

SCHEDULE 1 TO THE DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

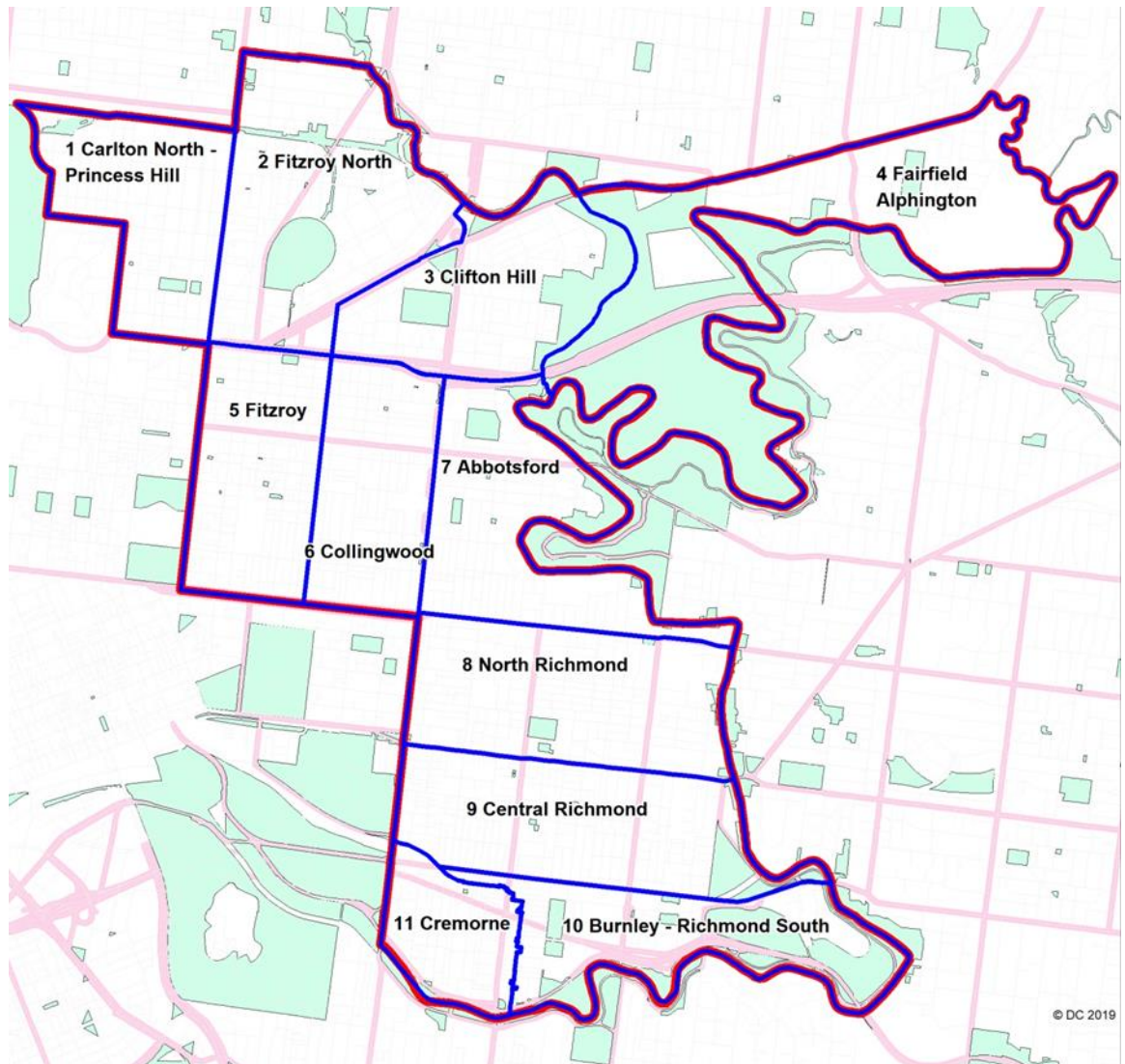
Shown on the planning scheme map as **DCPO1**.

YARRA DEVELOPMENT CONTRIBUTIONS PLAN 2017

1.0 Area covered by this development contributions plan

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This Development Contributions Plan (DCP) applies to all new development within the 11 Charge Areas as shown below.



2.0 Summary of costs

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Facility Type and Code	Total Cost	Time of Provision	Actual Cost Contribution Attributed to New Development	Proportion of Cost Attributed to New Development
Community Facility CFCI	\$72,963,969	2016-2036	\$24,426,587	33.48%
Community Facility CFDI	\$825,000	2016-2036	\$246,299	29.85%
Path PADI	\$72,600,362	2016-2036	\$22,454,018	30.93%
Road RDDI	\$16,349,427	2016-2036	\$4,640,648	28.38%
Drainage RDDI	\$14,352,825	2016-2036	\$4,017,998	27.99%
Development Contributions Plan DCP	\$79,725	2016-2036	\$24,382	30.58%
Total	\$177,171,308		\$55,809,932	31.50%

Notes:

This table sets out a summary of the costs prescribed in the Development Contributions Plan. Refer to the incorporated document (Yarra Development Contributions Plan 2017) for full details.

Yarra City Council commits to delivering the DCP projects by December 31 2036, but may deliver projects earlier. It is likely that projects will be progressively delivered over the DCP period.

Yarra City Council is Collecting Agency for this DCP and all its projects.

Yarra City Council is Development Agency for this DCP and all its projects.

Should Council not proceed with any of the infrastructure projects listed in this DCP, the funds collected for these items will be either:

- Used for the provision of other infrastructure as approved by the Minister responsible for the Planning and Environment Act, or
- Refunded to owners of land subject to these DCP charges.

