetscape & environment</i>	*	*	None specified	None specified	None specified	None specified
<i>Parks</i>	None specified	None specified	None specified	None specified	None specified	None specified

PORT PHILLIP PLANNING SCHEME

Facility	Levies Payable By The Development					
	Development Infrastructure		Community Infrastructure		All Infrastructure	
	Residential	Non-residential	Residential	Non-residential	Residential	Non-residential
<i>Active open space</i>	None specified	None specified	None specified	None specified	None specified	None specified
<i>Community activity centres</i>	None specified	None specified	None specified	None specified	None specified	None specified
<i>Drainage</i>	None specified	None specified	None specified	None specified	None specified	None specified
<i>Other</i>	None specified	None specified	None specified	None specified	None specified	None specified
TOTAL	*	*	None specified	None specified	None specified	None specified

** As specified in the Port Melbourne Mixed Use Area Development Contributions Plan (Streetscape Works) July 1999. Contributions will be adjusted by CPI increases on July 1 of each year for the duration of this Plan.*

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 demands placed on streetscape infrastructure associated with a development proposal. Exemptions apply in the following cases:

- Home renovations and alterations, provision of outbuildings and fences.
- Minor refurbishment and fitting out of office, shops and factories.
- Reinstatement to the pre-existing standard of buildings damaged by fire, flood, or storm.
- Advertising signs.
- Demolition of a building followed by construction of replacement building (s) on the same site. The exemption only applies to a single dwelling constructed to replace the one demolished. Where two or more dwellings are constructed on a site then the contribution applies for the whole length of the site’s street abuttal.
- New use or development which does not substantially increase the number of vehicles that would be generated by the change in use or development.
- New use or development which does not substantially increase the number of persons that would be on the property.
- Any use or development which was approved before the date of gazettal of this Plan.

Any additional exemptions are to be determined by resolution of 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