

10/12/2015
C105**SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO1**.**SUNSHINE DEVELOPMENT CONTRIBUTIONS PLAN****1.0****Area covered by this development contributions plan**10/12/2015
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This development contributions plan applies to all new development within the Sunshine Town Centre Structure Plan area as shown on the planning scheme maps as DCPO1.

2.0**Summary of costs**10/12/2015
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Open space	1,183,564	2019	1,082,249	91.4
Kindergarten	3,762,800	2016	607,041	16.1
Road	3,009,499	2015-2034	1,686,743	56.1
Urban design	29,316,778	2015-2034	18,710,378	63.8
TOTAL	37,272,641		22,086,412	59.3

3.0**Summary of contributions**10/12/2015
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FACILITY	LEVIES PAYABLE BY THE DEVELOPMENT				
	Development infrastructure		Community infrastructure	All infrastructure	
	residential per dwelling	non-residential per sqm		residential per dwelling	non-residential per sqm
Open space	370	Retail 0 Commercial 0	-	370	Retail 0 Commercial 0
Kindergarten	207	Retail 0 Commercial 0	-	207	Retail 0 Commercial 0
Road	159	Retail 8 Commercial 1	-	159	Retail 8 Commercial 1
Urban design	1831	Retail 26 Commercial 26	-	1831	Retail 26 Commercial 26
TOTAL	2567	Retail 35 Commercial 27	-	2567	Retail 35 Commercial 27

Notes:

Square metres of floorspace (sqm) refers to leaseable floorspace.

The above listed contribution amounts are current as at 30 June 2013. They will be adjusted on 1 July each year to cover inflation, by applying the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics.

Payment of development contributions is to be made in cash. 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 development contributions plan (unless the proponent agrees).

Generally the permit condition will state that the contribution must be paid before any buildings or works authorised by the planning permit can commence. This accommodates situations whereby a planning permit might be issued but is not acted upon.

Where no planning permit is required for a development, the contribution must be made on the date of issue of a building permit under the Building Act 1993.

Payment of a development contribution required under this development contributions plan must be made for all development of the land that results in net additional demand units. New development is taken to include construction of a new building or an extension to an existing building.

For land uses not included within the planning scheme definition of the above uses, the development contribution that is required for 'commercial' 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.

Brimbank City Council is Collection Agency and Development Agency for this development contributions plan.

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Land or development excluded from development contributions plan

No land is exempt from this development contributions plan unless exempt by legislation or Ministerial Direction or legal agreement with Brimbank City Council.

Developments excluded from contributions under this plan are:

- Development of social housing undertaken by a registered housing association or government agency.
- Construction of a building or construction or carrying out of works or subdivision by or on behalf of Brimbank City Council on council land.
- Construction of a building or construction or carrying out of works or subdivision by or on behalf of VicTrack on VicTrack land where the purpose of the works is for transport in accordance with clause 36.01 Public Use Zone.
- Construction of a building or construction or carrying out of works or a subdivision that does not result in the creation of net additional demand units, such as:
 - construction or display of an advertising sign
 - construction of outbuilding, car port or garage associated with an existing dwelling
 - construction of an awning
 - installation of automatic teller machine, flue, grease trap or other similar equipment
 - external alterations, additions and restorations requiring approval under the Heritage Overlay
 - building and works associated with the refurbishment of an existing property that does not increase the number of dwellings or net leasable floor area of the premises
 - construction of a building or construction or carrying out of works to reinstate the pre-existing standard of buildings damaged or destroyed.

Note: This schedule sets out a summary of the costs, timing of provision and contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.