

21/12/2023
C241whse

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN OVERLAY

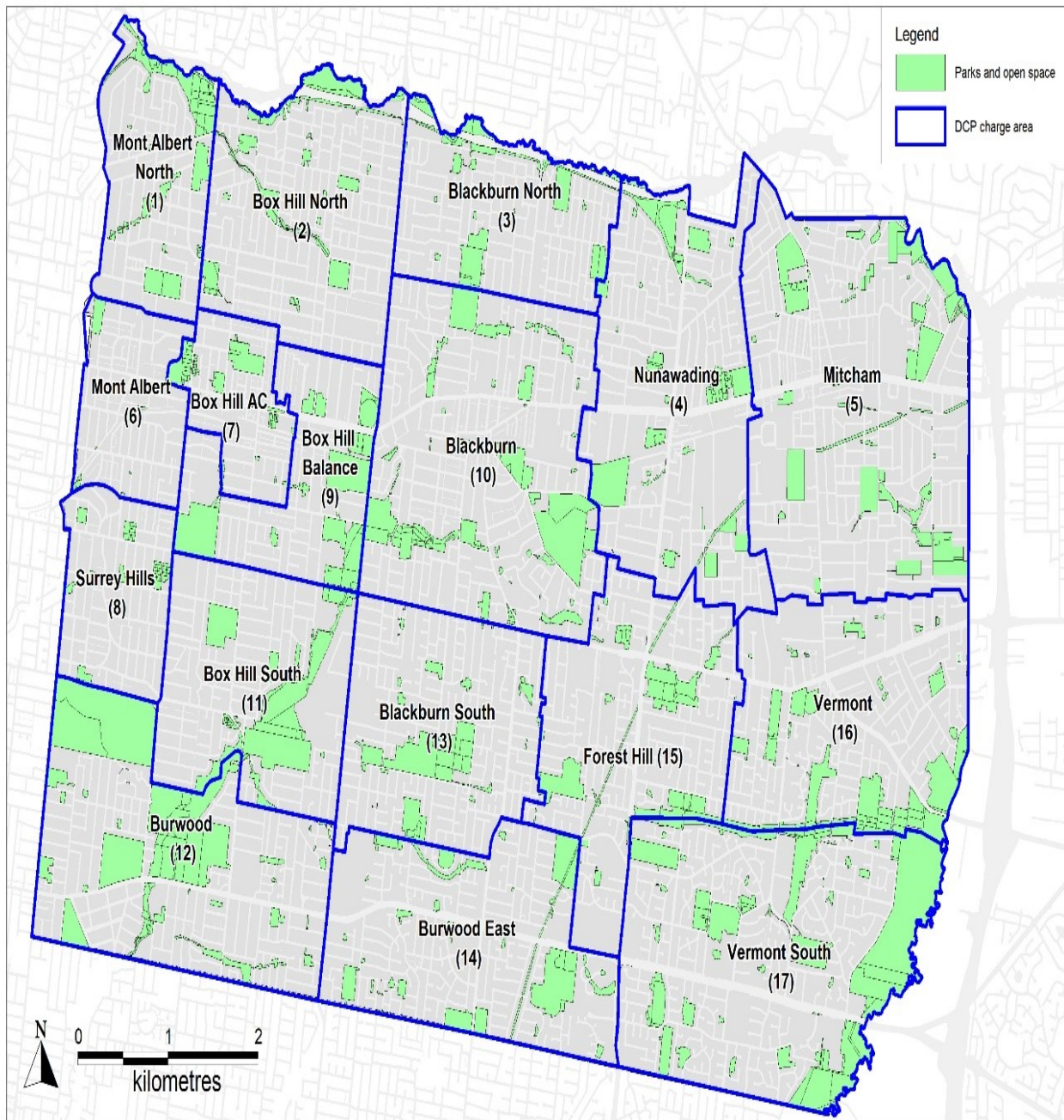
Shown on the planning scheme map as DCPO1.

