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Proposed C164mari

## SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO2.

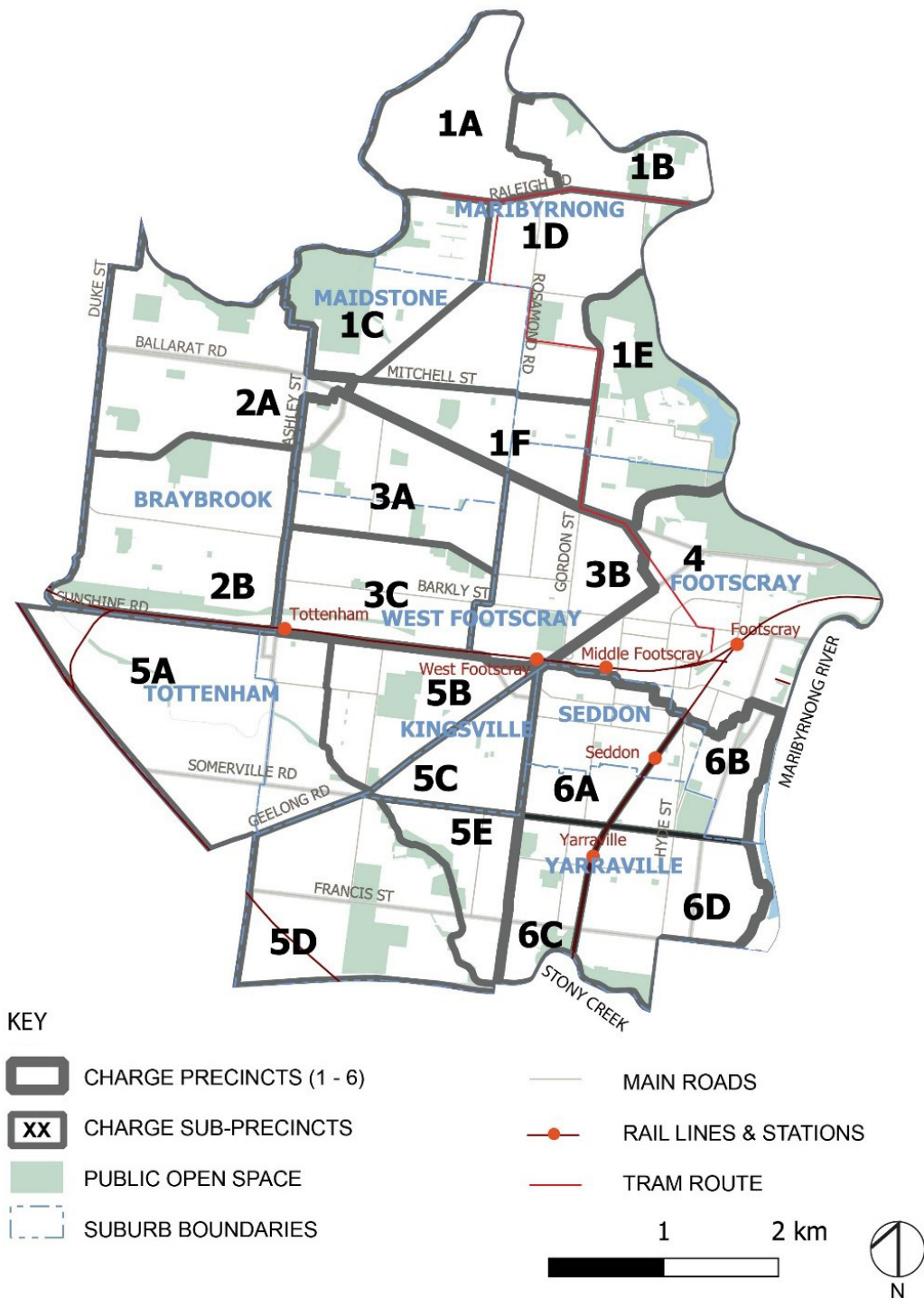
### MARIBYRNONG DEVELOPMENT CONTRIBUTIONS PLAN 2020

#### 1.0

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#### Area covered by this development contributions plan

This Development Contributions Plan (DCP) applies to all new development within the 20 precincts noted as 1B to 6D shown below. Area 1A is Commonwealth land (Defence Site Maribyrnong) and is presently excluded from the Victoria Planning Provisions.



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**Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Community Facility CFCI	\$20,527,000	2018-2041	\$6,630,000	32.3%
Community Facility CFDI	\$13,540,000	2018-2041	\$2,766,018	20.4%
Path PADI	\$40,668,136	2018-2041	\$12,847,049	31.6%
Road RDDI	\$41,152,290	2018-2041	\$8,405,059	20.4%
Open Space DI	\$31,524,251	2018-2041	\$9,911,960	31.4%
<b>TOTAL</b>	<b>\$147,411,676</b>		<b>\$40,561,034</b>	<b>27.5%</b>

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**Summary of contributions**

Area	RESIDENTIAL LEVIES PAYABLE		
	Development infrastructure Levy	Community infrastructure Levy	Total infrastructure Levy
	(\$ per dwelling)	(\$ per dwelling)	(\$ per dwelling)
Area 1A	-	-	-
Area 1B	720	256	976
Area 1C	1,185	256	1,441
Area 1D	1,031	256	1,287
Area 1E	1,419	256	1,675
Area 1F	1,183	256	1,439
Area 2A	959	256	1,215
Area 2B	1,383	256	1,639
Area 3A	1,805	256	2,061
Area 3B	2,054	256	2,310
Area 3C	1,845	256	2,101
Area 4	1,145	261	1,406
Area 5A	991	408	1,398
Area 5B	903	408	1,311
Area 5C	978	408	1,386

