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Proposed C148

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as **DCPO 1**.

City of Darebin Development Contributions Plan 2015-2024

1.0 Area covered by this development contributions plan

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The development contributions plan applies to all land contained within the municipality as shown on Planning Scheme Maps __ to __ DCPO_

2.0 Summary of costs

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Transport Infrastructure	\$68,836,136	Over 10 years as shown in the Development Contributions Plan	\$5,208,831	7.6%
Drainage	\$5,841,671	Over 10 years as shown in the Development Contributions Plan	\$442,726	7.6%
Community Facility	\$20,472,303	Over 10 years as shown in the Development Contributions Plan	\$1,488,206	7.3%
Open Space	\$47,521,519	Over 10 years as shown in the Development Contributions Plan	\$3,322,887	7.0%
Public Realm	\$12,999,170	Over 10 years as shown in the Development Contributions Plan	\$1,412,190	10.9%
TOTAL	\$155,670,800		\$11,874,839	7.6%

3.0 Equivalence Ratios

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As the Development Contributions Plan relates to all development types, it is necessary to express non-residential development in terms of equivalent dwellings.

Development Type	Equivalent to One Dwelling (Charge Unit)
For Transport Infrastructure	
Retail	19m ² floor area
Commercial	121m ² floor area
Industrial	132m ² floor area
For Drainage Infrastructure	
Retail	144m ² floor area
Commercial	180m ² floor area
Industrial	184m ² floor area
For Community Facility	
Retail	Not applicable
Commercial	Not applicable
Industrial	Not applicable
For Open Space Infrastructure	
Retail	Not applicable
Commercial	Not applicable
Industrial	Not applicable
For Public Realm Infrastructure	
Retail	49m ² floor area
Commercial	61m ² floor area
Industrial	196m ² floor area

4.0 Summary of contributions

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Note: Residential developments are subject to all levies below.

Note: Non-residential developments are exempt from charges relating to Community Facility and Open Space Infrastructure.

Charge Area	Community Infrastructure		Development Infrastructure			
	Community Facility	Open Space	Open Space	Public Realm	Drainage	Transport Infrastructure
Area 0010	\$116.99	\$526.09	\$94.71	\$75.26	\$115.69	\$1,213.75
Area 0020	\$530.46	\$369.54	\$47.85	\$172.27	\$31.31	\$724.08
Area 0030	\$25.60	\$405.02	\$60.43	\$76.78	\$54.25	\$323.37
Area 0040	\$439.39	\$460.61	\$104.58	\$263.56	\$55.98	\$402.67
Area 0050	\$537.63	\$362.37	\$86.12	\$96.00	\$91.08	\$961.95
Area 0060	\$227.87	\$502.82	\$94.75	\$186.57	\$82.11	\$665.50
Area 0070	\$25.60	\$219.33	\$38.06	\$379.00	\$33.36	\$417.07
Area 0080	\$134.78	\$236.52	\$60.15	\$54.46	\$24.79	\$284.99
Area 0090	\$152.24	\$374.65	\$28.01	\$45.55	\$103.82	\$559.43
Area 0100	\$85.37	\$196.43	\$47.59	\$305.53	\$57.73	\$500.69
Area 0110	\$582.53	\$297.11	\$53.34	\$37.84	\$43.33	\$336.46
Area 0120	\$204.78	\$267.92	\$38.10	\$81.88	\$25.74	\$794.87
Area 0130	\$141.55	\$401.72	\$35.15	\$39.57	\$57.54	\$486.13
Area 0140	\$205.47	\$307.95	\$18.63	\$61.07	\$33.23	\$754.00
Area 0150	\$25.30	\$608.88	\$30.13	\$63.36	\$49.42	\$582.90
Area 0160	\$317.81	\$582.19	\$52.13	\$81.02	\$116.04	\$356.11

