

25/01/2018
C187

SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

BRIMBANK DEVELOPMENT CONTRIBUTIONS PLAN

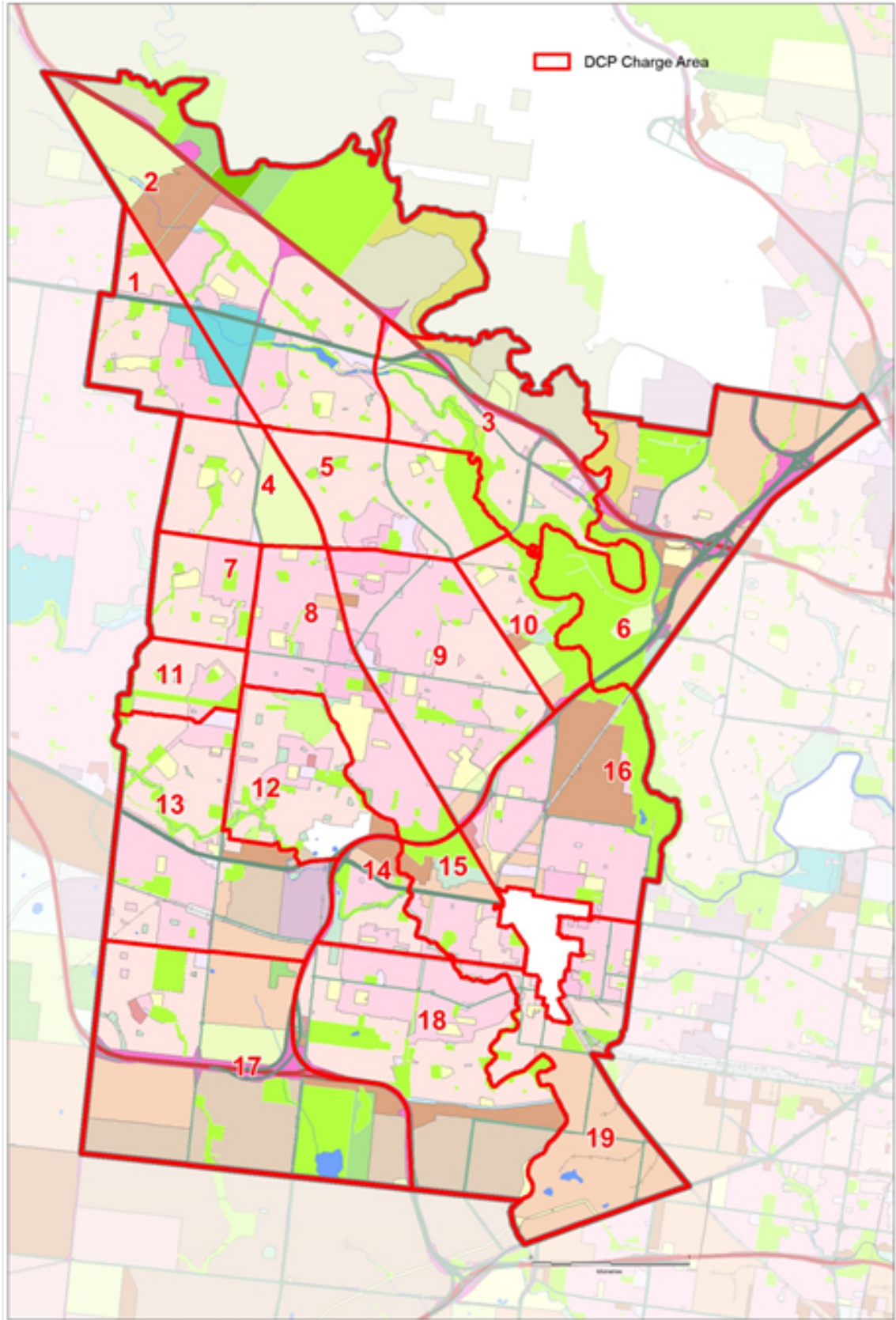
1.0

Area covered by this development contributions plan

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The Brimbank Development Contributions Plan (November 2016) and Brimbank Development Contributions Plan (October 2022) apply to all new development within the 19 Charge Areas as shown below in Map 1.

