

DAREBIN PLANNING SCHEME

26/04/2013
C126
Proposed C148

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

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

City of Darebin Development Contributions Plan

1.0 Area covered by this development contributions plan

19/01/2006
VC37

The development contributions plan applies to all land contained within the municipality as shown on Planning Scheme Maps 1 to 18 DCPO1

2.0 Summary of costs

19/01/2006
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Facility	Total cost \$	Time of provision	Actual cost contribution including discount + GST attributable to development \$	Proportion of cost attributable to development (including existing development) %
Roads	37,114,024,43,736,055	Over 10 years as shown in the Development Contributions Plan	2,123,337,2,844,044	5.7%6.5%
Traffic & Road Safety	2,993,199,1,513,314	Over 10 years as shown in the Development Contributions Plan	79,481,64,334	2.7%4.25%
Drains	5,118,854,9,631,699	Over 10 years as shown in the Development Contributions Plan	304,742,1,013,501	6.0%10.52%
Open Space	7,992,332,1,051,104	Over 10 years as shown in the Development Contributions Plan	100,532,104,083	1.3%9.9%
Buildings	235,334,172	Over 10 16 years as shown in the Development Contributions Plan	7,148,136,869,572	28.2%10.41%
Feasibility Studies	79,623,79,623	Over 10 years as shown in the Development Contributions Plan	5,957,3,499	7.5%4.4%
TOTAL	\$78,632,204\$64,364,342		\$9,762,186\$4,899,033	12.4%7.6%

Total Cost (\$) is the actual cost of completed projects attributable to the DCP area.

Total Cost of Buildings includes the cost of the proposed Darebin Outdoor Multi-Use Sports Stadium Project

Actual cost contribution refers to collections attributed to completed projects.

Actual cost contribution for Buildings includes the excess/unspent funds collected under the DCP.

3.019/01/2006
VC37**Equivalence Ratios**

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 Roads and Ancillary Infrastructure	
Retail	19m ² floor area
Office/Service Industry	121m ² floor area
Industrial	67m ² floor area
Primary School	3.42 students
Secondary School	3.48 students
Tertiary Institution	5.70 students
Hospital	0.67 beds
For Drainage Infrastructure	
Retail	300m ² site area
Office/Service Industry	360m ² site area
Industrial	540m ² site area
Primary School	540m ² site area
Secondary School	540m ² site area
Tertiary Institution	540m ² site area
Hospital	540m ² site area
For Community Infrastructure	
Retail	Not applicable
Office/Service Industry	Not applicable
Industrial	Not applicable
Primary School	Not applicable
Secondary School	Not applicable
Tertiary Institution	Not applicable
Hospital	Not applicable

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4.0
19/01/2006
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Summary of contributions

Note: Residential developments are subject to all levies below.

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

LEVIES PER CHARGE UNIT PAYABLE BY THE DEVELOPMENT

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330101	\$126.49	\$0.45	\$0.00	\$1.36
2330102	\$126.49	\$0.45	\$0.00	\$998.73
2330103	\$126.49	\$29.28	\$0.00	\$389.99
2330104	\$126.49	\$0.45	\$0.00	\$1,888.47
2330105	\$126.49	\$0.45	\$0.00	\$444.60
2330106	\$126.49	\$0.45	\$0.00	\$328.04
2330107	\$126.49	\$29.28	\$0.00	\$1,940.54
2330108	\$126.49	\$0.45	\$0.00	\$584.41
2330109	\$126.49	\$0.45	\$0.00	\$966.17
2330110	\$126.49	\$0.45	\$0.00	\$2,111.41
2330111	\$126.49	\$0.45	\$0.00	\$1.36
2330112	\$126.49	\$0.45	\$0.00	\$3,695.25
2330113	\$126.49	\$0.45	\$0.00	\$1,257.20
2330114	\$126.49	\$0.45	\$0.00	\$1,479.02
2330201	\$175.02	\$0.45	\$0.00	\$398.80
2330202	\$126.49	\$29.28	\$0.00	\$675.17
2330203	\$126.49	\$0.45	\$0.00	\$1,053.24
2330204	\$126.49	\$0.45	\$0.00	\$513.91
2330205	\$126.49	\$0.45	\$0.00	\$2,217.98
2330206	\$126.49	\$0.45	\$0.00	\$2,098.00
2330207	\$132.06	\$0.45	\$0.00	\$583.07
2330208	\$126.49	\$29.28	\$0.00	\$264.32
2330209	\$126.49	\$0.45	\$0.00	\$224.77
2330210	\$126.49	\$0.45	\$0.00	\$668.87

