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SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO2**.

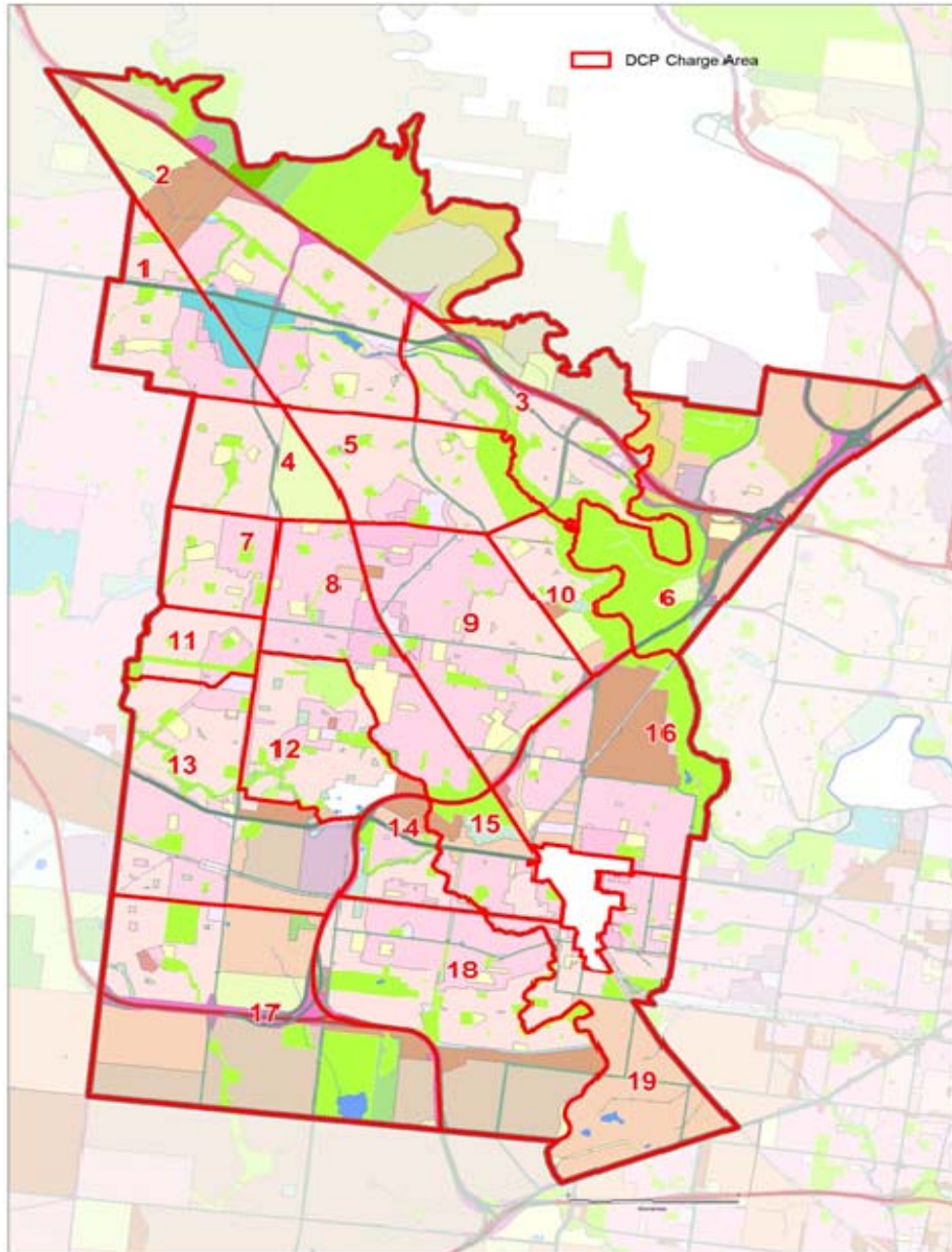
BRIMBANK DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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The *Brimbank Development Contributions Plan (November 2016)* applies to all new development within the 19 Charge Areas as shown below in Figure 1.