MARIBYRNONG PLANNING SCHEME

Area	RESIDENTIAL LEVIES PAYABLE		
	Development infrastructure Levy	Community infrastructure Levy	Total infrastructure Levy
	(\$ per dwelling)	(\$ per dwelling)	(\$ per dwelling)
Area 5D	1,377	408	1,785
Area 5E	808	408	1,216
Area 6A	1,511	261	1,771
Area 6B	1,651	261	1,912
Area 6C	1,636	261	1,897
Area 6D	1,308	261	1,569

Area	NON-RESIDENTIAL LEVIES PAYABLE		
	Retail Development infrastructure Levy	Commercial Development Infrastructure Levy	Industrial Development Infrastructure Levy
	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)
Area 1A	-	-	-
Area 1B	7.98	5.02	1.89
Area 1C	20.15	11.48	4.89
Area 1D	13.64	10.46	3.04
Area 1E	14.14	10.54	3.18
Area 1F	9.88	5.56	2.40
Area 2A	20.10	6.93	5.33
Area 2B	40.01	10.05	10.97
Area 3A	37.35	9.87	10.19
Area 3B	29.86	11.45	7.79
Area 3C	36.79	12.55	9.76
Area 4	15.45	12.14	3.41
Area 5A	13.98	6.73	3.51
Area 5B	9.37	6.00	2.21
Area 5C	15.83	7.25	4.01
Area 5D	35.84	10.16	9.71

## MARIBYRNONG PLANNING SCHEME

Area	NON-RESIDENTIAL LEVIES PAYABLE		
	Retail Development infrastructure Levy	Commercial Development Infrastructure Levy	Industrial Development Infrastructure Levy
	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)	(\$ per SQM of floorspace)
Area 5E	5.90	5.46	1.22
Area 6A	23.29	10.44	5.96
Area 6B	8.39	5.32	1.98
Area 6C	23.26	9.08	6.06
Area 6D	19.68	8.52	5.04

*Note: Refer to the incorporated document **Maribyrnong Development Contributions Plan 2020** for details. Maribyrnong City Council commits to delivering this DCP's infrastructure projects by 31 December 2041. These projects will be progressively delivered over the DCP period. Maribyrnong City Council is the Collecting Agency and Development Agency for this DCP and all its projects. Square metres of floorspace (SQM) refers to gross floorspace. The above levies are current at 30 June 2019. They will be adjusted annually on July 1 each year for inflation, by applying the Consumer Price Index Melbourne All Groups published by the Australian Bureau of Statistics. A list showing current levies will be held by Council. The incorporated document provides further information to determine the appropriate land use category for development proposals, "commercial" will be used for proposals which do not fall into these categories.*

*Payment of development contributions will be made via an approved Council payment method. Council may accept the provision of land, works, services or facilities by the applicant in part or full satisfaction of the amount of levy payable.*

*Each net additional demand unit shall be liable to pay the DCP levy, unless exemptions apply. A demand unit credit applies for existing, previously approved.*

- *Gross floorspace for non-residential development. This credit does not apply to vacant non-residential lots, unoccupied buildings or existing buildings which are not fit for use.*
- *Dwellings. This credit does not apply to vacant residential lots.*

*Payment of the Development Infrastructure Levy may be sought by Council at the planning permit stage, subdivision stage or building permit stage. This payment must be made no later than the date of issue of a building permit under the Building Act 1993. If Council seeks payment at the:*

- *Planning Permit Stage, it must be made before the start of construction.*
- *Subdivision Permit Stage, it must be made before a statement of compliance is issued for the subdivision.*

*Payment of the Community Infrastructure Levy must be made no later than the date of issue of the building permit under the Building Act 1993.*

*The Collecting Agency may at its discretion, agree to defer levy payment to a later date, subject to the applicant entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy before a specified time or event.*

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### Land or development excluded from development contributions plan

No land or development is exempt from this DCP unless exempt by legislation or ministerial direction or a legal agreement with Council, or stated below.

The following development is exempt from a development contribution:

- Land developed for a non-government school, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.

## MARIBYRNONG PLANNING SCHEME

- Land developed for housing by or for the Department of Health and Human Services, as defined in Ministerial Direction on the *Preparation and Content of Development Contributions Plans* of 11 October 2016. This does not apply to private dwellings enabled by the Department of Health and Human Services or registered housing associations.
- Existing dwellings replaced in a development, this does not apply to net additional dwellings in the development.
- Outbuildings and fences normal to an existing dwelling.
- Alterations and additions to an existing dwelling, which do not create additional dwellings.
- Alterations and additions to an existing non-residential building, which increase the gross floor area by up to:
  - Retail: 50sqm
  - Commercial: 100sqm
  - Industrial: 200sqm
- Community Infrastructure constructed by Maribyrnong City Council
- Childcare Centre
- Sign
- Servicing infrastructure constructed by a utility authority
- Land with an agreement executed under section 173 of the *Planning and Environment Act 1987*, or a Deed of Agreement with Council which:
  - Provides for specific works and / or land in lieu of a DCP cash payment, and
  - Explicitly states all future DCP contributions are not to be made.
- Where Council advises in writing that an existing demand unit credit or previously paid contribution means no further contribution is payable under this DCP.