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SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO1.**

BANYULE DEVELOPMENT CONTRIBUTIONS PLAN 2016-17

1.0 Area covered by this development contributions plan

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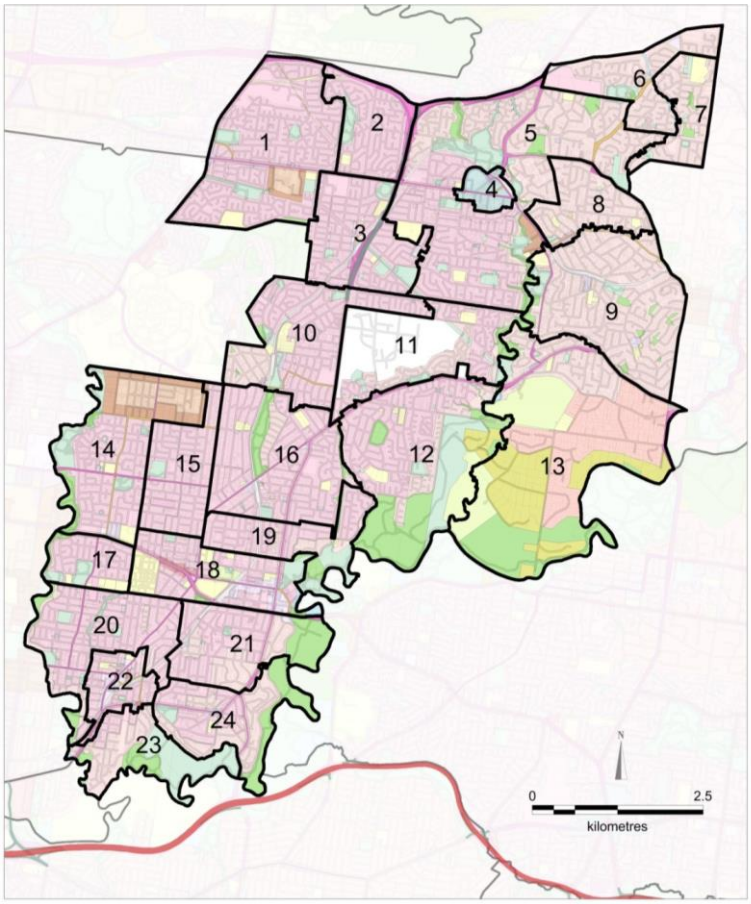
This Development Contributions Plan (DCP) applies to all new development within the 24 Charge Areas as shown below.



2.0 Summary of costs

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Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility CFCI	$46,959,500	2016-2036	$8,103,753	17.26%
Community Facility CFDI	$1,985,000	2016-2036	$69,234	3.49%
Path PADI	$4,150,000	2016-2036	$658,269	15.86%
Road RDDI	$9,708,626	2016-2036	$1,028,046	10.59%
Drainage RDDI	$1,290,000	2016-2036	$134,523	10.43%
Total	**$64,093,126**		**$9,993,824**	**15.59%**

Notes:

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the ~~reference document~~Incorporated Document (*Banyule Development Contribution Plan Area, 2016-17*) for full details.

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Banyule City Council commits to delivering the DCP projects by December 31 2036, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.

Banyule City Council is Collection Agency for this DCP and all its projects.

Banyule City Council is Development Agency for this DCP and all its projects, apart from Project Number 1, for which La Trobe University is Development Agency. Refer to the Incorporated Document for details.

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- Used for the provision of other infrastructure as approved by the Minister responsible for the Planning and Environment Act, or
- Refunded to owners of land subject to these DCP charges.

3.0 Summary of contributions

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AREA Charge Area Number and Name		LEVIES PAYABLE BY RESIDENTAIL DEVELOPMENT		
		Development Infrastructure	Community infrastructure	All infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Bundoora	$116.03	$483.49	$599.52
Area 02	Watsonia North	$186.07	$313.88	$499.95
Area 03	Watsonia	$289.83	$407.73	$697.56
Area 04	Greensborough Structure Plan Area	$153.26	$446.33	$599.59
Area 05	Greensborough (Part)	$149.24	$464.04	$613.28
Area 06	St Helena - Eltham North (Part)	$141.29	$341.60	$482.88
Area 07	St Helena - Eltham North (Part)	$561.15	$296.26	$857.41
Area 08	Briar Hill	$1,292.04	$331.27	$1,623.31
Area 09	Montmorency	$273.27	$474.47	$747.75
Area 10	Macleod	$130.25	$351.62	$481.87
Area 11	Yallambie	$165.02	$294.51	$459.53
Area 12	Viewbank	$126.22	$501.49	$627.71
Area 13	Lower Plenty	$291.07	$594.00	$885.07
Area 14	Heidelberg West - Bellfield (Part)	$122.79	$1,150.00	$1,272.79
Area 15	Heidelberg Heights (Part)	$146.68	$1,001.05	$1,147.72
Area 16	Rosanna	$358.72	$1,150.00	$1,508.72
Area 17	Heidelberg West - Bellfield (Part)	$297.55	$1,001.05	$1,298.60
Area 18	Heidelberg Structure Plan Area	$135.53	$1,027.83	$1,163.36
Area 19	Heidelberg (Part)	$127.41	$1,150.00	$1,277.41
Area 20	Ivanhoe (Part)	$189.41	$990.75	$1,180.16
Area 21	Eaglemont (Part)	$126.46	$990.75	$1,117.22
Area 22	Ivanhoe Structure Plan Area	$116.62	$1,005.19	$1,121.81
Area 23	Ivanhoe (Part)	$117.03	$1,014.12	$1,131.16
Area 24	Ivanhoe East	$307.41	$1,014.12	$1,321.53