Figure 1 – DCP area and charging areas



2.0**Summary of costs**25/01/2018
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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Community Facility CFCI	\$71,293,993	2016-2036	\$8,414,388	11.8%
Community Facility CFDI	\$8,800,000	2016-2036	\$1,122,994	12.8%
Path PADI	\$25,763,200	2016-2036	\$4,220,166	16.4%
Road RDDI	\$4,573,500	2016-2036	\$849,365	18.6%
TOTAL	\$110,430,693		\$14,606,913	13.2%

Notes:

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the incorporated document for full details.

Brimbank City Council is Collection Agency and Development Agency for this DCP.

Brimbank 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.

3.0**Summary of contributions**25/01/2018
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AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community infrastructure	All infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 01	Sydenham - Hillside	\$184.63	\$722.71	\$907.34
Area 02	Taylors Lakes (West) & District	\$172.71	\$722.71	\$895.42
Area 03	Keilor - Taylors Lakes (East)	\$121.18	\$714.21	\$835.39
Area 04	Delahey	\$254.85	\$864.88	\$1,119.72
Area 05	Keilor Downs	\$204.26	\$847.94	\$1,052.20
Area 06	Keilor Park & District	\$92.52	\$714.21	\$806.73
Area 07	Kings Park	\$170.96	\$864.88	\$1,035.84
Area 08	St Albans (West)	\$527.74	\$1,092.88	\$1,620.61
Area 09	St Albans (East)	\$495.26	\$1,075.94	\$1,571.20
Area 10	Kealba	\$154.14	\$847.94	\$1,002.08
Area 11	Albanvale	\$424.68	\$864.88	\$1,289.56
Area 12	Cairnlea	\$453.06	\$950.47	\$1,403.54
Area 13	Deer Park	\$552.91	\$950.47	\$1,503.38
Area 14	Ardeer	\$254.66	\$675.06	\$929.72
Area 15	Albion	\$232.64	\$675.06	\$907.70
Area 16	Sunshine North	\$218.74	\$653.88	\$872.63
Area 17	Derrimut	\$129.74	\$714.21	\$843.96
Area 18	Sunshine West	\$362.10	\$737.97	\$1,100.07
Area 19	Sunshine	\$341.39	\$737.97	\$1,079.36

BRIMBANK PLANNING SCHEME

AREA		LEVIES PAYABLE BY RETAIL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community infrastructure	All infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Sydenham - Hillside	\$5.43	-	\$5.43
Area 02	Taylors Lakes (West) & District	\$4.53	-	\$4.53
Area 03	Keilor - Taylors Lakes (East)	\$2.23	-	\$2.23
Area 04	Delahey	\$5.20	-	\$5.20
Area 05	Keilor Downs	\$3.55	-	\$3.55
Area 06	Keilor Park & District	\$1.77	-	\$1.77
Area 07	Kings Park	\$1.93	-	\$1.93
Area 08	St Albans (West)	\$4.92	-	\$4.92
Area 09	St Albans (East)	\$4.83	-	\$4.83
Area 10	Kealba	\$2.72	-	\$2.72
Area 11	Albanvale	\$5.87	-	\$5.87
Area 12	Cairnlea	\$4.40	-	\$4.40
Area 13	Deer Park	\$6.17	-	\$6.17
Area 14	Ardeer	\$1.97	-	\$1.97
Area 15	Albion	\$1.84	-	\$1.84
Area 16	Sunshine North	\$4.78	-	\$4.78
Area 17	Derrimut	\$1.90	-	\$1.90
Area 18	Sunshine West	\$4.04	-	\$4.04
Area 19	Sunshine	\$3.98	-	\$3.98