**Non-residential developments are exempt from Community and Parkland Infrastructure charges.*

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	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330211	\$126.49	\$0.45	\$0.00	\$680.42
2330301	\$175.02	\$7.40	\$0.00	\$167.97
2330302	\$30.30	\$0.45	\$23.02	\$485.31
2330303	\$35.77	\$0.45	\$0.00	\$1,011.95
2330304	\$35.77	\$45.98	\$0.00	\$1,169.55
2330305	\$30.30	\$45.98	\$21.27	\$153.09
2330306	\$30.30	\$0.45	\$0.00	\$99.12
2330307	\$175.02	\$7.40	\$0.00	\$631.54
2330308	\$35.77	\$45.98	\$0.00	\$1,784.05
2330309	\$175.02	\$7.40	\$0.00	\$346.24
2330310	\$35.77	\$0.45	\$0.00	\$64.47
2330401	\$137.53	\$0.45	\$0.00	\$228.60
2330402	\$131.96	\$0.45	\$0.00	\$542.32
2330403	\$131.96	\$0.45	\$0.00	\$807.43
2330404	\$131.96	\$0.45	\$0.00	\$1,137.89
2330405	\$131.96	\$0.45	\$0.00	\$894.55
2330406	\$131.96	\$0.45	\$0.00	\$1,104.37
2330407	\$131.96	\$0.45	\$0.00	\$1,038.84
2330408	\$126.49	\$0.45	\$0.00	\$250.09
2330501	\$126.49	\$0.45	\$0.00	\$511.39
2330502	\$131.96	\$0.45	\$107.93	\$726.48
2330503	\$126.49	\$0.45	\$0.00	\$489.89
2330504	\$126.49	\$0.45	\$52.56	\$311.91
2330505	\$30.30	\$8.24	\$173.04	\$1,219.38
2330506	\$280.72	\$8.24	\$244.48	\$1,045.76
2330507	\$280.72	\$0.45	\$507.94	\$325.85
2330508	\$131.96	\$0.45	\$0.00	\$350.40
2330509	\$126.49	\$0.45	\$0.00	\$889.64
2330601	\$35.77	\$0.45	\$0.00	\$3,940.65
2330602	\$30.30	\$0.45	\$339.92	\$504.24

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	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330603	\$30.30	\$0.45	\$85.68	\$1,037.47
2330604	\$30.30	\$0.45	\$0.00	\$1,523.37
2330605	\$30.30	\$0.45	\$0.00	\$1,247.28
2330606	\$30.30	\$0.45	\$0.00	\$667.27
2330607	\$30.30	\$8.24	\$0.00	\$112.67
2330608	\$30.30	\$0.45	\$173.04	\$1,286.56
2330609	\$30.30	\$0.45	\$0.00	\$1,940.23
2330610	\$30.30	\$0.45	\$0.00	\$467.15
2330611	\$30.30	\$0.45	\$106.95	\$1,275.02
2330612	\$30.30	\$0.45	\$0.00	\$485.25
2330702	\$126.49	\$0.45	\$0.00	\$1,810.72
2330703	\$30.30	\$0.45	\$639.95	\$2,129.31
2330704	\$30.30	\$0.45	\$220.26	\$409.77
2330705	\$30.30	\$0.45	\$0.00	\$522.95
2330706	\$30.30	\$0.45	\$0.00	\$51.04
2330707	\$126.49	\$0.45	\$0.00	\$1,919.34
2330708	\$30.30	\$0.45	\$639.95	\$2,307.48
2330709	\$30.30	\$0.45	\$0.00	\$562.42
2330801	\$280.72	\$85.01	\$0.00	\$604.07
2330802	\$280.72	\$0.45	\$0.00	\$340.85
2330803	\$280.72	\$0.45	\$0.00	\$1,095.13
2330804	\$126.49	\$0.45	\$0.00	\$3,029.03
2330809	\$30.30	\$8.24	\$0.00	\$3,587.60
2330805	\$126.49	\$0.45	\$0.00	\$2,277.70
2330806	\$30.30	\$0.45	\$0.00	\$568.94
2330807	\$30.30	\$0.45	\$0.00	\$722.47
2330808	\$280.72	\$85.01	\$0.00	\$605.33
2330901	\$126.49	\$0.45	\$382.99	\$256.24
2330902	\$126.49	\$0.45	\$0.00	\$429.74

