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Proposed C115

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

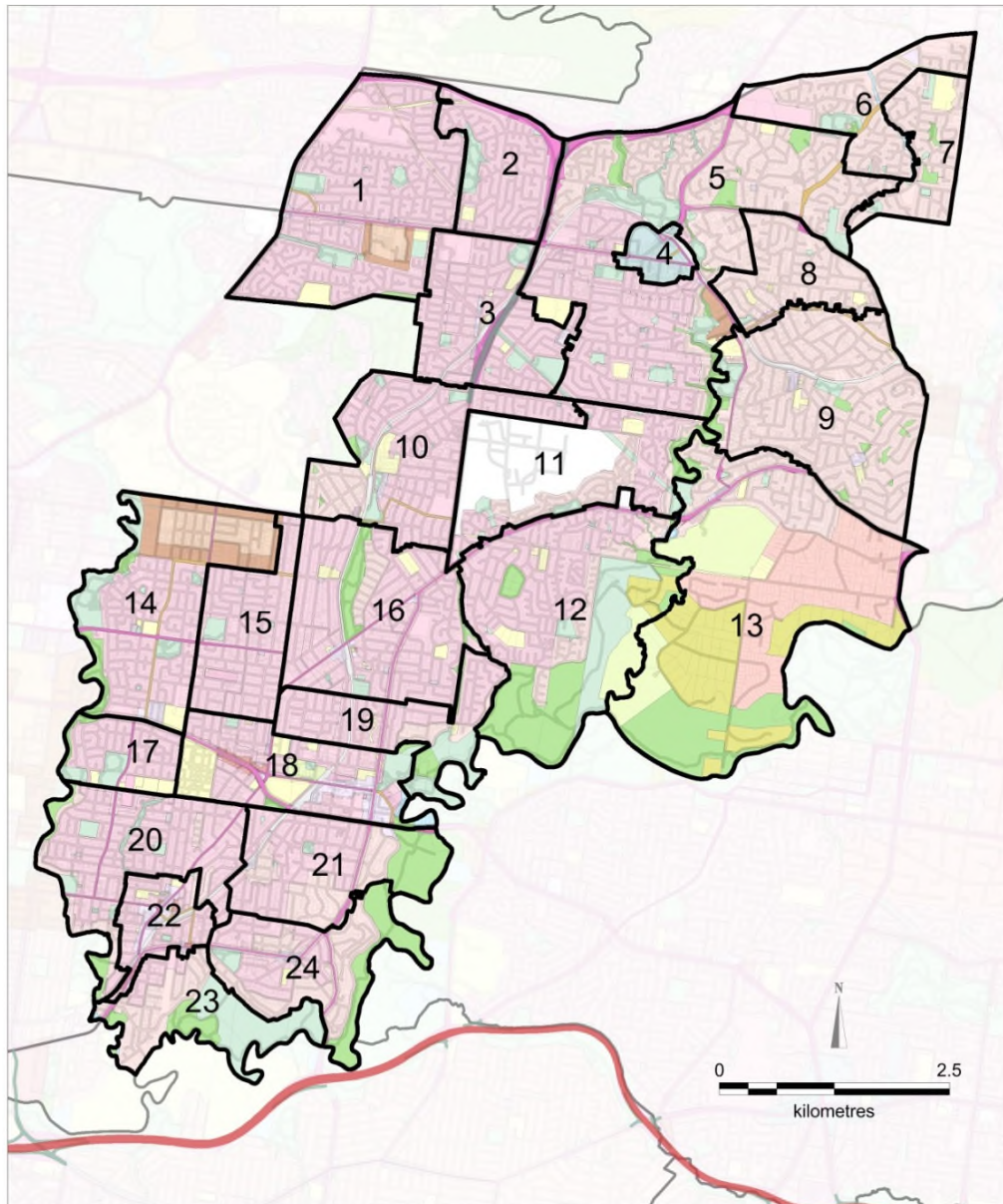
Shown on the planning scheme map as **DCPO1**.

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	\$8,136,641	17.33%
Community Facility CFDI	\$1,985,000	2016-2036	\$69,657	3.51%
Path PADI	\$4,175,000	2016-2036	\$672,112	16.10%
Road RDDI	\$10,174,562	2016-2036	\$1,043,618	10.26%
Drainage RDDI	\$1,290,000	2016-2036	\$130,887	10.15%
Total	\$64,584,062		\$10,052,915	15.57%

Notes:

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the Incorporated Document (Banyule Development Contribution Plan, 2016-17, August 2017) for details.

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.

In the event that a project is not delivered, Banyule City Council reserves the right to nominate an equivalent replacement project.

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

Banyule City Council is the 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.