5.0 Land or development excluded from development contributions plan

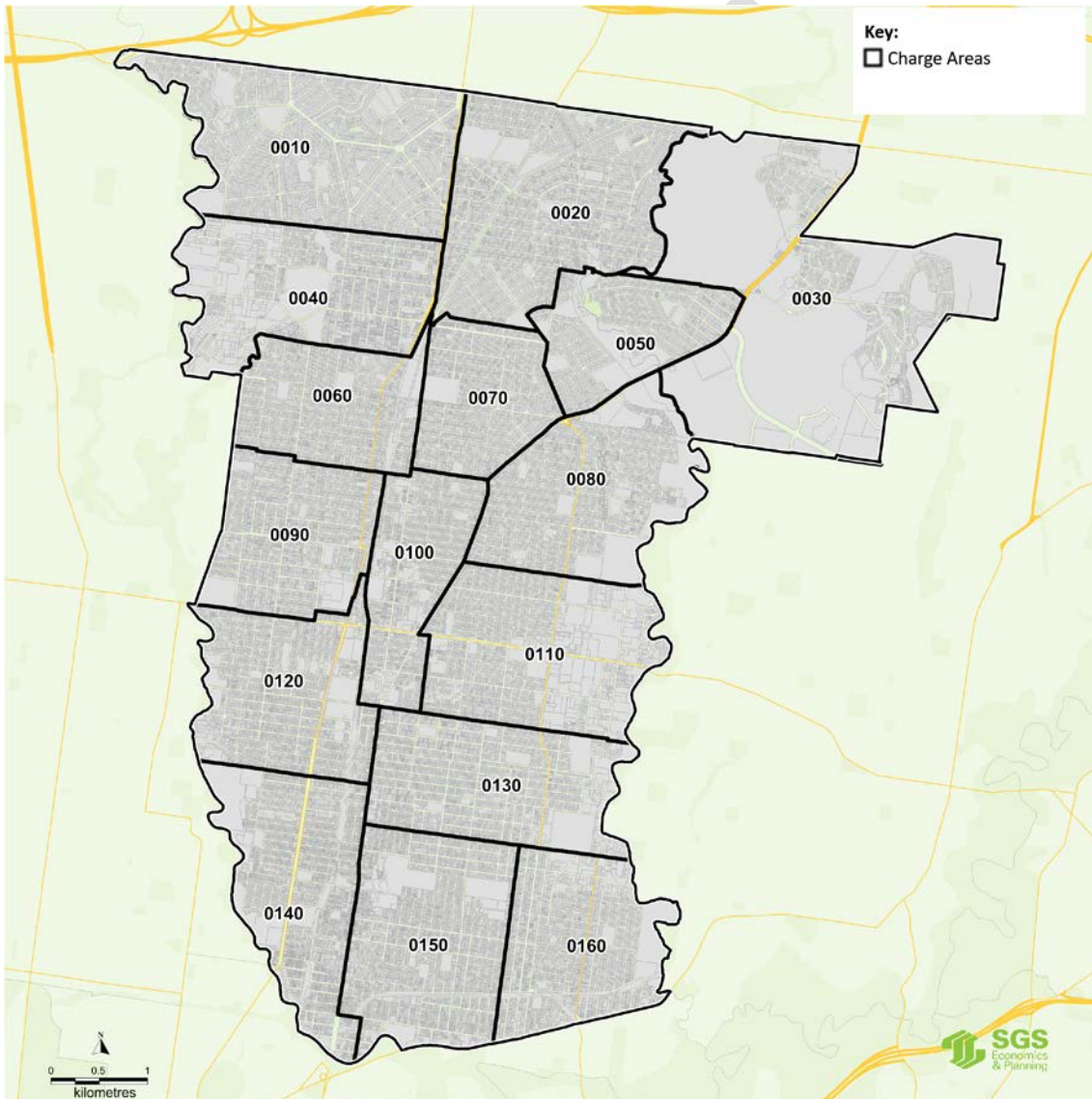
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Exemptions from payment of development contributions apply in the following circumstances:

- The construction of building(s) or the construction or carrying out of works or subdivision which results in a development that is less than the charge unit specified in Schedule _ to the Development Contributions Plan Overlay.
- Non-residential development is exempt from Community and Open space infrastructure charges.
- The carrying out of residential building works associated with an existing dwelling, including the replacement of a dwelling.
- Reinstatement of a building which has been unintentionally damaged or destroyed. For non-residential building, the exemption only relates only to the extent that the floor area of the new building is not greater than the damaged or destroyed building
- The construction of buildings and works associated with any item funded under the DCP.
- Buildings and works where the purpose is in alignment with the core charitable function of a registered not for profit organisation.

- Education Centre for students with disabilities.
- Buildings and Works associated with a public use operated by a public authority on land zoned Public use, Public Park and Recreation or Public Conservation and Resource Zone

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



Source: SGS, 2014 (data provided by City Darebin)