**Non-residential developments are exempt from Community and Parkland Infrastructure charges.*

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	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2330903	\$126.49	\$0.45	\$0.00	\$889.15
2330904	\$280.72	\$0.45	\$0.00	\$848.75
2330905	\$280.72	\$0.45	\$0.00	\$193.79
2330906	\$126.49	\$0.45	\$0.00	\$1,000.22
2330907	\$126.49	\$0.45	\$0.00	\$1,320.14
2330908	\$160.51	\$0.45	\$0.00	\$2,700.11
2330909	\$246.70	\$0.45	\$0.00	\$201.31
2330910	\$126.49	\$0.45	\$0.00	\$587.67
2330911	\$280.72	\$0.45	\$0.00	\$1,403.01
2331001	\$252.19	\$0.45	\$808.52	\$214.35
2331002	\$252.19	\$7.62	\$351.28	\$1,088.28
2331003	\$252.19	\$0.45	\$0.00	\$990.05
2331004	\$30.30	\$0.45	\$0.00	\$76.59
2331005	\$111.31	\$0.45	\$0.00	\$48.02
2331006	\$111.31	\$11.28	\$132.13	\$80.91
2331007	\$111.31	\$11.28	\$186.59	\$26.21
2331008	\$111.31	\$0.45	\$54.46	\$33.13
2331009	\$111.31	\$0.45	\$0.00	\$1.36
2331010	\$111.31	\$36.60	\$54.46	\$77.50
2331011	\$252.19	\$0.45	\$0.00	\$91.17
2331101	\$252.19	\$0.45	\$0.00	\$188.21
2331102	\$252.19	\$0.45	\$0.00	\$302.67
2331103	\$252.19	\$37.01	\$216.47	\$296.10
2331104	\$252.19	\$7.62	\$351.28	\$157.89
2331105	\$252.19	\$28.38	\$0.00	\$235.69
2331106	\$252.19	\$0.45	\$863.64	\$43.61
2331107	\$252.19	\$0.45	\$0.00	\$92.48
2331108	\$256.33	\$0.45	\$0.00	\$1.36
2331109	\$256.33	\$0.45	\$0.00	\$130.97
2331110	\$252.19	\$28.38	\$216.47	\$344.03

