

08/09/2022  
C195more

**SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

Shown on the planning scheme map as DCPO1.

**MORELAND DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY**

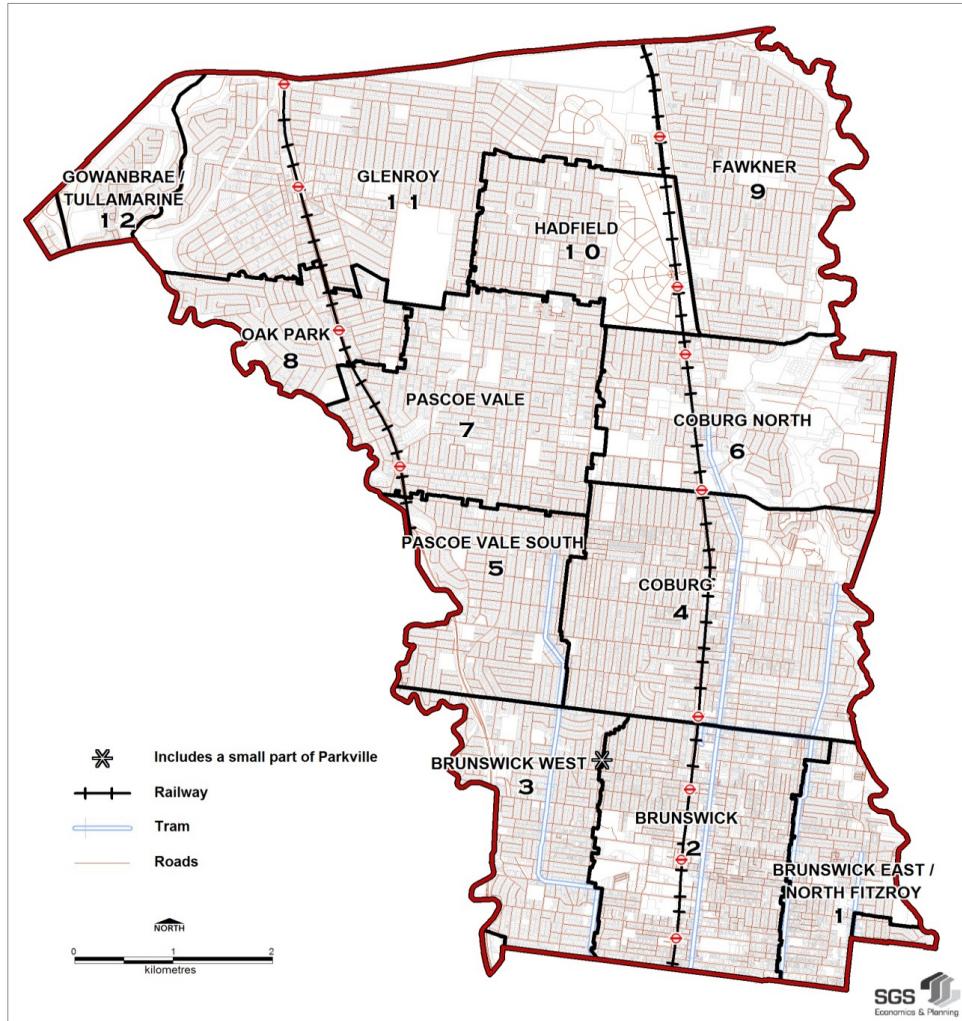
**1.0**

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**Area covered by the development contributions plan overlay**

This development contributions plan applies to the area within the red line shown in Map 1 below. This is all land within the City of Moreland.

**Map 1 to Schedule 1 to Clause 45.06 – DCP Area and Charging Areas**



**2.0**

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**Summary of costs**

A summary of all costs and incomes is shown in Table 1 below.