WHITEHORSE DEVELOPMENT CONTRIBUTIONS PLAN

1.0 Area covered by this development contributions plan

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The Whitehorse Development Contributions Plan, December 2023 applies to all new development within the 17 charge areas as shown on the map below.



2.0 Summary of costs

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Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Community facility projects under the Community Infrastructure Levy (CFCI)	\$170,164,000	2022-2042	\$21,734,867	13%
Community facility projects under the Development Infrastructure Levy (CFDI)	\$29,717,000	2022-2042	\$6,319,069	21%
Path (streetscape) projects under the Development Infrastructure Levy (PADI)	\$8,988,000	2022-2042	\$2,520,254	28%
Road projects under the Development Infrastructure Levy (RDDI)	\$2,686,000	2022-2042	\$690,395	26%
Total	\$211,555,000	-	\$31,264,585	15%

Notes:

The tables above and below set out a summary of the costs and levies prescribed in the Whitehorse Development Contributions Plan, December 2023. Refer to the incorporated document for full details.

Whitehorse City Council is the Collecting Agency and the Development Agency for the Whitehorse Development Contributions Plan, December 2023.

The main development types identified in the Whitehorse Development Contributions Plan, December 2023 are Residential, Retail, Commercial and Industrial. Commercial refers to office or other commercial uses. For development that does not fall within one of the four 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.

Charge area number and name		Levies payable by residential development (\$)		
		Development infrastructure per dwelling	Community infrastructure per dwelling	All infrastructure per dwelling
Area 01	Mont Albert North	\$745	\$1,253	\$1,998
Area 02	Box Hill North	\$717	\$1,253	\$1,970
Area 03	Blackburn North	\$100	\$1,167	\$1,267
Area 04	Nunawading	\$69	\$743	\$811
Area 05	Mitcham	\$163	\$1,042	\$1,206
Area 06	Mont Albert	\$669	\$1,253	\$1,922
Area 07	Box Hill Activity Centre	\$847	\$1,253	\$2,100
Area 08	Surrey Hills	\$802	\$1,253	\$2,055
Area 09	Box Hill Balance	\$644	\$1,253	\$1,897
Area 10	Blackburn	\$175	\$1,253	\$1,428
Area 11	Box Hill South	\$728	\$1,253	\$1,981
Area 12	Burwood	\$165	\$737	\$902
Area 13	Blackburn South	\$192	\$1,253	\$1,445
Area 14	Burwood East	\$233	\$1,253	\$1,486
Area 15	Forest Hill	\$241	\$1,253	\$1,494
Area 16	Vermont	\$224	\$1,253	\$1,477
Area 17	Vermont South	\$279	\$1,253	\$1,532

Charge area number and name		Levies payable by non-residential development (\$)		
		Retail Per square metre (sqm) of floorspace	Commercial Per square metre (sqm) of floorspace	Industrial Per square metre (sqm) of floorspace
Area 01	Mont Albert North	\$0.90	\$1.35	\$0.14
Area 02	Box Hill North	\$1.44	\$1.44	\$0.29
Area 03	Blackburn North	\$0.09	\$0.13	\$0.01
Area 04	Nunawading	\$0.09	\$0.13	\$0.01
Area 05	Mitcham	\$0.54	\$0.21	\$0.14
Area 06	Mont Albert	\$5.72	\$2.11	\$1.50
Area 07	Box Hill Activity Centre	\$7.03	\$5.73	\$1.53
Area 08	Surrey Hills	\$7.53	\$2.39	\$2.02
Area 09	Box Hill Balance	\$2.35	\$1.58	\$0.55
Area 10	Blackburn	\$0.62	\$0.92	\$0.09
Area 11	Box Hill South	\$2.10	\$1.54	\$0.48
Area 12	Burwood	\$0.09	\$0.13	\$0.01
Area	Blackburn South	\$0.09	\$0.13	\$0.01

Charge area number and name	Levies payable by non-residential development (\$)		
	Retail Per square metre (sqm) of floorspace	Commercial Per square metre (sqm) of floorspace	Industrial Per square metre (sqm) of floorspace
13			
Area 14	Burwood East \$0.09	\$0.13	\$0.01
Area 15	Forest Hill \$0.50	\$0.75	\$0.07
Area 16	Vermont \$0.50	\$0.75	\$0.07
Area 17	Vermont South \$0.50	\$0.75	\$0.07

Notes: Square metres of floorspace (sqm) refers to gross floor area.