3.0 Summary of contributions

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AREA Charge Area Number and Name		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
		Development	Community	All
		Infrastructure Per Dwelling	infrastructure Per Dwelling	infrastructure Per Dwelling
Area 01	Bundoora	\$126.87	\$480.14	\$607.01
Area 02	Watsonia North	\$183.17	\$313.79	\$496.96
Area 03	Watsonia	\$290.95	\$408.19	\$699.14
Area 04	Greensborough Structure Plan Area	\$156.06	\$447.19	\$603.25
Area 05	Greensborough (Part)	\$152.01	\$464.93	\$616.94
Area 06	St Helena - Eltham North (Part)	\$142.14	\$341.84	\$483.98
Area 07	St Helena - Eltham North (Part)	\$565.11	\$296.17	\$861.28
Area 08	Briar Hill	\$1,260.42	\$330.29	\$1,590.71
Area 09	Montmorency	\$289.27	\$474.52	\$763.79
Area 10	Macleod	\$131.39	\$351.99	\$483.39
Area 11	Yallambie	\$171.65	\$294.42	\$466.07
Area 12	Viewbank	\$161.24	\$500.99	\$662.24
Area 13	Lower Plenty	\$313.55	\$593.16	\$906.71
Area 14	Heidelberg West - Bellfield (Part)	\$127.03	\$1,150.00	\$1,277.03
Area 15	Heidelberg Heights (Part)	\$142.73	\$1,003.18	\$1,145.91
Area 16	Rosanna	\$370.79	\$1,150.00	\$1,520.79
Area 17	Heidelberg West - Bellfield (Part)	\$321.07	\$1,003.18	\$1,324.25
Area 18	Heidelberg Structure Plan Area	\$132.31	\$1,028.83	\$1,161.14
Area 19	Heidelberg (Part)	\$128.35	\$1,150.00	\$1,278.35
Area 20	Ivanhoe (Part)	\$200.93	\$993.16	\$1,194.09
Area 21	Eaglemont (Part)	\$126.44	\$993.16	\$1,119.60
Area 22	Ivanhoe Structure Plan Area	\$122.29	\$1,008.21	\$1,130.50
Area 23	Ivanhoe (Part)	\$134.01	\$1,017.32	\$1,151.33
Area 24	Ivanhoe East	\$311.01	\$1,017.32	\$1,328.33

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	\$5.53	-	\$5.53
Area 02	Watsonia North	\$6.99	-	\$6.99
Area 03	Watsonia	\$11.89	-	\$11.89
Area 04	Greensborough Structure Plan Area	\$6.71	-	\$6.71
Area 05	Greensborough (Part)	\$6.50	-	\$6.50
Area 06	St Helena - Eltham North (Part)	\$5.60	-	\$5.60
Area 07	St Helena - Eltham North (Part)	\$21.34	-	\$21.34
Area 08	Briar Hill	\$4.60	-	\$4.60
Area 09	Montmorency	\$9.53	-	\$9.53
Area 10	Macleod	\$6.29	-	\$6.29
Area 11	Yallambie	\$3.47	-	\$3.47
Area 12	Viewbank	\$8.14	-	\$8.14
Area 13	Lower Plenty	\$10.83	-	\$10.83
Area 14	Heidelberg West - Bellfield (Part)	\$5.09	-	\$5.09
Area 15	Heidelberg Heights (Part)	\$6.51	-	\$6.51
Area 16	Rosanna	\$10.18	-	\$10.18
Area 17	Heidelberg West - Bellfield (Part)	\$15.55	-	\$15.55
Area 18	Heidelberg Structure Plan Area	\$3.30	-	\$3.30
Area 19	Heidelberg (Part)	\$4.14	-	\$4.14
Area 20	Ivanhoe (Part)	\$8.83	-	\$8.83
Area 21	Eaglemont (Part)	\$5.64	-	\$5.64
Area 22	Ivanhoe Structure Plan Area	\$3.66	-	\$3.66
Area 23	Ivanhoe (Part)	\$2.98	-	\$2.98
Area 24	Ivanhoe East	\$5.98	-	\$5.98