3.0 Summary of contributions

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AREA		LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure Per Dwelling	Community infrastructure Per Dwelling	All infrastructure Per Dwelling
Area 01	Carlton North - Princes Hill	\$1,516.50	\$814.07	\$2,330.57
Area 02	Fitzroy North	\$1,920.84	\$814.07	\$2,734.90
Area 03	Clifton Hill	\$2,930.65	\$814.07	\$3,744.72
Area 04	Fairfield - Alphington	\$387.65	\$814.07	\$1,201.72
Area 05	Fitzroy	\$1,251.63	\$1,137.14	\$2,388.78
Area 06	Collingwood	\$805.11	\$1,137.14	\$1,942.25
Area 07	Abbotsford	\$903.42	\$1,137.14	\$2,040.56
Area 08	North Richmond	\$508.76	\$1,115.37	\$1,624.13
Area 09	Central Richmond	\$696.50	\$1,115.37	\$1,811.87
Area 10	Burnley - Richmond South	\$538.78	\$1,179.01	\$1,717.79
Area 11	Cremorne	\$538.78	\$1,179.01	\$1,717.79

AREA		LEVIES PAYABLE BY RETAIL DEVELOPMENT		
Charge Area Number and Name		Development	Community	All
		Infrastructure	infrastructure	infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Carlton North - Princes Hill	\$31.07	-	\$31.07
Area 02	Fitzroy North	\$26.20	-	\$26.20
Area 03	Clifton Hill	\$41.90	-	\$41.90
Area 04	Fairfield - Alphington	\$3.50	-	\$3.50
Area 05	Fitzroy	\$18.05	-	\$18.05
Area 06	Collingwood	\$15.16	-	\$15.16
Area 07	Abbotsford	\$15.37	-	\$15.37
Area 08	North Richmond	\$8.29	-	\$8.29
Area 09	Central Richmond	\$13.73	-	\$13.73
Area 10	Burnley - Richmond South	\$12.40	-	\$12.40
Area 11	Cremorne	\$12.40	-	\$12.40

AREA		LEVIES PAYABLE BY COMMERCIAL DEVELOPMENT		
Charge Area Number and Name		Development	Community	All
		Infrastructure	infrastructure	infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Carlton North - Princes Hill	\$21.17	-	\$21.17
Area 02	Fitzroy North	\$28.88	-	\$28.88
Area 03	Clifton Hill	\$42.07	-	\$42.07
Area 04	Fairfield - Alphington	\$2.47	-	\$2.47
Area 05	Fitzroy	\$21.88	-	\$21.88
Area 06	Collingwood	\$12.88	-	\$12.88
Area 07	Abbotsford	\$16.17	-	\$16.17
Area 08	North Richmond	\$9.39	-	\$9.39
Area 09	Central Richmond	\$12.28	-	\$12.28
Area 10	Burnley - Richmond South	\$8.59	-	\$8.59
Area 11	Cremorne	\$8.59	-	\$8.59

AREA		LEVIES PAYABLE BY INDUSTRIAL DEVELOPMENT		
Charge Area Number and Name		Development Infrastructure	Community infrastructure	All infrastructure
		Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace	Per Square Metre (SQM) of Floorspace
Area 01	Carlton North - Princes Hill	\$7.60	-	\$7.60
Area 02	Fitzroy North	\$6.32	-	\$6.32
Area 03	Clifton Hill	\$11.44	-	\$11.44
Area 04	Fairfield - Alphington	\$1.18	-	\$1.18
Area 05	Fitzroy	\$3.56	-	\$3.56
Area 06	Collingwood	\$3.67	-	\$3.67
Area 07	Abbotsford	\$3.23	-	\$3.23
Area 08	North Richmond	\$1.64	-	\$1.64
Area 09	Central Richmond	\$2.90	-	\$2.90
Area 10	Burnley - Richmond South	\$3.01	-	\$3.01
Area 11	Cremorne	\$3.01	-	\$3.01

Note: Square metres of floorspace (SQM) refers to gross floorspace.

The above listed contribution amounts are current as at 30 June 2017. They will be adjusted annually on July 1 each year to cover the cost of inflation and fluctuations in the cost of construction. The amount of adjustment will be in accordance with the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics in any adjustment period. A list showing the current contribution amounts will be held at Council's Planning Department.

For land uses not falling within an expressly defined land use term within this Planning Scheme the applicable rate is determined as commercial.

Payment of development contributions is to be made in cash.

4.0

Land or development excluded from development contributions plan

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No land or development is exempt from this Development Contributions Plan unless exempt by Legislation or Ministerial Direction or Legal Agreement with Yarra City 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;
- 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 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;
- Land which has a section 173 Agreement under the Planning and Environment Act 1987 and/or a Deed of Agreement which:
 - requires the payment of a development contributions levy; or
 - requires the provision of specified works services or facilities beyond those necessary on or to the land or other land as a result of the grant of any permit; or

- requires the payment of any development contributions or the provision of specified works services or facilities required to be provided public and/or community infrastructure by any other provision of this scheme.
- requires the provision of land for works services or facilities (other than land required to be provided as public open space pursuant to clause 53.01 or section 18 of the Subdivision Act 1988) ; or
- explicitly excludes further development contributions to be made.

For the avoidance of any doubt, the exemption is limited to the extent of any contribution secured by the section 173 Agreement.

- Construction of a building or carrying out of works or a subdivision that do not generate a net increase in additional demand units, including:
 - Replacement of a building;
 - Renovations or alterations to an existing building;
 - Construction of a fence;
 - Outbuildings normal to an existing dwelling;
- Dwelling units that are replaced within a development. This exemption does not apply to net additional dwelling units created by the development.