**Table 1 – summary of dcp costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$ (real terms)	Proportion of cost attributable to development %
CI Community Infrastructure	\$40,985,000	2012-2023	\$3,148,365	7.68%

**MORELAND PLANNING SCHEME**

<b>Facility</b>	<b>Total cost \$</b>	<b>Time of provision</b>	<b>Actual cost contribution attributable to development \$ (real terms)</b>	<b>Proportion of cost attributable to development %</b>
DI Community Infrastructure	\$8,215,550	2012-2023	\$703,153	8.56%
DI Roads	\$61,856,992	2012-2023	\$9,581,125	15.49%
DI Drainage	\$3,738,000	2012-2020	\$504,036	13.48%
DI Planning	\$126,000	2012-2013	\$20,864	16.56%
<b>TOTAL</b>	<b>\$114,921,542</b>		<b>\$13,957,544</b>	<b>12.15%</b>

**3.0**

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**Summary of contributions**

The development contributions that apply to each charging area in the DCP Area are shown in Table 2 for Residential Development, Table 3 for Industrial Development and Table 4 for Commercial Development.

Development contribution amounts are current as at 01 July 2012. They must be adjusted annually on July 1 each year in accordance with the methodology set out in the Moreland Development Contributions Plan (incorporated document).

Notes:

Residential development is subject to the Development Infrastructure and Community Infrastructure Levy.

Industrial or Commercial development is required to pay a Development Infrastructure Levy but is not required to pay a Community Infrastructure Levy.

**MORELAND PLANNING SCHEME**

**Table 2 - Levies payable for residential development per dwelling**

<b>Revised Residential</b>									
<b>Area</b>	<b>Suburb</b>	<b>Development Infrastructure</b>					<b>Community Infrastructure</b>		<b>Total Infrastructure Charge</b>
		<b>Drainage</b>	<b>Road</b>	<b>Planning</b>	<b>Community Facility</b>	<b>Total Development Infrastructure Charge</b>	<b>Community Facility</b>	<b>Total Community Infrastructure Charge</b>	
		Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling	Per Dwelling
<b>1</b>	<b>Brunswick East/North Fitzroy</b>	\$17.22	\$99.28	\$1.50	\$0.00	<b>\$118.00</b>	\$205.64	<b>\$205.64</b>	<b>\$323.64</b>
<b>2</b>	<b>Brunswick</b>	\$62.33	\$193.79	\$1.50	\$28.24	<b>\$285.86</b>	\$253.50	<b>\$253.50</b>	<b>\$539.36</b>
<b>3</b>	<b>Brunswick West</b>	\$0.00	\$174.28	\$1.50	\$104.71	<b>\$280.49</b>	\$65.04	<b>\$65.04</b>	<b>\$345.53</b>
<b>4</b>	<b>Coburg</b>	\$43.97	\$1,073.46	\$1.50	\$163.93	<b>\$1,282.86</b>	\$177.13	<b>\$177.13</b>	<b>\$1,459.98</b>
<b>5</b>	<b>Pascoe Vale South</b>	\$0.00	\$410.32	\$1.50	\$88.65	<b>\$500.47</b>	\$231.27	<b>\$231.27</b>	<b>\$731.75</b>
<b>6</b>	<b>Coburg North</b>	\$18.23	\$567.09	\$1.50	\$141.95	<b>\$728.77</b>	\$421.54	<b>\$421.54</b>	<b>\$1,150.31</b>
<b>7</b>	<b>Pascoe Vale</b>	\$127.03	\$571.26	\$1.50	\$0.00	<b>\$699.79</b>	\$609.86	<b>\$609.86</b>	<b>\$1,309.65</b>
<b>8</b>	<b>Oak Park</b>	\$43.65	\$201.15	\$1.50	\$0.00	<b>\$246.31</b>	\$391.46	<b>\$391.46</b>	<b>\$637.76</b>
<b>9</b>	<b>Fawkner</b>	\$0.00	\$473.97	\$1.50	\$0.00	<b>\$475.47</b>	\$586.77	<b>\$586.77</b>	<b>\$1,062.24</b>
<b>10</b>	<b>Hadfield</b>	\$19.88	\$369.47	\$1.50	\$50.88	<b>\$441.73</b>	\$203.90	<b>\$203.90</b>	<b>\$645.64</b>
<b>11</b>	<b>Glenroy</b>	\$0.00	\$259.00	\$1.50	\$58.82	<b>\$319.32</b>	\$407.48	<b>\$407.48</b>	<b>\$726.80</b>
<b>12</b>	<b>Gowanbrae/Tullamarine</b>	\$0.00	\$288.51	\$1.50	\$0.00	<b>\$290.01</b>	\$168.80	<b>\$168.80</b>	<b>\$458.81</b>