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	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331111	\$256.33	\$7.62	\$216.47	\$1,187.96
2331112	\$252.19	\$0.45	\$0.00	\$200.88
2331113	\$252.19	\$7.62	\$216.47	\$26.80
2331201	\$256.33	\$26.18	\$0.00	\$128.52
2331202	\$256.33	\$145.04	\$0.00	\$233.35
2331207	\$256.33	\$0.45	\$0.00	\$462.49
2331203	\$256.33	\$183.48	\$1,158.22	\$103.27
2331204	\$256.33	\$69.87	\$0.00	\$470.47
2331205	\$256.33	\$0.45	\$83.77	\$783.70
2331206	\$256.33	\$0.45	\$83.77	\$452.08
2331208	\$256.33	\$26.18	\$0.00	\$797.51
2331209	\$256.33	\$26.18	\$0.00	\$667.14
2331210	\$256.33	\$0.45	\$646.91	\$370.71
2331211	\$256.33	\$0.45	\$0.00	\$884.78
2331212	\$256.33	\$26.18	\$189.30	\$103.92
2331213	\$252.19	\$0.45	\$0.00	\$851.65
2331301	\$256.33	\$0.45	\$208.20	\$29.95
2331302	\$256.33	\$0.45	\$0.00	\$1,424.61
2331303	\$256.33	\$0.45	\$101.84	\$290.92
2331304	\$256.33	\$0.45	\$0.00	\$168.61
2331305	\$256.33	\$0.45	\$0.00	\$1.36
2331306	\$256.33	\$0.45	\$0.00	\$25.67
2331307	\$256.33	\$0.45	\$0.00	\$1.36
2331308	\$256.33	\$0.45	\$0.00	\$54.01
2331309	\$256.33	\$0.45	\$0.00	\$420.41
2331310	\$256.33	\$0.45	\$0.00	\$1.36
2331311	\$252.19	\$0.45	\$0.00	\$130.45
2331401	\$256.33	\$0.45	\$173.46	\$563.28
2331402	\$252.19	\$20.49	\$6.86	\$254.20
2331403	\$252.19	\$0.45	\$841.01	\$1.36

**Non-residential developments are exempt from Community and Parkland Infrastructure charges.*

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	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331404	\$252.19	\$0.45	\$6.86	\$38.21
2331405	\$252.19	\$0.45	\$870.49	\$1.36
2331406	\$252.19	\$0.45	\$0.00	\$242.12
2331407	\$252.19	\$0.45	\$0.00	\$423.34
2331408	\$252.19	\$0.45	\$6.86	\$226.80
2331409	\$252.19	\$0.45	\$0.00	\$1.36
2331501	\$252.19	\$0.45	\$0.00	\$144.04
2331502	\$252.19	\$0.45	\$0.00	\$1,165.29
2331503	\$252.19	\$0.45	\$0.00	\$217.52
2331504	\$252.19	\$0.45	\$0.00	\$94.63
2331505	\$252.19	\$0.45	\$0.00	\$170.61
2331506	\$252.19	\$0.45	\$0.00	\$1.36
2331507	\$252.19	\$45.98	\$0.00	\$1,165.29
2331508	\$252.19	\$45.98	\$0.00	\$650.64
2331509	\$252.19	\$0.45	\$0.00	\$925.65
2331510	\$252.19	\$99.06	\$0.00	\$168.07
2331511	\$252.19	\$0.45	\$54.46	\$5.04
2331605	\$252.19	\$0.45	\$231.90	\$336.88
2331601	\$252.19	\$66.02	\$6.86	\$469.27
2331602	\$252.19	\$45.98	\$6.86	\$482.25
2331603	\$252.19	\$45.98	\$0.00	\$175.41
2331604	\$252.19	\$52.14	\$461.66	\$115.57
2331606	\$284.86	\$0.45	\$236.09	\$63.76
2331607	\$284.86	\$0.45	\$406.44	\$357.14
2331608	\$284.86	\$24.58	\$0.00	\$48.99
2331609	\$284.86	\$76.71	\$0.00	\$306.54
2331610	\$284.86	\$24.58	\$852.33	\$1.36
2331701	\$256.33	\$37.74	\$0.00	\$7.41
2331702	\$256.33	\$0.45	\$1,111.92	\$1,449.40
2331703	\$256.33	\$36.96	\$0.00	\$43.70