AREA		LEVIES PAYABLE BY RETAIL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure Per Square Metre (SQM) of Floorspace	Community infrastructure Per Square Metre (SQM) of Floorspace	All infrastructure Per Square Metre (SQM) of Floorspace
Area 01	Bundoora	$4.95	-	$4.95
Area 02	Watsonia North	$7.09	-	$7.09
Area 03	Watsonia	$11.85	-	$11.85
Area 04	Greensborough Structure Plan Area	$6.58	-	$6.58
Area 05	Greensborough (Part)	$6.37	-	$6.37
Area 06	St Helena - Eltham North (Part)	$5.57	-	$5.57
Area 07	St Helena - Eltham North (Part)	$21.19	-	$21.19
Area 08	Briar Hill	$4.67	-	$4.67
Area 09	Montmorency	$8.70	-	$8.70
Area 10	Macleod	$6.24	-	$6.24
Area 11	Yallambie	$3.11	-	$3.11
Area 12	Viewbank	$6.30	-	$6.30
Area 13	Lower Plenty	$9.63	-	$9.63
Area 14	Heidelberg West - Bellfield (Part)	$4.95	-	$4.95
Area 15	Heidelberg Heights (Part)	$6.76	-	$6.76
Area 16	Rosanna	$9.68	-	$9.68
Area 17	Heidelberg West - Bellfield (Part)	$14.36	-	$14.36
Area 18	Heidelberg Structure Plan Area	$3.40	-	$3.40
Area 19	Heidelberg (Part)	$4.01	-	$4.01
Area 20	Ivanhoe (Part)	$8.27	-	$8.27
Area 21	Eaglemont (Part)	$5.64	-	$5.64
Area 22	Ivanhoe Structure Plan Area	$3.47	-	$3.47
Area 23	Ivanhoe (Part)	$2.26	-	$2.26
Area 24	Ivanhoe East	$5.84	-	$5.84

AREA		LEVIES PAYABLE BY COMMERCIAL DEVELOPMENT		
Charge Area Number and Name		**Development Infrastructure** Per Square Metre (SQM) of Floorspace	**Community infrastructure** Per Square Metre (SQM) of Floorspace	**All infrastructure** Per Square Metre (SQM) of Floorspace
Area 01	Bundoora	$0.92	-	$0.92
Area 02	Watsonia North	$1.59	-	$1.59
Area 03	Watsonia	$3.30	-	$3.30
Area 04	Greensborough Structure Plan Area	$1.65	-	$1.65
Area 05	Greensborough (Part)	$1.62	-	$1.62
Area 06	St Helena - Eltham North (Part)	$1.73	-	$1.73
Area 07	St Helena - Eltham North (Part)	$4.98	-	$4.98
Area 08	Briar Hill	$0.78	-	$0.78
Area 09	Montmorency	$3.90	-	$3.90
Area 10	Macleod	$1.26	-	$1.26
Area 11	Yallambie	$1.63	-	$1.63
Area 12	Viewbank	$1.15	-	$1.15
Area 13	Lower Plenty	$2.39	-	$2.39
Area 14	Heidelberg West - Bellfield (Part)	$1.34	-	$1.34
Area 15	Heidelberg Heights (Part)	$1.38	-	$1.38
Area 16	Rosanna	$5.65	-	$5.65
Area 17	Heidelberg West - Bellfield (Part)	$2.72	-	$2.72
Area 18	Heidelberg Structure Plan Area	$2.11	-	$2.11
Area 19	Heidelberg (Part)	$1.80	-	$1.80
Area 20	Ivanhoe (Part)	$1.90	-	$1.90
Area 21	Eaglemont (Part)	$1.29	-	$1.29
Area 22	Ivanhoe Structure Plan Area	$1.59	-	$1.59
Area 23	Ivanhoe (Part)	$1.96	-	$1.96
Area 24	Ivanhoe East	$3.23	-	$3.23