- Where the planning permit provides for the development, the levies are current as at 1 July 2022. Where the Whitehorse Development Contributions Plan, December 2023 provides for a Community Infrastructure Levy of \$1,253, the Collecting Agency will charge the Maximum Dwelling Amount determined in accordance with section 46L(3) of the Planning and Environment Act 1987. Where the Whitehorse Development Contributions Plan, December 2023 provides for a Community Infrastructure Levy of less than \$1,253, that amount will be adjusted annually on the 1st of July each year (or first practical date thereafter) in accordance with section 46LA of the Planning and Environment Act 1987.

The Development Infrastructure Levy will be adjusted annually on the 1st of July each year (or first practical date thereafter) by using the Consumer Price Index for Melbourne (All Groups) as published by the Australian Bureau of Statistics.

The Whitehorse Development Contributions Plan, December 2023 provides that where, for non-residential development in any charge area, the levy per square metre is 5 cents or less after indexation, the levy payable for non-residential development in that charge area is deemed to be zero.

All adjustments will occur and take effect from 1 July in the financial year in which the adjustment is made.

A list showing the current contribution amounts may be viewed at Whitehorse City Council's City Planning and Development Department.

Payment of development contributions are to be made in cash except as otherwise provided for in the Whitehorse Development Contributions Plan, December 2023.

The Collecting Agency may accept, at its discretion, the provision of land, works, services or facilities as set out in the Whitehorse Development Contributions Plan, December 2023 in part or full satisfaction of the amount of levy payable.

Each net additional demand unit must pay the levy (unless an exemption applies).

Payment of the Development Infrastructure Levy must be made as follows:

subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issue of a statement of compliance for the approved subdivision or any stage of that subdivision, or

- Where the planning permit does not provide for the subdivision of the land the Development Infrastructure Levy must be paid not more than 21 days prior to the issue of a building permit under the *Building Act 1993* , or
- Where no planning permit is required, the Development Infrastructure Levy must be paid prior to issue of a building permit under the *Building Act 1993* .

Payment of the Community Infrastructure Levy is to be made prior to a building permit being issued under the Building Act 1993 .

The Collecting Agency may, at its discretion, agree for payment of either levy to be deferred to a later date or milestone, subject to the owner of the land to which the levy relates entering into an agreement under section 173 of the Planning and Environment Act 1987 to pay the levy at the alternative date or milestone.

4.0 Land or development excluded from development contributions plan

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The following development is exempt from the requirement to pay any development contribution under the Whitehorse Development Contributions Plan, December 2023:

- Land developed for a non-government school, as defined in the Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016.
- Land developed for housing by or for the Department of Health and Human Services, as defined in the Ministerial Direction on the Preparation and Content of Development Contributions Plans dated 11 October 2016.
- Social housing delivered by or for registered agencies as defined under the *Housing Act 1983* .
- Alterations and additions to an existing dwelling.
- Outbuildings normal to an existing dwelling.
- Fences.
- Demolition of a dwelling followed by construction of a replacement dwelling on the same land. This 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.
- Construction of dwellings that replace previously demolished dwellings on a lot that is vacant at the gazettal date of Amendment C241whse and remains vacant for no longer than two years from the gazettal date of Amendment C241whse. This exemption applies to the number of dwellings on the lot that replace an equal number of dwellings demolished before the gazettal date of Amendment C241whse and does not apply to the construction of any additional dwellings on the lot.
- The development of land for a small second dwelling.
- Buildings and facilities developed by the Whitehorse City Council for Council or community use.
- Servicing infrastructure constructed by a utility authority.

- 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.