AREA Charge Area Number and Name		LEVIES PAYABLE BY COMMERCIAL DEVELOPMENT		
		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	\$1.01	-	\$1.01
Area 02	Watsonia North	\$1.57	-	\$1.57
Area 03	Watsonia	\$3.32	-	\$3.32
Area 04	Greensborough Structure Plan Area	\$1.68	-	\$1.68
Area 05	Greensborough (Part)	\$1.64	-	\$1.64
Area 06	St Helena - Eltham North (Part)	\$1.74	-	\$1.74
Area 07	St Helena - Eltham North (Part)	\$5.01	-	\$5.01
Area 08	Briar Hill	\$0.78	-	\$0.78
Area 09	Montmorency	\$4.03	-	\$4.03
Area 10	Macleod	\$1.27	-	\$1.27
Area 11	Yallambie	\$1.68	-	\$1.68
Area 12	Viewbank	\$1.44	-	\$1.44
Area 13	Lower Plenty	\$2.58	-	\$2.58
Area 14	Heidelberg West - Bellfield (Part)	\$1.41	-	\$1.41
Area 15	Heidelberg Heights (Part)	\$1.36	-	\$1.36
Area 16	Rosanna	\$5.79	-	\$5.79
Area 17	Heidelberg West - Bellfield (Part)	\$2.93	-	\$2.93
Area 18	Heidelberg Structure Plan Area	\$2.06	-	\$2.06
Area 19	Heidelberg (Part)	\$1.78	-	\$1.78
Area 20	Ivanhoe (Part)	\$2.00	-	\$2.00
Area 21	Eaglemont (Part)	\$1.29	-	\$1.29
Area 22	Ivanhoe Structure Plan Area	\$1.66	-	\$1.66
Area 23	Ivanhoe (Part)	\$2.14	-	\$2.14
Area 24	Ivanhoe East	\$3.26	-	\$3.26

AREA Charge Area Number and Name		LEVIES PAYABLE BY INDUSTRIAL DEVELOPMENT		
		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	\$1.56	-	\$1.56
Area 02	Watsonia North	\$1.93	-	\$1.93
Area 03	Watsonia	\$3.23	-	\$3.23
Area 04	Greensborough Structure Plan Area	\$1.84	-	\$1.84
Area 05	Greensborough (Part)	\$1.78	-	\$1.78
Area 06	St Helena - Eltham North (Part)	\$1.50	-	\$1.50
Area 07	St Helena - Eltham North (Part)	\$6.48	-	\$6.48
Area 08	Briar Hill	\$1.30	-	\$1.30
Area 09	Montmorency	\$2.45	-	\$2.45
Area 10	Macleod	\$1.76	-	\$1.76
Area 11	Yallambie	\$1.25	-	\$1.25
Area 12	Viewbank	\$2.29	-	\$2.29
Area 13	Lower Plenty	\$3.29	-	\$3.29
Area 14	Heidelberg West - Bellfield (Part)	\$1.40	-	\$1.40
Area 15	Heidelberg Heights (Part)	\$1.83	-	\$1.83
Area 16	Rosanna	\$2.49	-	\$2.49
Area 17	Heidelberg West - Bellfield (Part)	\$4.38	-	\$4.38
Area 18	Heidelberg Structure Plan Area	\$0.80	-	\$0.80
Area 19	Heidelberg (Part)	\$1.08	-	\$1.08
Area 20	Ivanhoe (Part)	\$2.49	-	\$2.49
Area 21	Eaglemont (Part)	\$1.58	-	\$1.58
Area 22	Ivanhoe Structure Plan Area	\$0.98	-	\$0.98
Area 23	Ivanhoe (Part)	\$0.73	-	\$0.73
Area 24	Ivanhoe East	\$2.12	-	\$2.12

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 by Council.

Payment of development contributions is to be made in cash, via an approved Council payment method. Council, at its discretion, may consider accepting works in lieu of cash contributions, provided the value of the works / land in question does not exceed the cash liability of the proponent under this DCP (unless the proponent agrees).

Each net additional demand unit shall be liable to pay the DCP levy.

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

For payment of the Development Infrastructure Levy at:

- Subdivision stage, payment is to be made prior to the issue of a statement of compliance for the approved subdivision. At Council's discretion, payment of the levy may be deferred to a later date, subject to the developer/land owner entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at an alternative date agreed upon.

- Planning Permit stage, payment is to be made prior to the commencement of any development or works.

Payment of the Community Infrastructure Levy is to be made at the Building Permit stage, no later than the date of issue of a Building Permit under the Building Act 1993.

Where no permit is required for a development, the contribution must be made no later than the date of issue of a Building Permit under the Building Act 1993.

Payment of a development contribution required under this DCP must be made for all development of the land. New development is taken to include construction of a new dwelling or building or an extension to an existing retail building or commercial office building or industrial building, unless exempt from this DCP.

For land uses not included within the planning scheme definition of the above uses, the development contribution that is required for “commercial office” will be applied unless Council agrees to vary that rate, on submission by a permit applicant on the basis of information provided that justifies the application of an alternative rate.

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 the 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;
- 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 includes social housing development delivered by and for registered housing associations;
- Cohousing development that meets a minimum threshold as defined by the Responsible Authority (as shown in Appendix 4 of the Incorporated Document).
- Renovations or alterations to an existing dwelling;
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to a single dwelling but not to a second or subsequent dwelling on the same land;
- Outbuildings normal to an existing dwelling and fences;
- Reinstatement of a building which has been unintentionally damaged or destroyed provided that for a building other than a dwelling, the exemption relates only to the extent that the floor area of the new building is not greater than the damaged or destroyed building;
- Minor changes to pre-existing non-residential development of less than 50 sqm net change shall be exempt from the DCP levy; 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.