AREA		LEVIES PAYABLE BY INDUSTRIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure Per Square Metre (SQM) of Floorspace	Community infrastructure Per Square Metre (SQM) of Floorspace	All infrastructure Per Square Metre (SQM) of Floorspace
Area 01	Bundoora	$1.39	-	$1.39
Area 02	Watsonia North	$1.96	-	$1.96
Area 03	Watsonia	$3.22	-	$3.22
Area 04	Greensborough Structure Plan Area	$1.80	-	$1.80
Area 05	Greensborough (Part)	$1.74	-	$1.74
Area 06	St Helena - Eltham North (Part)	$1.49	-	$1.49
Area 07	St Helena - Eltham North (Part)	$6.43	-	$6.43
Area 08	Briar Hill	$1.32	-	$1.32
Area 09	Montmorency	$2.21	-	$2.21
Area 10	Macleod	$1.74	-	$1.74
Area 11	Yallambie	$1.15	-	$1.15
Area 12	Viewbank	$1.77	-	$1.77
Area 13	Lower Plenty	$2.96	-	$2.96
Area 14	Heidelberg West - Bellfield (Part)	$1.36	-	$1.36
Area 15	Heidelberg Heights (Part)	$1.90	-	$1.90
Area 16	Rosanna	$2.35	-	$2.35
Area 17	Heidelberg West - Bellfield (Part)	$4.04	-	$4.04
Area 18	Heidelberg Structure Plan Area	$0.82	-	$0.82
Area 19	Heidelberg (Part)	$1.04	-	$1.04
Area 20	Ivanhoe (Part)	$2.33	-	$2.33
Area 21	Eaglemont (Part)	$1.58	-	$1.58
Area 22	Ivanhoe Structure Plan Area	$0.93	-	$0.93
Area 23	Ivanhoe (Part)	$0.53	-	$0.53
Area 24	Ivanhoe East	$2.08	-	$2.08

Notes:

Square metres of floorspace (SQM) refers to gross floorspace.

The above listed contribution amounts are current as at 30 June 2017. They will be adjusted annually on July 1 each year to cover inflation, by applying the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics. A list showing the current contribution amounts will be held ~~at Council's Planning Department~~by Council.

For land uses not included within the Planning Scheme definition of the above uses, the development contribution that applies to 'Commercial' will be used unless the Collection Agency agrees to vary that rate based on a submission by a permit applicant that can, to the satisfaction of the Collection Agency, justify the application of an alternative rate.

Payment of development contributions is to be made in cash~~.~~, via an approved Council payment method.

Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.

Each net additional demand unit shall be liable to pay the DCP levy (unless exemptions apply). This includes a new dwelling or building or an extension to an existing non-residential building.

Minor changes to pre-existing non-residential development of less than 50 sqm net change shall be exempt from the DCP levy.

Payment of the Development Infrastructure Levy can be made at subdivision stage, planning permit stage or building permit stage~~.~~:

- Development Infrastructure Levy at Subdivision Stage - Payment of the Development Infrastructure Levy is to be made prior to the issue of a statement of compliance for the approved subdivision.
- Development Infrastructure Levy at Planning Permit Stage - Payment of the Development Infrastructure Levy is to be made prior to the commencement of any development or works.
- Development Infrastructure Levy at Building Permit Stage - Payment of the Development Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.

Payment of the Community Infrastructure Levy must be made at the building permit stage~~.~~:

- Community Infrastructure Levy at Building Permit Stage - Payment of the Community Infrastructure Levy is to be made no later than the date of issue of a building permit under the Building Act 1993.

The Collection Agency may, at its discretion, agree for payment of a levy to be deferred to a later date, subject to the applicant entering into an agreement under section 173 of the *Planning and Environment Act 1987* to pay the levy at an alternative date.

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4.0 Land or development excluded from development contributions plan

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No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Banyule City Council or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016;

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- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016. This applies to social housing development delivered by and for registered housing associations. This exemption does not apply to private dwellings developed by the Department of Health and Human Services or registered housing associations;

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- Cohousing development that meets a minimum threshold ~~as~~ defined by the Responsible Authority ~~as~~and shown in Appendix ~~5~~6 of the Incorporated Document;
- ~~Renovations or alterations~~Alterations and additions to an existing building that do not generate a net increase in demand units;
- Outbuildings and fences normal to an existing dwelling;
- Dwelling units that are replaced within a development ~~are exempt~~. This exemption does not apply to net additional dwelling units created by the development;
- Minor changes to pre-existing non-residential development of less than 50 sqm net ~~change shall be exempt from the DCP levy~~floor area ; and
- Land which has an existing section 173 Agreement under the *Planning and Environment Act 1987* and/or a Deed of Agreement which requires the payment of a contributions levy and/or construction of community and/or physical infrastructure and explicity excludes further development contibutions to be made.

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