**Non-residential developments are exempt from Community and Parkland Infrastructure charges.*

DAREBIN PLANNING SCHEME

	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2331704	\$256.33	\$17.16	\$162.57	\$485.87
2331705	\$289.01	\$55.07	\$1,812.27	\$58.65
2331706	\$289.01	\$17.16	\$68.15	\$780.14
2331707	\$289.01	\$60.78	\$999.26	\$189.96
2331708	\$256.33	\$0.45	\$579.28	\$2,442.51
2331709	\$256.33	\$36.96	\$212.67	\$494.12
2331710	\$252.19	\$0.45	\$162.65	\$824.61
2331801	\$256.33	\$0.45	\$0.00	\$715.01
2331802	\$256.33	\$44.07	\$0.00	\$772.86
2331803	\$289.01	\$60.78	\$229.09	\$242.98
2331804	\$284.86	\$17.16	\$0.00	\$209.58
2331805	\$252.19	\$0.45	\$396.48	\$7.41
2331806	\$252.19	\$0.45	\$607.24	\$209.58
2331807	\$252.19	\$0.45	\$0.00	\$143.79
2331808	\$252.19	\$0.45	\$0.00	\$210.92
2331809	\$252.19	\$0.45	\$0.00	\$320.85
2331810	\$256.33	\$0.45	\$0.00	\$548.67
2331811	\$252.19	\$44.07	\$0.00	\$7.41
2331901	\$30.30	\$0.45	\$26.22	\$692.03
2331902	\$30.30	\$0.45	\$224.68	\$48.51
2331903	\$30.30	\$3.49	\$0.00	\$98.67
2331904	\$30.30	\$3.49	\$437.09	\$273.75
2331905	\$30.30	\$29.28	\$0.00	\$174.89
2331906	\$30.30	\$0.45	\$0.00	\$27.38
2331907	\$30.30	\$3.49	\$0.00	\$335.20
2331908	\$30.30	\$3.49	\$0.00	\$129.70
2331909	\$30.30	\$54.86	\$195.61	\$260.46
2331910	\$30.30	\$0.45	\$195.61	\$83.52
2331911	\$30.30	\$0.45	\$0.00	\$329.82
2332001	\$30.30	\$0.45	\$294.26	\$112.72

**Non-residential developments are exempt from Community and Parkland Infrastructure charges.*

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	Community Infrastructure	Development Infrastructure		
Charge Area (CCD)	*Community	*Parkland	Drainage	Road
2332002	\$30.30	\$91.07	\$0.00	\$51.05
2332003	\$30.30	\$91.07	\$0.00	\$51.05
2332004	\$30.30	\$47.86	\$0.00	\$1.36
2332005	\$30.30	\$114.57	\$0.00	\$59.11
2332006	\$62.98	\$0.45	\$169.23	\$59.11
2332007	\$30.30	\$0.45	\$0.00	\$49.88
2332008	\$30.30	\$3.49	\$674.47	\$90.89
2332009	\$30.30	\$3.49	\$107.05	\$232.40
2332102	\$30.30	\$3.49	\$26.13	\$38.59
2332103	\$30.30	\$3.49	\$700.60	\$27.66
2332104	\$35.87	\$45.51	\$375.55	\$207.02
2332105	\$35.87	\$7.40	\$0.00	\$19.86
2332106	\$78.83	\$49.42	\$58.93	\$71.00
2332107	\$35.87	\$42.47	\$315.17	\$18.35
2332201	\$30.30	\$0.45	\$74.74	\$10.16
2332202	\$30.30	\$0.45	\$0.00	\$189.54
2332203	\$30.30	\$0.45	\$0.00	\$11.65
2332204	\$30.30	\$0.45	\$0.00	\$11.65
2332205	\$30.30	\$0.45	\$402.45	\$15.34
2332206	\$30.30	\$3.49	\$26.13	\$87.50
2332207	\$30.30	\$3.49	\$26.13	\$21.00
2332208	\$30.30	\$0.45	\$23.02	\$50.15

**Non-residential developments are exempt from Community and Parkland Infrastructure charges.*

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 1 to the Development Contributions Plan Overlay.
- Non-residential development is exempt from Community and Parkland infrastructure charges.
- The carrying out of residential building works associated with an existing dwelling, including the replacement of a dwelling.

Note: This schedule sets out a summary of the costs and contributions prescribed in the Development Contributions Plan, June 2004. City of Darebin Development Contributions Plan, June 2004 (Revised 2015). Refer to the incorporated development contributions plan for full details.

6.0 Reference Documents

Proposed C148

- *City of Darebin Development Contributions Plan: Audit and Management of Unspent Funds, 2015, SGS Economics and Planning*

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