**MORELAND PLANNING SCHEME**

**Table 3 - Levies payable for industrial development per 100 square metres of leasable floorspace**

<b>Revised Industrial</b>									
<b>Area</b>	<b>Suburb</b>	<b>Development Infrastructure</b>					<b>Community Infrastructure</b>		<b>Total Infrastructure Charge</b>
		<b>Drainage</b>	<b>Road</b>	<b>Planning</b>	<b>Community Facility</b>	<b>Total Development Infrastructure Charge</b>	<b>Community Facility</b>	<b>Total Community Infrastructure Charge</b>	
		Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace
<b>1</b>	<b>Brunswick East/North Fitzroy</b>	\$9.38	\$75.21	\$0.30	\$0.00	<b>\$84.89</b>	\$0.00	<b>\$0.00</b>	<b>\$84.89</b>
<b>2</b>	<b>Brunswick</b>	\$33.95	\$146.81	\$0.30	\$0.00	<b>\$181.06</b>	\$0.00	<b>\$0.00</b>	<b>\$181.06</b>
<b>3</b>	<b>Brunswick West</b>	\$0.00	\$132.03	\$0.30	\$0.00	<b>\$132.33</b>	\$0.00	<b>\$0.00</b>	<b>\$132.33</b>
<b>4</b>	<b>Coburg</b>	\$23.95	\$813.22	\$0.30	\$0.00	<b>\$837.47</b>	\$0.00	<b>\$0.00</b>	<b>\$837.47</b>
<b>5</b>	<b>Pascoe Vale South</b>	\$0.00	\$310.85	\$0.30	\$0.00	<b>\$311.15</b>	\$0.00	<b>\$0.00</b>	<b>\$311.15</b>
<b>6</b>	<b>Coburg North</b>	\$9.93	\$429.61	\$0.30	\$0.00	<b>\$439.84</b>	\$0.00	<b>\$0.00</b>	<b>\$439.84</b>
<b>7</b>	<b>Pascoe Vale</b>	\$69.19	\$432.77	\$0.30	\$0.00	<b>\$502.26</b>	\$0.00	<b>\$0.00</b>	<b>\$502.26</b>
<b>8</b>	<b>Oak Park</b>	\$23.78	\$152.39	\$0.30	\$0.00	<b>\$176.46</b>	\$0.00	<b>\$0.00</b>	<b>\$176.46</b>
<b>9</b>	<b>Fawkner</b>	\$0.00	\$359.07	\$0.30	\$0.00	<b>\$359.37</b>	\$0.00	<b>\$0.00</b>	<b>\$359.37</b>
<b>10</b>	<b>Hadfield</b>	\$10.83	\$279.90	\$0.30	\$0.00	<b>\$291.03</b>	\$0.00	<b>\$0.00</b>	<b>\$291.03</b>
<b>11</b>	<b>Glenroy</b>	\$0.00	\$196.21	\$0.30	\$0.00	<b>\$196.51</b>	\$0.00	<b>\$0.00</b>	<b>\$196.51</b>
<b>12</b>	<b>Gowanbrae/Tullamarine</b>	\$0.00	\$218.57	\$0.30	\$0.00	<b>\$218.87</b>	\$0.00	<b>\$0.00</b>	<b>\$218.87</b>