Map 1 to Schedule 2 to Clause 45.06 – DCP area and charging areas



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Summary of costs

Brimbank Development Contributions Plan (November 2016)

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%

*Note: This table sets out a summary of the costs prescribed in the Brimbank Development Contributions Plan (November 2016). 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 for Brimbank Development Contributions Plan (November 2016) by December 31 2036, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.*

Brimbank Development Contributions Plan (October 2022)

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Community Facility CFCI	\$46,036,884	2022-2043	\$2,214,638	5.3%
Community Facility CFDI	\$33,988,839	2022-2043	\$5,566,456	16.4%
TOTAL	\$76,025,724		\$7,781,094	10.2%

*Note: This table sets out a summary of the costs prescribed in the Brimbank Development Contributions Plan (October 2022). Refer to the incorporated document for details.
Brimbank City Council is Collecting Agency and Development Agency for this DCP.
Brimbank City Council commits to deliver the DCP projects for Brimbank Development Contributions Plan (October 2022) by December 31 2043, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.*

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Summary of contributions

Brimbank Development Contribution Plan (November 2016)

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	\$185	\$723	\$907
Area 02	Taylors Lakes (West) & District	\$173	\$723	\$895

BRIMBANK PLANNING SCHEME

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 03	Keilor - Taylors Lakes (East)	\$121	\$714	\$835
Area 04	Delahey	\$255	\$865	\$1,120
Area 05	Keilor Downs	\$204	\$848	\$1,052
Area 06	Keilor Park & District	\$93	\$714	\$807
Area 07	Kings Park	\$171	\$865	\$1,036
Area 08	St Albans (West)	\$528	\$1,093	\$1,621
Area 09	St Albans (East)	\$495	\$1,076	\$1,571
Area 10	Kealba	\$154	\$848	\$1,002
Area 11	Albanvale	\$425	\$865	\$1,290
Area 12	Cairnlea	\$453	\$950	\$1,404
Area 13	Deer Park	\$553	\$950	\$1,503
Area 14	Ardeer	\$255	\$675	\$930
Area 15	Albion	\$233	\$675	\$908
Area 16	Sunshine North	\$219	\$654	\$873
Area 17	Derrimut	\$130	\$714	\$844
Area 18	Sunshine West	\$362	\$738	\$1,100
Area 19	Sunshine	\$341	\$738	\$1,079

AREA		LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Retail DIL	Community DIL	Industrial DIL
		Per SQM of Floorspace	Per SQM of Floorspace	Per SQM of Floorspace
Area 01	Sydenham - Hillside	\$5.43	\$2.00	\$0.48
Area 02	Taylors Lakes (West) & District	\$4.53	\$1.99	\$0.42
Area 03	Keilor - Taylors Lakes (East)	\$2.23	\$1.95	\$0.25
Area 04	Delahey	\$5.20	\$3.75	\$0.55
Area 05	Keilor Downs	\$3.55	\$3.02	\$0.40
Area 06	Keilor Park & District	\$1.77	\$1.39	\$0.19
Area 07	Kings Park	\$1.93	\$2.71	\$0.27
Area 08	St Albans (West)	\$4.92	\$5.49	\$0.62
Area 09	St Albans (East)	\$4.83	\$5.03	\$0.59
Area 10	Kealba	\$2.72	\$2.60	\$0.32
Area 11	Albanvale	\$5.87	\$7.70	\$0.80

