

23/10/2017
C295**SCHEDULE 2 TO CLAUSE 45.06 THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**Shown on the planning scheme map as **DCPO2**.**MACAULAY URBAN RENEWAL AREA DEVELOPMENT CONTRIBUTIONS PLAN****1.0**---
Proposed C417melb**Area covered by this development contributions plan**

The Macaulay Urban Renewal Area, which is covered by the DCPO2.

2.0---
Proposed C417melb**Summary of costs**

Item	Total Cost \$	Time of provision	Actual cost contributions attributable to development \$	Proportion of cost attributable to development %
CI – Community Facilities	\$47,804,876.37	2022 – 2051	\$19,220,562.31	40.21%
Total Community Infrastructure	\$47,804,876.37	2022 – 2051	\$19,220,562.31	40.21%
Transport	\$61,177,484.57	2022 – 2051	\$57,324,255.81	93.70%
Open Space	\$43,602,056.85	2022 – 2051	\$43,602,056.85	100.00%
Public Realm	\$11,306,348.07	2022 – 2051	\$11,306,348.07	100.00%
Drainage Land	\$20,970,000.00	2022 – 2051	\$20,970,000.00	100.00%
DI – Community Facilities	\$9,349,553.50	2022 – 2051	\$9,349,553.50	100.00%
Total Development Infrastructure	\$146,405,442.98	2022 – 2051	\$142,552,214.23	97.37%
TOTAL	\$194,210,319.35		\$161,772,776.53	83.30%

Notes: Contributions are listed in June 2024 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.

3.0---
Proposed C417melb**Summary of contributions**

Charge Area	Levies Payable by the Development			
	Residential (per dwelling)		Commercial (per sqm floorspace)	Retail (per sqm floorspace)
	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)	Development Infrastructure Levy (DIL)	Development Infrastructure Levy (DIL)
Transport	\$4,654.75	\$-	\$97.95	\$117.54
Open Space	\$3,975.37	\$-	\$59.75	\$71.71
Public Realm	\$1,030.84	\$-	\$15.49	\$18.59

Levies Payable by the Development				
Charge Area	Residential (per dwelling)		Commercial (per sqm floorspace)	Retail (per sqm floorspace)
	Development Infrastructure Levy (DIL)	Community Infrastructure Levy (CIL)	Development Infrastructure Levy (DIL)	Development Infrastructure Levy (DIL)
Drainage Land	\$2,038.40	\$-	\$25.48	\$25.48
Community Facilities	\$1,230.19	\$1,450.00	\$0.00	\$0.00
Total Levy Payable	\$12,929.56	\$1,450.00	\$198.68	\$233.32

*Note: For development that does not fall within one of the three development types set out in this DCP, the development contribution that applies to Commercial development will apply.
There is no CIL applicable for non-residential uses, as such no CIL is shown in the Summary of Contributions for Employment land uses.
Square metres of floorspace (SQM) refers to gross floorspace.
Contributions are listed in July 2024 values. Under the DCP the contributions are to be adjusted following annual indexation. These figures exclude GST.*

The Development Contribution for each demand unit must be adjusted as follows:

- In relation to the costs associated with infrastructure items other than land, the cost must be adjusted and the contribution amounts recalculated according to the following methods:
 - The capital costs of each transport infrastructure item must be adjusted by reference to the Australian Bureau of Statistics Producer Price Indexes, Road and Bridge Construction Index, Victoria, or similar index if not available.
 - The capital costs of all other infrastructure items must be adjusted by reference to the Australian Bureau of Statistics Producer Price Indexes, Non-Residential Building Construction Index, Victoria, or similar index if not available.
 - The revised infrastructure costs and the adjustment of the contributions must be calculated as at 1 July in each year, utilising the formula for indexation rates, costs and amounts in Annexure 1 - Attachment 2 to the Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans.
- In relation to the cost of land to be acquired under the DCP, the land value must be adjusted by adopting a revised land value for each parcel to be acquired based on the same valuation principles.
- Within 14 days of the adjustments being made, the responsible authority must publish a notice of the amended contributions on its website.

The CIL cap (currently \$1,450 per dwelling for the 2024-25 financial year) is indexed annually on July 1 by the Minister for Planning and is published on the department website. Council reserves the right to increase the CIL in this DCP to allow for cost escalation in accordance with the indexation method in this DCP up to any new CIL cap. The higher levy will be collected from the date the new CIL cap is introduced.

4.0

Proposed C417melb

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 Legal Agreement with Melbourne City Council.

Partial exemptions may apply if a Legal Agreement with Melbourne City Council relates to development contributions for some infrastructure types included in the DCP but not all.

Examples of exemptions are stated below:

- The development of land for a small second dwelling.

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- 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.
- Land developed for housing by or for the Department of Families, Fairness and Housing, as defined in Ministerial Direction on the Preparation and Content of Development Contributions Plans of 11 October 2016.
- Minor changes to pre-existing non-residential development provided the gross floor area is not increased by more than 50 sqm.
- Residential development of land with existing dwellings is subject to an exemption equal to the number of existing dwellings.
- Commercial development of land with existing commercial floorspace is subject to an exemption equal to the existing commercial floorspace.
- Retail development of land with existing retail floorspace is subject to an exemption equal to the existing retail floorspace.
- Replacement of a single dwelling.

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.