

29/06/2020
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Proposed
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SCHEDULE 3 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO3**.

ARDEN URBAN RENEWAL AREA DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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Arden Urban Renewal Area, which is covered by the DCPO3

2.0 Summary of costs

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~~None specified.~~

<u>FACILITY</u>	<u>Development Infrastructure MCA1 (Residential) Per dwelling</u>	<u>Development Infrastructure MCA1 (Commercial) Per sqm gross leasable floorspace</u>	<u>Development Infrastructure MCA1 (Retail) Per sqm gross leasable floorspace</u>	<u>Community infrastructure Residential Per dwelling</u>
<u>Community Building projects</u>	\$495	\$-	\$-	\$1,281
<u>Active Open Space projects</u>	\$890	\$13	\$13	\$0
<u>Open space improvement projects</u>	\$1,164	\$17	\$17	\$0
<u>Moonee Ponds Creek projects</u>	\$704	\$10	\$10	\$0
<u>Road projects</u>	\$2,949	\$60	\$60	\$0
<u>Cycling projects</u>	\$78	\$2	\$2	\$0
<u>Pedestrian projects</u>	\$22	\$0	\$0	\$0
<u>Intersection projects</u>	\$1,447	\$30	\$30	\$0
<u>Drainage land acquisition projects</u>	\$16,751	\$215	\$215	\$0
<u>TOTAL</u>	<u>\$24,501</u>	<u>\$347</u>	<u>\$347</u>	<u>\$1,281</u>
<u>LEVIES PAYABLE</u>	<u>\$21,500.00</u>	<u>\$295.68</u>	<u>\$295.68</u>	<u>\$1,210.00</u>

3.0 Summary of contributions

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~~None Specified.~~

<u>Facility</u>	<u>Total cost \$</u>	<u>Time of provision</u>	<u>Actual cost contribution attributable to development \$</u>	<u>Proportion of cost attributable to development %</u>
<u>Community Building projects</u>	<u>\$22,400,000</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$11,188,500</u>	<u>50%</u>
<u>Active Open Space projects</u>	<u>\$12,605,900</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$12,605,900</u>	<u>100%</u>
<u>Open space improvement projects</u>	<u>\$16,490,450</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$16,490,450</u>	<u>100%</u>
<u>Moonee Ponds Creek projects</u>	<u>\$9,975,100</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$9,975,100</u>	<u>100%</u>
<u>Road Projects</u>	<u>\$53,034,700</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$51,050,200</u>	<u>96%</u>
<u>Cycling projects</u>	<u>\$1,347,912</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$1,347,912</u>	<u>100%</u>
<u>Pedestrian projects</u>	<u>\$383,000</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$383,000</u>	<u>100%</u>
<u>Intersection projects</u>	<u>\$26,307,000</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$25,044,000</u>	<u>95%</u>
<u>Drainage land acquisition projects</u>	<u>\$221,470,000</u>	<u>Refer to details in the Arden Development Contributions Plan.</u>	<u>\$221,470,000</u>	<u>100%</u>
<u>TOTAL</u>	<u>\$364,014,062</u>	<u>-</u>	<u>\$349,555,062</u>	<u>96%</u>

4.0 Land or development excluded from development contributions plan

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~~A permit may be granted to subdivide, construct a building or construct and carry out works before a development contributions plan has been prepared to the satisfaction of the responsible authority if any of the following apply:~~

- ~~▪ An agreement under Section 173 of the *Planning and Environment Act 1987* has been entered into with the responsible authority that makes provision for development contributions; or~~
- ~~▪ The permit contains a condition requiring an agreement under Section 173 of the *Planning and Environment Act 1987* that makes provision for development contributions to be entered into before the commencement of the development.~~

The following land or development is exempt from the provisions of this overlay:

- Additions or alterations to a single dwelling or development ancillary to use of land for a single dwelling.
- Construction of a single dwelling on a lot where an existing dwelling is being replaced.

- Development associated with an existing use provided the gross floor area of the development is not increased by more than 1000 square metres.
- A government and non-government school.
- Housing provided by or on behalf of the Department of Health and Human Services.
- A sign.
- A boundary realignment.
- A Public Hospital.

~~The requirements of this overlay cease to have effect after 30 June 2022~~