BRIMBANK PLANNING SCHEME

AREA		LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Retail DIL	Community DIL	Industrial DIL
		Per SQM of Floorspace	Per SQM of Floorspace	Per SQM of Floorspace
Area 12	Cairnlea	\$4.40	\$5.67	\$0.59
Area 13	Deer Park	\$6.17	\$8.11	\$0.84
Area 14	Ardeer	\$1.97	\$2.34	\$0.25
Area 15	Albion	\$1.84	\$1.84	\$0.22
Area 16	Sunshine North	\$4.78	\$3.77	\$0.52
Area 17	Derrimut	\$1.90	\$2.58	\$0.26
Area 18	Sunshine West	\$4.04	\$4.61	\$0.51
Area 19	Sunshine	\$3.98	\$4.13	\$0.49

Note: 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.

Brimbank Development Contributions Plan (October 2022)

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	\$256	\$272	\$528
Area 02	Taylors Lakes (West) & District	\$256	\$272	\$528
Area 03	Keilor - Taylors Lakes (East)	\$256	\$272	\$528
Area 04	Delahey	\$256	\$246	\$502

BRIMBANK PLANNING SCHEME

AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community Infrastructure	All Infrastructure
		Per Dwelling	Per Dwelling	Per Dwelling
Area 05	Keilor Downs	\$256	\$266	\$522
Area 06	Keilor Park & District	\$256	\$422	\$678
Area 07	Kings Park	\$533	\$246	\$780
Area 08	St Albans (West)	\$533	\$0	\$533
Area 09	St Albans (East)	\$533	\$1	\$534
Area 10	Kealba	\$533	\$266	\$799
Area 11	Albanvale	\$277	\$246	\$523
Area 12	Cairnlea	\$277	\$147	\$424
Area 13	Deer Park	\$277	\$147	\$424
Area 14	Ardeer	\$386	\$157	\$543
Area 15	Albion	\$386	\$157	\$543
Area 16	Sunshine North	\$386	\$157	\$543
Area 17	Derrimut	\$277	\$331	\$608
Area 18	Sunshine West	\$386	\$157	\$543
Area 19	Sunshine	\$386	\$157	\$543

Note: The above listed contribution amounts are current at 1 July 2022.

The Development Infrastructure Levy 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.

Where the DCP provides for a Community Infrastructure Levy of \$1,253, Council will charge the maximum dwelling amount which will be determined in accordance with Part 3B of the Act.

Where the DCP provides for a Community Infrastructure Levy less than \$1,253, that amount will be adjusted on July 1 using the Producer Price Index for Non-Residential Building Construction in Victoria as published by the Australian Bureau of Statistics.

All adjustments will occur and take effect from the date of index publication.

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 and / or land 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 may be required at Subdivision stage or Planning Permit stage or Building Permit stage.

Development Infrastructure Levy at Subdivision stage: Payment of the 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 levy is to be made prior to issue of a building permit.

Development Infrastructure Levy at Building Permit stage where no planning permit is required: Payment of the levy is to be made prior to issue of a building permit under the Building Act 1993.

Payment of the Community Infrastructure Levy is to be made prior to issue of a building permit under the Building Act 1993.

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Land or development excluded from development contributions plan

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:

BRIMBANK PLANNING SCHEME

The following development is exempt from the development contribution:

- Land developed for a non-government school as per the *Ministerial Direction on Development Contributions Plans* of 11 October 2016.
- Land developed for housing provided by or on behalf of the Department of Health and Human Services, as per the *Ministerial Direction on 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.
- 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.
 - constructions of outbuilding 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.
- Servicing infrastructure constructed by a utility authority.
- Where the DCP obligation would be less than \$10.
- Brimbank City Council delivered projects, building or works.
- 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 and explicitly exempts the development from this DCP schedule.

Note: This schedule sets out a summary of the costs and contributions prescribed in the Brimbank Development Contributions Plan (November 2016) and the Brimbank Development Contributions Plan (October 2022). Refer to the incorporated development contributions plans for full details.