AREA		LEVIES PAYABLE BY COMMERCIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community infrastructure	All infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Sydenham - Hillside	\$2.00	-	\$2.00
Area 02	Taylors Lakes (West) & District	\$1.99	-	\$1.99
Area 03	Keilor - Taylors Lakes (East)	\$1.95	-	\$1.95
Area 04	Delahey	\$3.75	-	\$3.75
Area 05	Keilor Downs	\$3.02	-	\$3.02
Area 06	Keilor Park & District	\$1.39	-	\$1.39
Area 07	Kings Park	\$2.71	-	\$2.71
Area 08	St Albans (West)	\$5.49	-	\$5.49
Area 09	St Albans (East)	\$5.03	-	\$5.03
Area 10	Kealba	\$2.60	-	\$2.60
Area 11	Albanvale	\$7.70	-	\$7.70
Area 12	Cairnlea	\$5.67	-	\$5.67
Area 13	Deer Park	\$8.11	-	\$8.11
Area 14	Ardeer	\$2.34	-	\$2.34
Area 15	Albion	\$1.84	-	\$1.84
Area 16	Sunshine North	\$3.77	-	\$3.77
Area 17	Derrimut	\$2.58	-	\$2.58
Area 18	Sunshine West	\$4.61	-	\$4.61
Area 19	Sunshine	\$4.13	-	\$4.13

AREA		LEVIES PAYABLE BY INDUSTRIAL DEVELOPMENT		
		Development Infrastructure	Community infrastructure	All infrastructure
Charge Area Number and Name		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Sydenham - Hillside	\$0.48	-	\$0.48
Area 02	Taylors Lakes (West) & District	\$0.42	-	\$0.42
Area 03	Keilor - Taylors Lakes (East)	\$0.25	-	\$0.25
Area 04	Delahey	\$0.55	-	\$0.55
Area 05	Keilor Downs	\$0.40	-	\$0.40
Area 06	Keilor Park & District	\$0.19	-	\$0.19
Area 07	Kings Park	\$0.27	-	\$0.27
Area 08	St Albans (West)	\$0.62	-	\$0.62
Area 09	St Albans (East)	\$0.59	-	\$0.59
Area 10	Kealba	\$0.32	-	\$0.32
Area 11	Albanvale	\$0.80	-	\$0.80
Area 12	Cairnlea	\$0.59	-	\$0.59
Area 13	Deer Park	\$0.84	-	\$0.84
Area 14	Ardeer	\$0.25	-	\$0.25
Area 15	Albion	\$0.22	-	\$0.22
Area 16	Sunshine North	\$0.52	-	\$0.52
Area 17	Derrimut	\$0.26	-	\$0.26
Area 18	Sunshine West	\$0.51	-	\$0.51
Area 19	Sunshine	\$0.49	-	\$0.49

Notes:

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

The above listed contribution amounts are current as at 30 June 2016. 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.

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 DCP (unless the proponent agrees).

Payment of the Development Infrastructure Levy at Subdivision Stage 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.

Payment of the Development Infrastructure Levy at Planning Permit Stage where there is no subdivision 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**25/01/2018
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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 Brimbank City Council, or stated below:

- Land developed for a non-government school as defined in Part 3 of the *Ministerial Direction on 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 Development Contributions Plans* of 11 October 2016.
- 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 a community and/or physical infrastructure.
- Construction of a building or carrying out of works or a subdivision that does not result in the creation of new additional demand units, such as:
 - renovations or alterations to an existing dwelling.
 - construction of outbuildings normal to an existing dwelling.
 - construction of a fence.
 - demolition of a dwelling followed by construction of a replacement dwelling on the same land. This exemption applies to a single dwelling but not to a second or subsequent dwellings on the same land.
 - construction of a building or construction or carrying out of works to reinstate the pre-existing standard of a building other than a dwelling unintentionally damaged or destroyed. This exemption applies only to the extent that the floor area of the new building is not greater than that of the damaged or destroyed building.

Note:

This schedule sets out a summary of the costs and contributions prescribed in the Brimbank Development Contributions Plan. Refer to the incorporated Brimbank Development Contributions Plan (November 2016) for full details.