

# MERRI-BEK PLANNING SCHEME

Proposed C236mbek

## SCHEDULE 2 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

Shown on the planning scheme map as DCPO2.

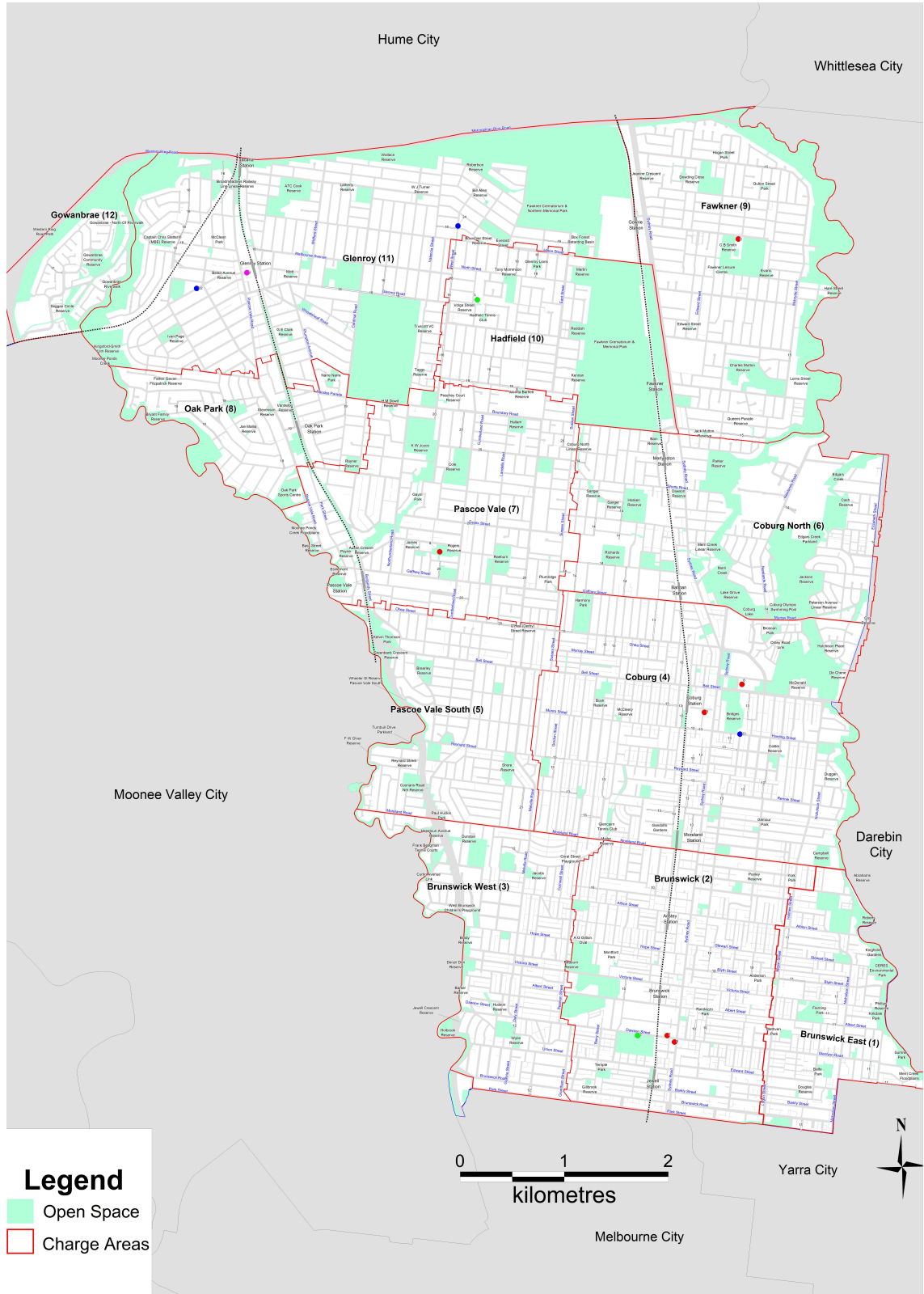
### MERRI-BEK DEVELOPMENT CONTRIBUTIONS PLAN MARCH 2026

#### 1.0

Proposed C236mbek

#### Area covered by this development contributions plan

The *Merri-bek Development Contributions Plan* (Hill PDA, March 2026) applies to all new development within the 12 Charge Areas as shown on the map below.