**MORELAND PLANNING SCHEME**

**Table 4 - Levies payable for commercial development per 100 square metres of leasable floorspace**

<b>Revised Commercial</b>									
<b>Area</b>	<b>Suburb</b>	<b>Development Infrastructure</b>					<b>Community Infrastructure</b>		<b>Total Infrastructure Charge</b>
		<b>Drainage</b>	<b>Road</b>	<b>Planning</b>	<b>Community Facility</b>	<b>Total Development Infrastructure Charge</b>	<b>Community Facility</b>	<b>Total Community Infrastructure Charge</b>	
		Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace	<b>Per 100 sqm Floorspace</b>	Per 100 sqm Floorspace	Per 100 sqm Floorspace	Per 100 sqm Floorspace
<b>1</b>	<b>Brunswick East/North Fitzroy</b>	\$11.12	\$389.34	\$1.23	\$0.00	<b>\$401.69</b>	\$0.00	<b>\$0.00</b>	<b>\$401.69</b>
<b>2</b>	<b>Brunswick</b>	\$40.27	\$759.95	\$1.23	\$0.00	<b>\$801.45</b>	\$0.00	<b>\$0.00</b>	<b>\$801.45</b>
<b>3</b>	<b>Brunswick West</b>	\$0.00	\$683.46	\$1.23	\$0.00	<b>\$684.69</b>	\$0.00	<b>\$0.00</b>	<b>\$684.69</b>
<b>4</b>	<b>Coburg</b>	\$28.40	\$4,209.63	\$1.23	\$0.00	<b>\$4,239.26</b>	\$0.00	<b>\$0.00</b>	<b>\$4,239.26</b>
<b>5</b>	<b>Pascoe Vale South</b>	\$0.00	\$1,609.11	\$1.23	\$0.00	<b>\$1,610.34</b>	\$0.00	<b>\$0.00</b>	<b>\$1,610.34</b>
<b>6</b>	<b>Coburg North</b>	\$11.78	\$2,223.88	\$1.23	\$0.00	<b>\$2,236.89</b>	\$0.00	<b>\$0.00</b>	<b>\$2,236.89</b>
<b>7</b>	<b>Pascoe Vale</b>	\$82.06	\$2,240.24	\$1.23	\$0.00	<b>\$2,323.53</b>	\$0.00	<b>\$0.00</b>	<b>\$2,323.53</b>
<b>8</b>	<b>Oak Park</b>	\$28.20	\$788.83	\$1.23	\$0.00	<b>\$818.26</b>	\$0.00	<b>\$0.00</b>	<b>\$818.26</b>
<b>9</b>	<b>Fawkner</b>	\$0.00	\$1,858.71	\$1.23	\$0.00	<b>\$1,859.94</b>	\$0.00	<b>\$0.00</b>	<b>\$1,859.94</b>
<b>10</b>	<b>Hadfield</b>	\$12.84	\$1,448.91	\$1.23	\$0.00	<b>\$1,462.98</b>	\$0.00	<b>\$0.00</b>	<b>\$1,462.98</b>
<b>11</b>	<b>Glenroy</b>	\$0.00	\$1,015.70	\$1.23	\$0.00	<b>\$1,016.93</b>	\$0.00	<b>\$0.00</b>	<b>\$1,016.93</b>
<b>12</b>	<b>Gowanbrae/Tullamarine</b>	\$0.00	\$1,131.40	\$1.23	\$0.00	<b>\$1,132.63</b>	\$0.00	<b>\$0.00</b>	<b>\$1,132.63</b>

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Proposed C221more

**Land or development excluded from the development contributions plan**

The following land or development is exempt from the requirement to pay development contribution under the *Moreland Development Contributions Plan, January 2015 (amended May 2021)* and the *2015 DCP Addendum, August 2022*:

- Land developed for a non-government school as defined in the Ministerial Direction on Development Contributions Plans of **11 October 2016**;
- Land located at 173 – 199 Elizabeth Street, Coburg being the land more particularly described as Lot D and LL on PS 646672U being the whole of the land contained in Certificates of Title Volume 11309 Folio 031 and Volume 11309 Folio 032. (the former Kodak site)
- A development that comprises:
  - renovations or alterations to an existing dwelling;
  - demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to a single dwelling but not to a second or subsequent dwellings on the same land;
  - outbuildings normal to an existing dwelling and fences; and
  - reinstatement of a building which has been unintentionally damaged or destroyed provided that for a building other than a dwelling, the exemption relates only to the extent that the floor area of the new building is not greater than the damaged or destroyed building.

*Note: This schedule sets out a summary of the costs and contributions prescribed in the Moreland Development Contributions Plan. Refer to the incorporated Moreland Development Contributions Plan, January 2015 (amended May 2021) and the 2015 DCP Addendum, August 2022 for full details.*