## 2.0

---/---/---  
Proposed C236mbek

## Summary of levies payable

## Summary of contributions

AREA  Charge Area Number and Name	LEVIES PAYABLE BY RESIDENTIAL DEVELOPMENT (\$)		
	Development Infrastructure	Community Infrastructure	All Infrastructure
	Per Dwelling	Per Dwelling	Per Dwelling
Area 01 - Brunswick East/Fitzroy North	\$486	\$60	\$546
Area 02 - Brunswick	\$224	\$60	\$284
Area 03 - Brunswick West	\$288	\$60	\$348
Area 04 - Coburg	\$1,216	\$1,450	\$2,666
Area 05 - Pascoe Vale South	\$513	\$1,450	\$1,963
Area 06 - Coburg North	\$388	\$1,450	\$1,838
Area 07 - Pascoe Vale	\$707	\$1,450	\$2,157
Area 08 - Oak Park	\$852	\$21	\$873
Area 09 - Fawkner	\$297	\$99	\$396
Area 10 - Hadfield	\$2,250	\$99	\$2,350
Area 11 - Glenroy	\$1,111	\$99	\$1,211
Area 12 - Gowanbrae/Tullamarine	\$699	\$21	\$719

AREA  Charge Area Number and Name	LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT (\$)	
	Commercial	Industrial
	Per Square Meter (SQM) of Gross Floorspace	Per Square Meter (SQM) of Gross Floorspace
Area 01 - Brunswick East/Fitzroy North	\$6.04	\$6.31
Area 02 - Brunswick	\$2.30	\$2.40
Area 03 - Brunswick West	\$3.21	\$3.35
Area 04 - Coburg	\$17.17	\$17.68
Area 05 - Pascoe Vale South	\$7.33	\$7.66
Area 06 - Coburg North	\$5.54	\$5.79
Area 07 - Pascoe Vale	\$6.77	\$7.08

AREA	LEVIES PAYABLE BY NON-RESIDENTIAL DEVELOPMENT (\$)	
	Commercial	Industrial
	Per Square Meter (SQM) of Gross Floorspace	Per Square Meter (SQM) of Gross Floorspace
Area 08 - Oak Park	\$12.18	\$12.72
Area 09 - Fawkner	\$4.24	\$4.43
Area 10 - Hadfield	\$28.52	\$29.43
Area 11 - Glenroy	\$12.39	\$10.82
Area 12 - Gowanbrae/Tullamarine	\$9.99	\$10.43

**Notes:**

The levies are current as at 1 July 2024.

The main development types identified in the *Merri-bek Development Contributions Plan* (Hill PDA, March 2026) are Residential, Commercial and Industrial. Commercial refers to retail, office or other commercial uses. For development that does not fall within one of the three development types, the development contribution that applies to Commercial development will apply in default unless the Collecting Agency agrees in writing to a different development type.

Where the *Merri-bek Development Contributions Plan* (Hill PDA, March 2026) provides for a Community Infrastructure Levy at the Maximum Dwelling Amount as determined in accordance with section 46L(3) of the *Planning and Environment Act 1987*, it will be adjusted to the Maximum Dwelling Amount each year.

Where the *Merri-bek Development Contributions Plan* (Hill PDA, March 2026) provides for a Community Infrastructure Levy of less than the Maximum Dwelling Amount, that levy will be adjusted annually on the 1st of July each year (or first practical date thereafter) in accordance with the Building Price Index for Melbourne shown in the Rawlinsons Australian Construction Handbook.

The Development Infrastructure Levy will be adjusted annually on the 1st of July each year (or first practical date thereafter) in accordance with the Building Price Index for Melbourne shown in the Rawlinsons Australian Construction Handbook.

A list showing the current contribution amounts may be viewed at Merri-bek City Council’s website or by contacting the planning department.

**3.0**

Proposed C236mbek

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

The following development is exempt from the requirement to pay any development contribution under the *Merri-bek Development Contributions Plan* (Hill PDA, March 2026):

- Land developed for a non-government school, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* dated 11 April 2025.
- 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* dated 11 April 2025.
- A small second dwelling, as defined in *Ministerial Direction on the Preparation and Content of Development Contributions Plans* dated 11 April 2025.

## MERRI-BEK PLANNING SCHEME

- Alterations and additions to an existing dwelling.
- Outbuildings normal to an existing dwelling and fences.
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. The exemption applies to the number of dwellings demolished and does not apply to any additional dwelling(s).
- Reinstatement of a dwelling which has been unintentionally damaged or destroyed.
- Buildings and facilities developed by or on behalf of Merri-bek City Council for Council or community use.
- Servicing infrastructure constructed by a utility authority.
- Transport infrastructure constructed by or on behalf of VicTrack or the Head, Transport for Victoria.
- The construction of a building or carrying out of works or a subdivision, that does not generate a net increase in demand units.
- Land which is subject to an agreement under section 173 of the *Planning and Environment Act 1987* that makes provision for the payment of infrastructure contributions either in cash or the provision of works services or facilities and which expressly excludes the levying of any further development contributions under an approved development contributions plan.

*Note: This schedule sets out a summary of the contributions prescribed in the development contributions plan. Refer to the incorporated development contributions plan for full details.*